



DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	PZ23-07-12	Request:	Final Plat
Project Name:	El Mirage Market Place (ELM Outpatient Emergency Room & Health Center)		
Applicant/Owner:	Patrick Glowacki / EYE West Valley Holdings		
Project Address:	12000 N El Mirage Road, El Mirage Arizona 85335	Acreage:	7.0 ac.

Considerations:	The applicant is requesting the approval of a final plat for a 7.0-acre of land for project located at 12000 N El Mirage Road to record utility easements and lot splits on the property. Lots 1 and 2 are being set aside for future development while the property owner is developing lot 3 as a medical facility.
General Plan Compliance:	The El Mirage 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	Per §155.080. F. the City shall approve and record the final plat. Acceptance of dedication of land for streets, public areas, and easements. Approving the final plat shall constitute the acceptance, provided a statement of dedication is placed on the plat.
ARS 28-8481 Land Use Compatibility	No action required.
City Staff Review	Staff has reviewed the application and finds to meeting all submittal requirements.
Stipulations:	None.
Planning Commission	No action required.
City Council	A final action from City Council is required for the final plat to be recorded to accept a portion of land for utility easements.
Attachments	Application and Final Plat.
Supportive Documents	None