



# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	PZ22-04-07	<b>Request:</b>	Site Plan Approval
<b>Project Name:</b>	IBC Truss Plant		
<b>Applicant/Owner:</b>	Mike Hill / Integrated Building Components		
<b>Project Address:</b>	501-45-015X & 501-45-015W	<b>Acres</b>	9.58 ac.

<b>Considerations:</b>	The applicant is requesting the approval of a site plan zoning application to develop 9.58-acres of vacant land located on El Mirage Road into a truss plant. The proposed development will design and manufacture building roof trusses. The plant office will operate from 7:30 am to 4:40 pm and manufacturing from 4 am to 2:30 pm. A second shift may be added if needed from 3:00 pm to 1:30 am. The operation will employ approximately 37 workers ranging from office managers, designers, forklift operators, sales, and builders.
<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 plan.
<b>Zoning &amp; Land Use</b>	The site is located in the Employment/Industry zoning with the proposed development of a light manufacturing operation being a permitted use but requires a review and recommendation from the Planning and Zoning Commission and final action from Council.
<b>ARS 28-8481 Land Use Compatibility</b>	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, LAFB confirmed that the project will not have a negative impact on the base's daily operations.
<b>City Staff Review</b>	Staff has reviewed the application and finds it to be in compliance with the zoning code requirements.
<b>Stipulations:</b>	The applicant shall consent to and address the Technical Advisory Committee (TAC) members review comments mentioned in the April 27, 2023, memorandum with the submittal of construction documents.
<b>Planning Commission</b>	Staff is presenting and will seek a recommendation to the City Council at the May 9, 2023, public meeting.
<b>City Council</b>	Staff will present and seek a final action from the City Council at the June 6, 2023, public meeting.
<b>Attachments</b>	Development Application, TAC Comments and Luke AFB Comments.
<b>Supportive Documents</b>	The supportive documents are available for review during the City of El Mirage's regular business hours in the Development Services Department Planning and Zoning Division.