



# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	SP250002	<b>Request:</b>	Site Plan Approval
<b>Project Name:</b>	DT Industrial Park		
<b>Applicant/Owner:</b>	KTM Design Studio / Desert Truss Inc.		
<b>Project Address:</b>	10080 N Dysart Rd, El Mirage AZ 85335	<b>Acres</b>	±21.0 ac.

<b>Considerations</b>	The applicant is requesting approval for a site plan zoning application to develop a vacant parcel of land into an industrial park within a PAD zoning area. The park would feature four types of buildings for industrial, office, and commercial tenants, ranging from over 9,000 SF to over 23,000 SF. The industrial park will consist of fifteen buildings, with some outdoor storage available for businesses that need to park company vehicles overnight. The project will be phased to stagger the construction of the buildings. The applicant has provided elevation drawings for the four building types with the submittal of the zoning application.
<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 PAD, Planned Area Development, PAD00-08-01, for commercial, industrial, and manufacturing use, with a land use designation status of a vacant industrial 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. Please read their comments in the attached email from Mark James, Interim Director, dated January 20, 2025.
<b>City Staff Review</b>	The staff of the Technical Advisory Committee (TAC) has a thoroughly reviewed the application and determined that it is appropriate to proceed with the public hearings.
<b>Stipulations:</b>	The applicant shall consent and address the comments provided by the TAC members mentioned in the August 21, 2025, with the permit review submittal.
<b>Planning Commission</b>	September 9, 2025. 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 the proposal to the City Council at the public meeting on October 7, 2025, and seek a final action.
<b>Attachments</b>	Zoning Application, TAC Review Comments, and Luke Review.
<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.

