



DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	CUP24-07-01	Request:	Conditional Use Permit / Site Plan Approval
Project Name:	Guardian El Mirage		
Applicant/Owner:	Whitney Morris Baugh / Destiny Ministries Inc. / Guardian Storage Centers		
Project Address:	12601 W Thunderbird Rd, El Mirage AZ 85335	Acres	4.2 ac.

Considerations	<p>The applicant is requesting the approval of a conditional use permit and site plan approval zoning application to develop a portion of an eight-acre vacant property for a self-storage business operation. The proposed self-storage facility includes six (6) buildings totaling approximately 118,891 square feet. All buildings are one story, except Storage Building B, which will be two stories, and adjacent to the proposed commercial retail parcels. The facility will be managed daily by two on-site employees. Site security will be accomplished using secure keypad access to gates and buildings. Additionally, security cameras will be installed throughout the site. Operating hours for the office will be 9 AM – 7:00 PM with gate access for existing customers available from 6 AM until 10 PM. The property will be developed in phases, with the first one being the self-storage facility and retail commercial for the rest of the phases. The site is located within the Thunderbird Road Overlay District which requires new buildings to be placed along the front of the property along the major arterial road. The applicant is requesting relief from these regulations via the approval of a conditional use permit.</p>
General Plan Compliance	The El Mirage 2020 General Plan identifies the site as in the Thunderbird Core Planning Area and follows the plan.
Zoning & Land Use	The property is zoned Urban Corridor (UC) and has a land use designation as undeveloped property use. The proposed self-storage use requires a conditional use permit approval, with a site plan approval.
ARS 28-8481 Land Use Compatibility	The site is located within the Luke Air Force Base Noise Contours Zone and the Military Airport Territory Area and is subject to ARS 28-8481 land use compatibility regulations. Please see the attached review comments from Luke Air Force Base.
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 August 13, 2024, memorandum.
Planning Commission	Recommended approval of the project with a 5-0 vote at the September 10, 2024, meeting.
City Council	Staff will present and seek a final action from the City Council at the October 1, 2024, public hearing.

Attachments	Zoning Application, TAC Review Comments, Luke Review Letter, and Draft Planning & Zoning Meeting Minutes.
Supportive Documents	Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city's work hours.