

City of El Mirage

City Council Meeting

City Hall Council Chambers

10000 N. El Mirage Road

El Mirage, Arizona 85335

February 3, 2026

Action Item: Surprise Auto Network LLC Conditional Use Permit

Generally. Certain uses, while generally not suitable in a particular zoning district, may, under certain circumstances, be acceptable. When these circumstances exist, a conditional use permit may be granted.



Site Location

Surprise Auto Network LLC
12289 NW Grand Avenue
El Mirage, AZ 85335

Lot Size: +3,450 SF

2020 General Plan: Mixed-Use Planning Area

Zoning: Urban Corridor (UC)

Overlays: Downtown Revitalization Plan, Military Airport Territory

Land Use: Vacant Undeveloped

Flood Zone: None

Proposed Use: Automobile/Boat/RV Sales or Lease

Table of Land Use: Conditional Use Permit

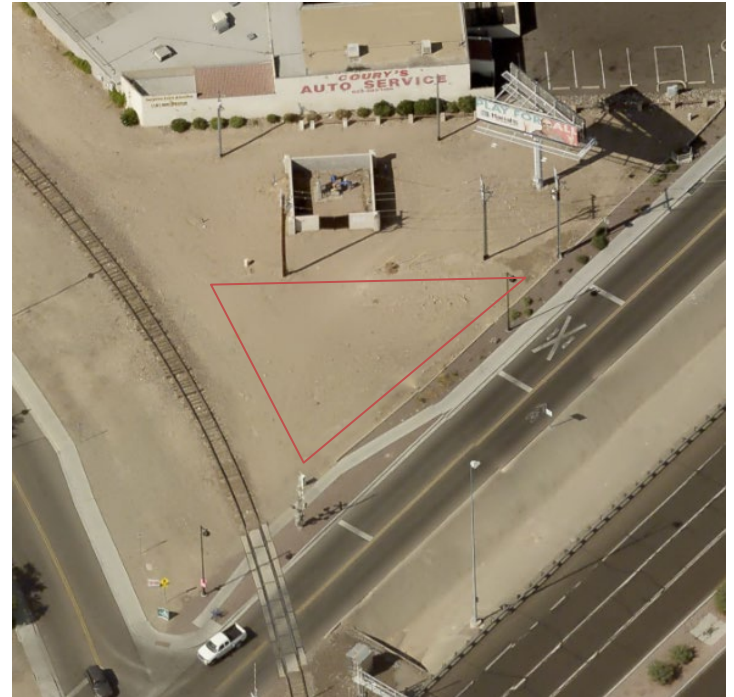
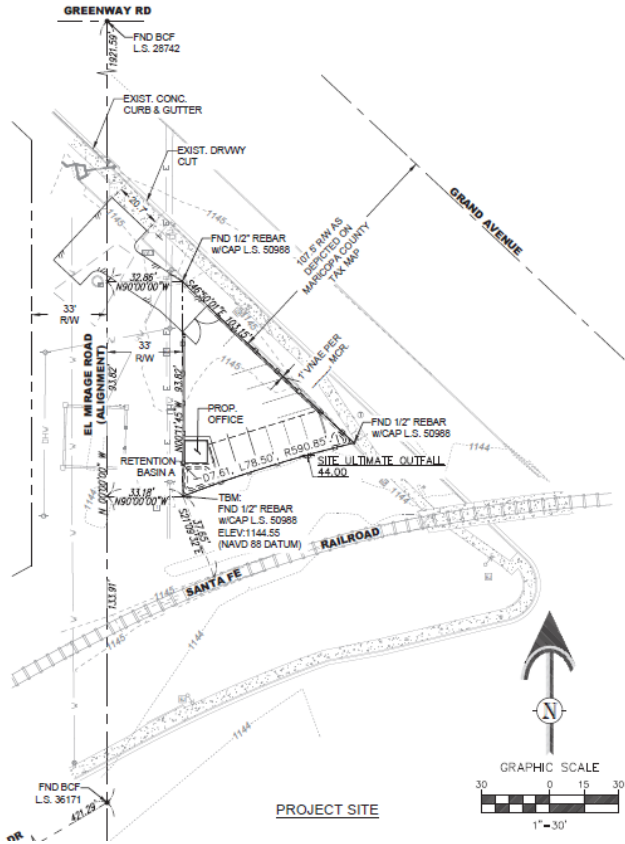


Zoning Use Request

- **Business:** Small used car dealership
- **Inventory Limit:** Maximum of 10 vehicles on-site
- **Sales Model:** Online advertising; appointment-only customer visits
- **On-Site Presence:** Owner visits a few times per week for brief inspections/security
- **Required Hours:** Office open at least 4 hours on Saturdays and Mondays (per ADOT/MVD)
- **Paperwork:** Sales documentation completed during required office hours
- **Vehicle Prep:** All mechanical work and detailing completed off-site by contractors
- **Prohibited Uses:** No on-site repairs, washing, painting, body work, or dent repair
- **Impact:** Low-intensity operation with minimal traffic and neighborhood impacts



Site Plan



Conditional Use Permit

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, including any comments from the El Mirage Technical Advisory Committee (TAC).
5. The proposed online auto sales operation shall not create noise, vibrations, parking issues, or odors that may become a nuisance to the public.
6. The operation shall not create a traffic hazard to vehicles and obstruct pedestrians' sidewalk access.
7. The property shall be maintained in a professional and clean manner at all times.
8. No storing of vehicles or other items not related to the auto sale operations.
9. Inoperable vehicles shall not be stored on the property.
10. Any storage areas on the property shall be screened from the public view.
11. The operation is subject to the City's sign regulations, zoning code section §154.125.
12. A City Business License shall be obtained prior to operating and shall be maintained annually.
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.



- Staff Review:** 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.
- Stipulation(s):** Consent and address the comments provided by the TAC members mentioned in the September 23, 2025, memorandum with the construction document submittal.
- Luke AFB Review:** No negative impact/ +170 flights per day/ If applicable, may be subject to review by the Committee on Foreign Investment in the United States (CFIUS).
- Public Comment:** 1 (One) Requested to see the staff report.
- Planning & Zoning Commission:** January 13, 2026, Recommended approval with a 5-0 vote.
- City Council:** February 3, 2026. Final Action
- If approved, the Staff can proceed to review and approve the site plan, and the applicant can submit construction documents.





Applicant: Surprise Auto Network LLC

