

# DEVELOPMENT APPLICATION STAFF REPORT

<b>Case Number:</b>	CUP250005	<b>Request:</b>	Conditional Use Permit / Site Plan	
<b>Project Name:</b>	AZ01-231 Heater / PHO Mirage Peoria			
<b>Applicant/Owner:</b>	Pinnacle Consulting Inc. / ELMIRRV LLC			
<b>Project Address:</b>	10075 N El Mirage Road. El Mirage, Az 85335	<b>Acres</b>	900.00 SF	

<b>Considerations</b>	The applicant is requesting approval of a conditional use permit to install a wireless communication facility on private property. The 900-square-foot area will be located at the northeast corner of the property, which is currently used as an RV storage yard. The monopole will be 85 feet tall and disguised as a palm tree, also known as a “monopalm.” Routine maintenance will be permitted as long as there is no increase in the pole's height or the ground floor, and no additional wireless provider is added to the facility. According to the Federal Communications Commission, section 47 C.F.R. § 1.6003, municipalities have to approve the zoning application in a timely manner, or the applicant is automatically approved
<b>General Plan Compliance</b>	The El Mirage 2020 General Plan designates the site within the Commerce/Industrial Park Planning Area and adheres to the plan.
<b>Zoning &amp; Land Use</b>	The site is zoned Employment/Industry (E/I) and currently has Outdoor Storage for RVs as its land use.
<b>ARS 28-8481 Land Use Compatibility</b>	The site is situated within the Noise Contour Zone and the Military Airport Territory Area of Luke Air Force Base (LAFB). As such, any proposed land use is subject to review by LAFB for compatibility in accordance with ARS 28-8481. The development will be located in the vicinity of a military airport and will experience approximately 170 direct overflights daily. Please refer to the attached response from the base for more details.
<b>City Staff Review</b>	City staff reviewed the application and determined it is ready for the public hearing.
<b>Stipulations:</b>	The applicant shall consent to and address the Technical Advisory Committee's review comments as outlined in the memorandum dated September 23, 2025, provided to the applicant.
<b>Planning Commission</b>	Recommended approval of the zoning application at the February 10, 2026, with a 5-0 vote.
<b>City Council</b>	On March 3, 2026, the staff is requesting a final decision from the City Council.
<b>Attachments</b>	Zoning Application, TAC Review Comments, P&Z Meeting Minutes, and Luke AFB Review Comments.
<b>Supportive Documents</b>	The supportive documents are available for review at the Development Services Department, Planning and Zoning, during the City of El Mirage's business hours.