



# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	SPA24-06-01	<b>Request:</b>	Site Plan Amendment
<b>Project Name:</b>	Pueblo El Mirage Fitness Building		
<b>Applicant/Owner:</b>	Studio Type X / Pueblo El Mirage LLC		
<b>Project Address:</b>	11201 N El Mirage Rd, El Mirage AZ 85335	<b>Acres</b>	11.0 ac

<b>Considerations</b>	The applicant is requesting the approval of a site plan amendment to a major site plan to remodel and increase the square footage of the existing fitness center building adjacent to the pool area. The project will be completed in one phase which includes the expansion of the fitness center, a small snack bar, interior improvements, and modernized aesthetics throughout the center.
<b>General Plan Compliance</b>	The El Mirage 2020 General Plan identifies the site as being in the Neighborhoods Planning Area and follows the plan.
<b>Zoning &amp; Land Use</b>	The property is zoned as a Mobile Park (MP) with a land use designation of an RV park and golf resort.
<b>ARS 28-8481 Land Use Compatibility</b>	The site is located within the Luke Air Force Base Noise Contours Zone and is subject to ARS 28-8481 land use compatibility regulations. Please see the attached review comments from Luke Air Force Base.
<b>City Staff Review</b>	City staff reviewed the application and found that it meets the zoning code requirements to proceed with the public meeting.
<b>Stipulations:</b>	The applicant shall address the TAC Review comments mentioned in the June 27, 2024, memorandum.
<b>Planning Commission</b>	Recommended approval of the zoning application at the July 9, 2024, public meeting with a 5-0 vote.
<b>City Council</b>	The application will be presented to the City Council for discussion and final action at the August 20, 2024, public meeting.
<b>Attachments</b>	Zoning Application, TAC Review Comments, and Luke AFB Review Letter.
<b>Supportive Documents</b>	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.