

City of El Mirage

Planning and Zoning Commission

City Chambers
10000 N. El Mirage Road
El Mirage, Arizona 85335

August 12, 2025

Action Item: LCA of Arizona Low-Carbon Asphalt Plant
Conditional Use Permit / Site Plan



Site Location

LCA of Arizona Low-Carbon Asphalt Plant

12334 W Alice Avenue
El Mirage, AZ 85335

Lot Size: 1.4 acres

2020 General Plan: Commerce/Industry Park

Zoning: Planned Area Development (PAD)

Overlays: None

Land Use: Undeveloped

ARS 28-8481: 65 – 70 dB

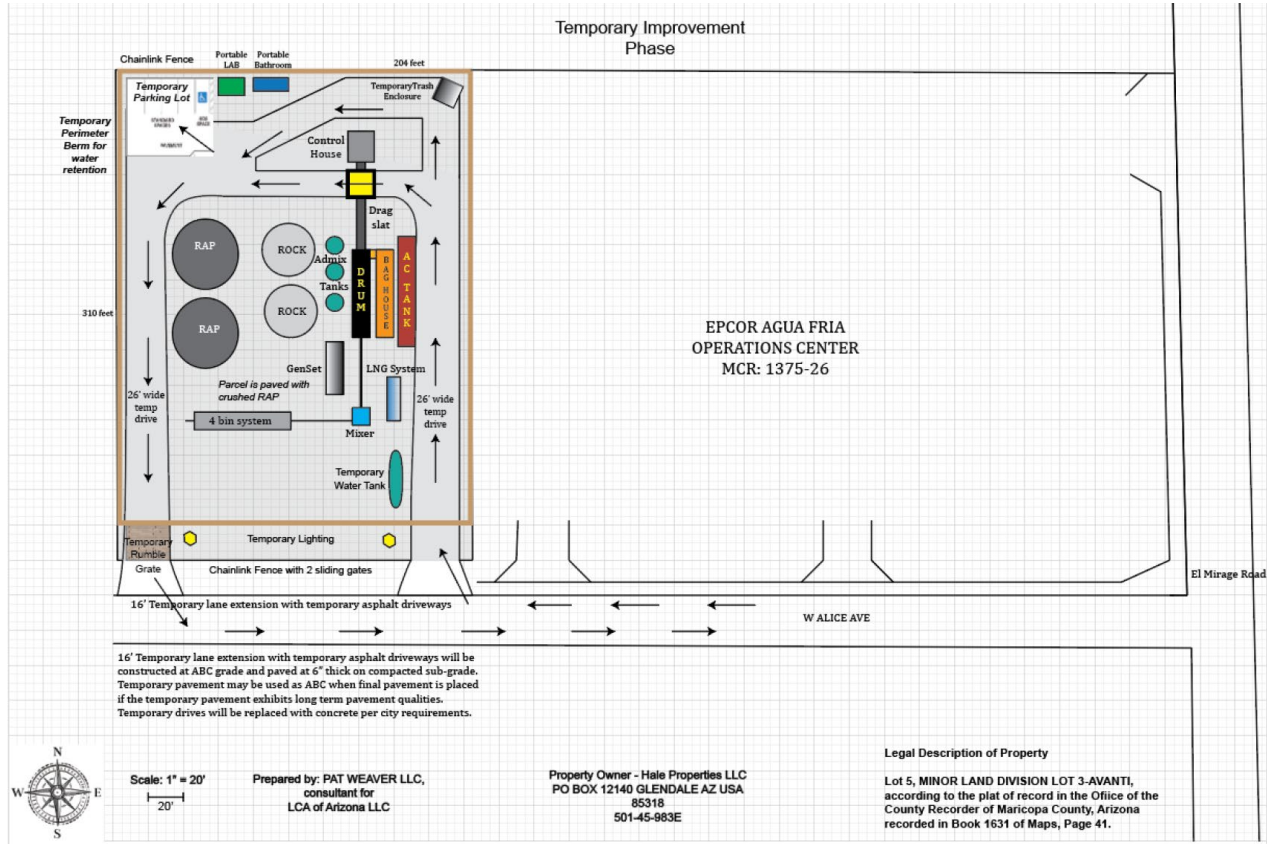
Flood Zone: N/A

Proposed Use: Used Materials Processing, Handling & Storage

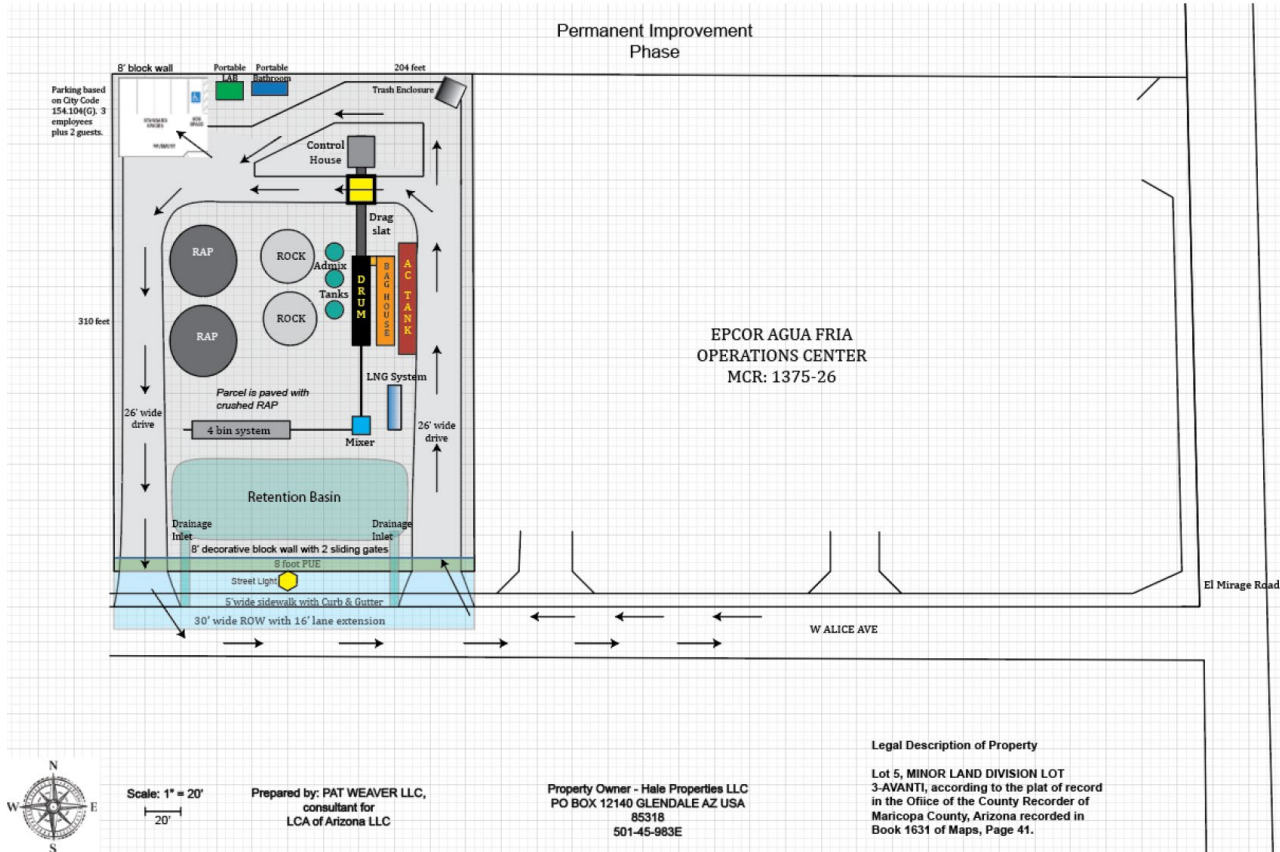
Table of Land Use: Conditional Use Permit / Site Plan



