

DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	PZ22-03-12	Request:	Site Plan Approval
Project Name:	Desert Truss		
Applicant/Owner:	Matt Izzo / Cariari Holdings, Inc.		
Project Address:	10110 N. Dysart Road, El Mirage Arizona 85335	Acreage:	41.0 ac.

Considerations:	The applicant is requesting the approval of a site plan zoning application to develop 41 acres of vacant land into a truss manufacturing plant. The plant will be constructed in one phase with a portion to be developed at a later time and will require its own site plan approval. Facility hours are expected to be 6:00am to 4:00pm Monday through Friday with a staff of approximately 30 employees.
General Plan Compliance:	The 2020 General Plan identifies this site as being in the Commerce/Industry Park Planning Area and is in-compliance with the plan.
Zoning & Land Use	The site is located in a Planned Area Development (P.A.D.) zoning with the proposed development being a permitted use but requires a recommendation from the Planning and Zoning Commission and a final action from City Council.
ARS 28-8481 Land Use Compatibility	The site is located within the Luke Air Force Base Noise Contours Zone and is subject to ARS 28-8481 land use compatibility regulations. See the attached review comments from Luke Air Force Base.
City Staff Review	No concerns or objections.
Stipulations:	The applicant shall consent to and address the TAC Review Comments mentioned in the August 29, 2022, Memorandum with the submittal of construction documents. See attached TAC Review Comments.
Planning Commission	A review of the application and recommendation to City Council is required prior to a final action.
City Council	A final action from City Council is required for the applicant to proceed with construction document submittal for staff review.
Attachments	Development Application, TAC Review Comments and Luke Review Letter.
Supportive Documents	The following documents are available for review during the City of El Mirage's regular business hours in the Development Services Department Planning and Zoning Division: Warranty Deed, Drainage Report, ALTA Survey, and Phase 1 Environmental Report.