



# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	SP24-10-01	<b>Request:</b>	Site Plan Approval
<b>Project Name:</b>	Castle Steel		
<b>Applicant/Owner:</b>	PHNX Design LLC / BODE Holdings LLC		
<b>Project Address:</b>	12210 W Olive Avenue, El Mirage AZ 85335	<b>Acres</b>	2.80 ac.

<b>Considerations</b>	The applicant is requesting the approval of a site plan zoning application to develop a vacant industrial parcel into a steel manufacturing operation on Olive Avenue. The 3,200-square-foot building will house offices and work will be conducted under a 14,400-square-foot canopy and storage at the rear of the property. The project will be completed in one phase including off-site improvements and landscaping along Olive Avenue. Hours of operation will be Monday through Friday, with some occasional Saturdays.
<b>General Plan Compliance</b>	The El Mirage 2020 General Plan identifies the site as being in the Commerce/Industry Park Planning Area and follows the plan.
<b>Zoning &amp; Land Use</b>	The property is zoned E/I Employment/Industry with a land use designation status of a vacant industrial lot.
<b>ARS 28-8481 Land Use Compatibility</b>	The site is located inside the Luke Air Force Base (LAFB) Noise Contour Zone, and the Military Airport Territory Area and is subject to ARS 28-8481, land use compatibility regulations. Please see the attached email from the base dated October 7, 2024.
<b>City Staff Review</b>	City staff reviewed the application and found that it meets the zoning code requirements to proceed with the public hearing.
<b>Stipulations:</b>	The applicant shall consent and address the TAC Review comments mentioned in the October 22, 2024, memorandum.
<b>Planning Commission</b>	The Commission reviewed and recommended approval of the zoning application at the November 12, 2024, public meeting with a 4-0 vote.
<b>City Council</b>	Staff is seeking a final action from the Council so the applicant may proceed with the submittal of construction documents.
<b>Attachments</b>	Zoning Application, TAC Review Comments, and Luke Review.
<b>Supportive Documents</b>	Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city's work hours.