

# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	PZ23-10-19	<b>Request:</b>	Conditional Use Permit	
<b>Project Name:</b>	130-Ft. Flagpole CUP			
<b>Applicant/Owner:</b>	Bea Symonds / RVAZI LLC			
<b>Project Address:</b>	12492 NW Grand Ave, El Mirage, AZ 85335		<b>Acres</b>	4.9 ac.

<b>Considerations</b>	The applicant is requesting the approval of a conditional use permit to exceed the maximum height allowed for a flagpole on a non-residential property. Per zoning code §154.137 (7) (a) ‘A flagpole shall not exceed 35 feet in height, except for those displaying the flags of the Unites States of America or the State of Arizona which may be erected to a height not to exceed 100 feet.’ The applicant is requesting approval to install a 130-ft flagpole on the property to display a 40-ft by 80-ft United States of America flag. Per zoning code §154.136. (C) (2) a conditional use permit is required to be acted upon by the Planning and Zoning Commission.
<b>General Plan Compliance</b>	The El Mirage 2020 General Plan identifies this site as being in the Mixed-Use Planning Area and is in compliance with the general plan.
<b>Zoning &amp; Land Use</b>	The site is zoned Urban Corridor (UC) with the existing use of Auto/Boat/RV Sales or Leasing. The use became legal non-conforming in 2011 when the property was rezoned.
<b>ARS 28-8481 Land Use Compatibility</b>	No action required.
<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 consent to and address the TAC Review comments mentioned in the November 6, 2023, memorandum with the submittal of the construction documents for permitting review.
<b>Planning Commission</b>	Staff will present and seek a final action from the Planning Commission per §154.136. (C) (2).
<b>City Council</b>	No action required.
<b>Attachments</b>	Zoning Application, and TAC Review Comments.
<b>Supportive Documents</b>	None