Site Plan



Site Plan



Scale: 1" = 20'

Prepared by: PAT WEAVER LLC,
consultant for
LCA of Arizona LLC

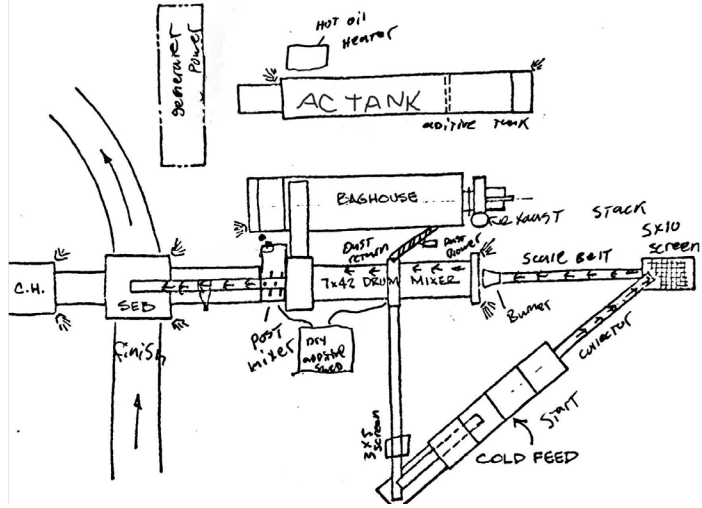
Property Owner - Hale Properties LLC
PO BOX 12140 GLENDALE AZ USA
85318
501-45-983E

Legal Description of Property

Lot 5, MINOR LAND DIVISION LOT 3-AVANTI, according to the plat of record in the Office of the County Recorder of Maricopa County, Arizona recorded in Book 1631 of Maps, Page 41.



Elevations



CONDITIONAL USE PERMIT

The Planning Commission and City Council shall, in addition to any other conditions, impose the following general conditions upon every conditional use permit granted.

1. The right to a use and occupancy permit shall be contingent upon the fulfillment of all general and special conditions imposed by the conditional use permit procedure.
2. All of the special conditions shall constitute restrictions running with the land and shall be binding upon the owner of the land, his or her successors, or assigns.
3. All conditions specifically stated under any conditional use listed in this chapter shall apply and be adhered to by the owner of the land, his or her successors, or assigns.
4. All of the special conditions shall be consented to in writing by the applicant.
5. The proposed used material processing, handling, and storage shall not create noise, vibrations, parking issues, or odors that may become a nuisance to the public.
6. The applicant shall apply for a temporary use building permit for all buildings, structures, power, water, fences/walls, and other permits necessary to obtain a Certificate of Occupancy.
7. The applicant shall apply for site plan approval zoning application no later than twelve months after the issuance of the conditional use permit.
8. The operation shall be screened from public view at all times.
9. All vehicles and equipment shall be stored out of public view overnight.
10. The operation shall not create track-out dirt or dust onto the public street.
11. Customers waiting to receive the product shall wait on-site and not on the public street.
12. A city business license shall always be obtained and maintained.
13. If the conditional use permit is granted, the permit shall be issued upon the signature of the Senior Planner / Zoning Administrator, and any conditions, automatic termination date, or review period shall be stated on the permit.



Zoning Review

- Staff Review:** The staff of the Technical Advisory Committee (TAC) has conducted a thorough review of the application and has determined that it is appropriate to proceed with the public hearings.
- Stipulation(s):** Consent and address the stipulations in the August 7, 2025, Memorandum.
- Public Comment:** Two (2) (Additional Information, Opposing)
- Planning & Zoning Commission:** August 12, 2025: Review and Recommendation to the City Council.
- City Council:** September 3, 2025: Final Action





Applicant: LCA of Arizona

