



DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	CUP24-02-04	Request:	Conditional Use Permit & Site Plan
Project Name:	Cactus Redi Mix Plant		
Applicant/Owner:	Melvin Slater / Cactus Redi-Mix LLC		
Project Address:	10241 N 121 st Ave, El Mirage AZ 85335	Acres	3.2 ac

Considerations	<p>The applicant is requesting the approval of a conditional use permit and site plan approval for a light manufacturing use for a concrete batch plant located on 121st Ave. Improvements to the site will include a concrete free-standing portable batch plant and conveyor with sand and gravel piles towards the rear of the property in the floodplain area that will not impact the 100-year flood. The property will be developed in one phase and will employ 25 full-time employees.</p> <p>At the Planning and Zoning Commission Hearing the applicant express concern to the TAC Review Comment #54: <i>“54. No noise shall be generated at the site that exceeds 55 decibels, measured at any Cactus Redi-Mix property line, between 10 pm and 6 am.”</i> The applicant has provided information regarding noise level activities for your consideration. See the attached response.</p>
General Plan Compliance	The El Mirage 2020 General Plan identifies the site as being in the Commerce Park/Employment Industry Planning Area and follows the plan.
Zoning & Land Use	The property is zoned Employment/Industry (E/I) and has a land use designation as industrial/Manufacturing Use.
ARS 28-8481 Land Use Compatibility	The site is located inside the Luke Air Force Base (LAFB) Noise Contour Zone, but inside the Military Airport Territory Area and is subject to ARS 28-8481, land use compatibility regulations. See the attached Luke AFB review email.
City Staff Review	City staff reviewed the application and found that it meets the zoning code requirements to proceed with the public hearing.
Stipulations:	The applicant shall consent and address the TAC Review comments mentioned in the April 15, 2024, memorandum.
Planning Commission	The Planning Commission recommended approval to the City Council of the zoning application with a 4-0 unanimous vote at the May 14, 2024, public hearing.
City Council	Staff will present and seek a final action from the City Council at the June 4, 2024, public hearing.
Attachments	Zoning Application, TAC Review Comments, Luke Review Comments, P&Z Commission Meeting Minutes, and Response to Comment #54.

Supportive Documents

Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city's work hours.