



DEVELOPMENT APPLICATION STAFF REPORT

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

Considerations	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.
General Plan Compliance	The El Mirage 2020 General Plan identifies the site as being in the Commerce/Industry Park Planning Area and follows the plan.
Zoning & Land Use	The property is zoned E/I Employment/Industry with a land use designation status of a vacant industrial lot.
ARS 28-8481 Land Use Compatibility	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.
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 October 22, 2024, memorandum.
Planning Commission	Staff is seeking a recommendation from the Planning and Zoning Commission to the City Council for final action.
City Council	Staff will present and seek a final action from the City Council at the December 3, 2024, public meeting.
Attachments	Zoning Application, TAC Review Comments, and Luke Review.
Supportive Documents	Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city's work hours.