

DEVELOPMENT APPLICATION STAFF REPORT

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

Considerations	The applicant is requesting approval for a conditional use permit and site plan approval 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 eighty-five feet tall and disguised as a palm tree, also called 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
General Plan Compliance	The El Mirage 2020 General Plan designates the site within the Commerce/Industrial Park Planning Area and adheres to the plan.
Zoning & Land Use	The site is zoned Employment / Industry (E/I) with a current land use of an Outdoor Storage for RV storage use.
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 review from LAFB for land use compatibility with ARS 28-8481. Since the proposed development will be located within the “territory in the vicinity of a military airport,” it will be subjected to approximately 170 direct overflights daily. Please the attached response from the base.
City Staff Review	City staff reviewed the application and determined it is ready for the public hearing.
Stipulations:	The applicant shall consent and address the Technical Advisory Committee review comments mentioned in the memorandum provided to the applicant dated September 23, 2025.
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 March 3, 2026, public hearing.
Attachments	Zoning Application, TAC Review Comments, and Luke AFB Review Comments.
Supportive Documents	The supportive documents are available for review at the Development Services Department, Planning and Zoning, during the City of El Mirage's business hours.