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**Planning and Zoning**  
**Development Application Review Comments**

**TO:** Davina Griffis

**FROM:** Jose A. Macias, Senior Planner  
Development Services Department, Planning & Zoning

**RE:** SPA24-06-01 PEM Fitness Center

**DATE:** June 27, 2024

Mrs. Griffis,

Please see the review comments from the Planning and Zoning Division for the Development Application submittal for the project mentioned above.

**ZONING**

1. General Plan: the site is located within the Neighborhoods Planning Area of the El Mirage 2020 General Plan, the proposed use is compatible with the plan and no amendment is required.
2. Zoning: MP Mobile Park
3. Overlay District: ARS 28-8481 Military Compatibility Land Use
4. Current Land Use: Mobile Home Park / Golf Course
5. Proposed Land Use: Indoor Recreation
6. Zoning Application Requirement: Site Plan Approval

**ARS 28-8481 MILITARY LAND USE COMPATIBILITY**

7. The site is located inside the Luke Air Force Base (LAFB) Noise Contour Zone, and the Military Airport Territory Area and is subject to review from LAFB for land use compatibility with ARS 28-8481. Luke AFB had no additional comment from the previous review letter dated April 12, 2024.

If you have any questions regarding these comments, please feel free to contact my office; at (623)876-2996 or [jmacias@elmirageaz.gov](mailto:jmacias@elmirageaz.gov).

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## MEMORANDUM

TO: Jose Macias, Planner/GIS  
FROM: Bryce Christo, P.E., Assistant City Engineer  
SUBJECT: Pueblo El Mirage Fitness Center and Pool Area Remodel Site Plan Review  
DATE: 06-26-24

Below are the Engineering Division's comments for the above referenced submittal provided in June 2024. **These items will have to be addressed prior to the Planning and Zoning Meeting.**

1. None.

**The below items will have to be addressed during the Construction Plan Submittal.**

### Narrative

2. No comments.

### Site Plans (Includes Grading & Drainage Plans and Architectural Plans)

3. If the existing water and sewer services are to remain in place, show the locations and sizes on the plans.
4. If fire suppression of the building is required, a separate 6-inch fire service line and backflow preventer will be required.
5. A separate landscaping service, meter and backflow preventer will be required. If these appurtenances already exist, show the locations and sizes on the plans.
6. Show the square footage of the existing building, the proposed addition and the combined total.
7. The Plans must show all easements within the project boundaries.
8. Preliminary Grading & Drainage Plans
  - a. Plans shall include the most current, applicable City Notes. The COEM General Info Notes on the cover sheet are out of date.
  - b. The Vicinity Map should reference Section 24 not 23.
  - c. The Flood Zone Section should reference Zone X (Shaded).
  - d. The cover sheet shows the parcel in the Area and Legal Description sections as 501-86-555A and B but the proposed improvements take place on 501-85-927.
9. Demo Plan D1.00 – Callout #2 calls for the demolition of the existing parapet but this note does not show up on the plans. Is this note required?

### Exterior Elevations

10. No comments.

### Preliminary Landscape Plan

11. See Comment #5.

### Preliminary Drainage Report

12. The Area section of the Grading & Draining Plans shows the proposed site increases the impervious area by 2,116 square feet. The Preliminary Retention Statement states that the amount of impervious coverage will not change. Which is correct?
13. If the impervious coverage does not change or is reduced, revise the plans accordingly. If the impervious area is increased, a Drainage Statement/Report will be required that (a) shows the increase from existing to proposed, (b) shows the additional volume created, (c) shows which basin(s) the additional flow will run to and (d) verifies that the basin(s) can accommodate the excess runoff and will dry up within 36 hours.

### Preliminary Sewer & Water Reports

14. It has been noted that no new upgrades to the water or sewer services will be necessary therefore no sewer or water reports are required. See Comment #3.

### Traffic Impact Statement

15. No comments as the proposed improvements are not anticipated to increase vehicular trips on City or private streets. A Traffic Impact Study will not be required for this project

### Title Report

16. No comments.

### ALTA Survey

17. Not required.

### Phase I ESA

18. Not required.

### Miscellaneous

19. A Haul Permit will be required if 500 cubic yards or more of material will be brought into or out of the site. This will require a separate application, an exhibit showing the haul route and insurance from the company performing the haul. The fee is \$300.
20. A Dust Control Permit from the County will be required prior to the release of any Engineering permit.
21. A Stormwater Pollution Prevention Plan (SWPPP) will be required per the City's SWPPP Guidelines document. A Notice of Intent (NOI) from ADEQ will be required prior to release of any Engineering permit.

The above comments are meant to be general in nature and are not considered to be all inclusive. Additional comments will arise during the formal permit submittal.

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**MEMORANDUM**  
**Site Plan Amendment**

**To:** Davina Griffis  
**From:** Jose A. Macias, Senior Planner  
Development Services Department, Planning & Zoning  
**Re:** SPA24-06-01 PEM Fitness Center  
**Date:** June 27, 2024

Mrs. Griffis,

Please see the review comments from the El Mirage Technical Advisory Committee (TAC) for the site plan amendment approval for the request mentioned above.

**BUILDING & SAFETY – Brigham Bennett**

1. No comments provided.

**ECONOMIC DEVELOPMENT – Tom Doyle**

2. No comment provided.

**ENGINEERING – Bryce Christo**

3. See attached memorandum.

**FIRE DEPARTMENT – Jason Napier**

4. On sheet G1.00 under adopted codes it lists “2018 Phoenix Fire code” We do not have that code adopted here.
5. We have the 2018 International Fire Code with City of El Mirage amendments. This needs to be corrected as Phoenix’s code is vastly different.
6. Also there needs to be notes relating to the requirement for deferred submittals for any fire sprinklers, fire alarms, and kitchen hood systems and equipment.

**PLANNING & ZONING – Jose A. Macias**

7. See attached memorandum.

**POLICE DEPARTMENT – Andrew Vanderwerf**

8. No comment provided.

Continue on the next page.

PUBLIC WORKS – Scott Ketchmark

9. No comment.

If you have any questions regarding these comments or would like to set up a follow-up meeting or call, please feel free to contact my office.