

# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	SPE23-12-01	<b>Request:</b>	Site Plan Extension
<b>Project Name:</b>	Compass Datacenter PHX II – El Mirage 121.4		
<b>Applicant/Owner:</b>	Compass Data Centers / DPML Copperwing Land Co II LLC		
<b>Project Address:</b>	121 acres at the SWC of El Mirage Rd & Peoria Ave, El Mirage, AZ 85335	<b>Acres</b>	121.1 Ac.

<b>Considerations</b>	The applicant is requesting the approval of a site plan extension to a site plan previously approved on February 9, 2023, by the El Mirage City Council. Per zoning code §154.156. (G) approved site plans are valid for one year from their date of approval or until the zoning on a particular site lapses, whichever occurs first. The Planning and Zoning Commission may grant an extension. The applicant is requesting an extension until all matters with Arizona Public Services (APS) are resolved. No changes to the site plan are being proposed with the extension request.
<b>General Plan Compliance</b>	The El Mirage 2020 General Plan identifies this site as being in the Commerce/Industry Park Planning Area and follows the general plan.
<b>Zoning &amp; Land Use</b>	The site is zoned PAD (Planned Area Development) with the land use of vacant land. The approved site plan was granted the entitlement use of a warehouse.
<b>ARS 28-8481 Land Use Compatibility</b>	No action is required.
<b>City Staff Review</b>	No action is required.
<b>Stipulations:</b>	None
<b>Planning Commission</b>	Staff will seek a final action.
<b>City Council</b>	No action is required.
<b>Attachments</b>	Zoning Application.
<b>Supportive Documents</b>	None