



# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	SP24-10-02	<b>Request:</b>	Site Plan Approval
<b>Project Name:</b>	Vision Park		
<b>Applicant/Owner:</b>	Ware Malcomb / EVT El Mirage Industrial LLC		
<b>Project Address:</b>	12210 W Olive Avenue, El Mirage AZ 85335	<b>Acres</b>	69.50 ac.

<b>Considerations</b>	The applicant is requesting the approval of a site plan zoning application to develop a vacant industrial parcel into a multi-building complex with three buildings. The proposed build-to-suit building will be approximately 736,000 square feet while the two speculative buildings will be 191,880 square feet and 141,440 square feet. The height of the built-to-suit building will be 54 feet while the two speculative buildings will be 49 feet. The project will be constructed in multiple phases with the larger building and off-site improvements being completed in phase one, which includes landscaping. The property will have rail service provided by the BNSF rail spur from the Grand Avenue rail line. A tenant has been mentioned for the build-to-suit building while the other two are being marketed.
<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 P.A.D. Planned Area Development with a land use designation status of a vacant 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. Once the base provides a review letter, staff share it with the applicant.
<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 23, 2024, memorandum.
<b>Planning Commission</b>	Staff is seeking a recommendation from the Planning and Zoning Commission to the City Council for final action.
<b>City Council</b>	Staff will present and seek a final action from the City Council at the December 3, 2024, public meeting.
<b>Attachments</b>	Zoning Application, and TAC Review Comments.
<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.

