



# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	GPA22-04-01	<b>Request:</b>	An amendment to the El Mirage 2020 General Plan
<b>Project Name:</b>	Agua Fria Commerce Park		
<b>Applicant/Owner:</b>	Alex Hayes, Withey Morris, PLC / 120 El Mirage Partners		
<b>Project Address:</b>	East of SEC Cactus Street and Main Street	<b>Acreage:</b>	36.0 ac.

<b>Considerations:</b>	<p>The applicant is requesting the approval of a major general plan amendment to the El Mirage 2020 General Plan to be able to re-zone 36 acres of land and submit a site plan approval zoning application to develop the vacant land into an RV, boat, and mini-storage business. The site is located 0.2 miles east of the intersection of Cactus Road and Main Street and runs along the Agua Fria riverbed and is adjacent to single family residential properties to the north and west. Per ARS 9-461.06 the application requires a review from municipalities, governing agencies and utility companies, staff has received several comments from these agencies with no objections to the proposed amendment to the plan. Residents of the adjacent residential neighborhood have submitted comments of concern and opposition to the project, see attached comments. Staff has scheduled a City Council Work Session for October 18, 2022, to provide an update of the application and a Public Hearing for a final action on November 1, 2022.</p>
<b>General Plan Compliance:</b>	<p>The El Mirage 2020 General Plan identifies this site as being in the Agua Fria Planning Area and is not in compliance with the plan and requires a Major Site Plan Amendment before the property can be re-zoned and a site plan can be submitted for City review.</p>
<b>Zoning &amp; Land Use</b>	<p>The proposed use of an RV, boat and mini storage use is prohibited in the current zoning of Natural Reserve (NR) and requires a re-zoning of the property to Employment/Industrial (E/I). A Major Site Plan Amendment is required before the property can be re-zoned.</p>
<b>ARS 28-8481 Land Use Compatibility</b>	<p>The site is located outside the Luke Air Force Base (LAFB) Noise Contour Zone, but inside the Military Airport Territory Area and is not subject to review from LAFB for land use compatibility with ARS 28-8481. However, Luke AFB elected to review the zoning applications for monitoring developments near the base and has stated that the project will not have a negative impact on the base's daily operations.</p>
<b>City Staff Review</b>	<p>No concerns or objections.</p>
<b>Stipulations:</b>	<p>The applicant shall consent to and address the TAC Review Comments mentioned in the June 6, 2022, Memorandum. See attached TAC Review Comments.</p>

<b>Planning Commission</b>	A review of the application and recommendation to City Council is required prior to a final action.
<b>City Council</b>	A final action from City Council is required for the applicant to proceed with the submittal of the re-zoning and site plan applications for City review.
<b>Attachments</b>	General Plan Amendment Application and 60-Day Review Comments
<b>Supportive Documents</b>	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: None