



ZONING APPLICATION STAFF REPORT

Case Number:	ZTA24-05-01	Request:	Zoning Text Amendment
Project Name:	Heliport Zoning Text Amendment		
Applicant/Owner:	City of El Mirage Development Services – Planning and Zoning		
Project Address:	N/A	Acres	N/A

Considerations	The El Mirage Development Services Planning and Zoning Division is proposing a zoning text amendment to the City of El Mirage, Arizona Code of Ordinance Chapter 154: Zoning Code Book to allow the use of a heliport in the City’s Urban Corridor (UC) zones, with the approval of a conditional use permit. Zoning code §154.052 Permitted Uses by Zones with approval of a conditional use permit currently allows the use of the heliport in the Transit Development (TD), Commerce Park (CP), and Employment/Industry (E/I) zones. There are no heliports within the city limits of El Mirage at this time. Applicants requesting approval for a heliport will also require approval from the Federal Aviation Administration (FAA) and will need to work with the Luke Air Force Base traffic control tower when entering the base’s air airspace.
General Plan Compliance	The proposed text amendment will affect several of the planning areas on the plan. These areas comply with the plan and amendments are required.
Zoning & Land Use	The proposed text amendment will affect all zones with UC Urban Corridor zoning.
ARS 28-8481 Land Use Compatibility	Luke AFB has reviewed the proposed zoning text amendment and has provided review comments, please see the attached email dated May 29, 2024, from the 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:	None
Planning Commission	Staff will present and seek a recommendation to the City Council at the June 11, 2024, public hearing.
City Council	Staff will present and seek a final action from the City Council at the June 18, 2024, public hearing.
Attachments	Proposed zoning text amendment, Resolution R24-06-15, and Ordinance 024-06-05.
Supportive Documents	Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city’s work hours.

