



DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	CUP250002	Request:	Conditional Use Permit / Site Plan
Project Name:	Pulido Project Fourplex		
Applicant/Owner:	ProCa Design LLC / Pulido Jose S. Mendez		
Project Address:	13225 N Main St. El Mirage AZ 85335	Acres	0.73 ac.

Considerations	The applicant is seeking approval for a conditional use permit to develop a multi-family dwelling in a mixed-use zoning district, as well as a site plan for a four-plex unit structure. The project site covers approximately 31,799 square feet and is currently vacant. The proposal includes the construction of two new duplex buildings, totaling 7,406 square feet, which will feature an area designated for a trash enclosure. Together, the buildings will provide four residential suites, each with a total area of 1,819 square feet, encompassing both livable and non-livable space. On-site parking is provided through four two-car garages, with one assigned to each suite. This arrangement meets the City’s parking requirements by offering two designated spaces per unit. Vehicle access to the site is available from N Main Street. The project features new landscaping throughout the driveway and buildings, including the planting of trees, shrubs, and accent plants to improve site aesthetics and enhance the urban environment.
General Plan Compliance	The El Mirage 2020 General Plan designates the site within the Mixed-Use Planning Area and adheres to the plan.
Zoning & Land Use	The site is zoned Mixed-Urban (MU) with a land use designation of vacant parcel.
ARS 28-8481 Land Use Compatibility	The site is located outside the Luke Air Force Base (LAFB) Noise Contour Zone, but inside the Military Airport Territory Area and is not subject to ARS 28-8481, land use compatibility regulations. However, Luke AFB elects to review the zoning applications for monitoring developments near the base, see attached Luke review email.
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 TAC Review comments mentioned in the May 20, 2025, memorandum.
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 July 1, 2025, public hearing.
Attachments	Zoning Application, TAC Review Comments, and Luke AFB Review Letter,
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.