

# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	PZ23-05-09	<b>Request:</b>	Site Plan Amendment
<b>Project Name:</b>	Desert Truss Site Plan Amendment		
<b>Applicant/Owner:</b>	Cariari Holdings, Inc.		
<b>Project Address:</b>	10111 N Dysart Rd, El Mirage, Az 85335	<b>Acres</b>	41.0

<b>Considerations</b>	The applicant is requesting the approval of a site plan amendment to a recently approved site plan (zoning case pz22-03-12) for a light manufacturing for a wood truss operation. Per zoning code §154.156.H any changes to an approved major site plan shall be resubmitted for City review and approval. The new site plan submitted for permit review had increased the total square footage by 6,590 sq. ft., the buildings and structures have been rearranged and the entire operation had been moved further back on the property increasing the undeveloped farmland, the retention areas have been modified, and the parking lot had been relocated and parking spaces increased.
<b>General Plan Compliance</b>	The El Mirage 2020 General Plan identifies this site as being in the Commerce/Industry Park Planning Area and is in compliance with the general plan.
<b>Zoning &amp; Land Use</b>	The site is located in a PAD (Planned Area Development) zoning area where a light manufacturing use is permitted but requires City approval. The site is currently being used for agriculture.
<b>ARS 28-8481 Land Use Compatibility</b>	The site is located within the Luke Air Force Base Noise Contour Zone and is subject to ARS 28-8481 land use compatibility regulations. Staff is still awaiting a review letter from Luke AFB. Based on the previous review letter staff believes the site plan amendments should not have a negative impact on the base operations.
<b>City Staff Review</b>	Staff has reviewed the application and finds that it meets the zoning code requirements.
<b>Stipulations:</b>	The applicant shall address the TAC Review comments mentioned in the June 1, 2023, memorandum with the submittal of the construction documents for permitting review.
<b>Planning Commission</b>	Recommended approval of the application at the June 13, 2023, public meeting with a 5-0 unanimous vote.
<b>City Council</b>	Staff will present and seek a final action from the City Council at the July 11, 2023, public hearing.
<b>Attachments</b>	Zoning Application, TAC Review Comments and P&Z Meeting Minutes.
<b>Supportive Documents</b>	The following documents are available for reviewing during the City of El Mirage's regular business hours in the Development Services Department Planning and Zoning Division: Sewer Report, Water Report, Traffic Statement, Drainage Report, and Phase I Environmental Assessment.