



arc one associates, LLC
1427 N. 3rd Street, Suite 100
Phoenix, AZ 85004
Office: (602) 241 7871
Fax: (602) 241 7874
Info@arconeassociates.com

Project Narrative for a conditional use permit

Project Name: Dog Grooming Facility
Location: 12030 W. Thunderbird Rd., El Mirage, Az 85335.
Parcel Number: 501-26-046C
Lot Size: 6,559 sq. ft.

Introduction

This application is for a **Conditional Use Permit (CUP)** to support the proposed development of a dog grooming facility at the above-mentioned location. While the site lies within an urban corridor zoning district that typically encourages buildings to be positioned close to the street frontage to support walkability and transit-oriented development, we are seeking approval to place the building toward the **rear of the parcel**. This configuration is being proposed in response to the unique operational needs of a dog grooming facility, where **pet safety and security** are top priorities.

By placing the building at the back of the lot, away from W Thunderbird Road, we aim to create a buffer from the arterial street, reducing the risk of pets escaping directly into traffic. This layout also discourages potential break-ins or after-hours disturbances that may occur in street-facing commercial storefronts. The setback provides a **safer, more controlled environment** for both pets and staff while maintaining overall compatibility with surrounding land uses.

Project Details

The proposed development consists of a one-story commercial building with a total area of 1,000 square feet. The **maximum height of the structure is 20 feet above finished grade**, as reflected in the elevation drawings.

The site is bound by W Thunderbird Road to the south and N Poopy Street to the west. Both streets are public rights-of-way, with W Thunderbird Road serving as a major arterial corridor and N Poopy Street functioning as a local access street. The **building is positioned near the northeast portion of the site**, outside of any public sidewalk area and within the designated buildable envelope. The structure is oriented so that its longer façade faces **N Poopy Street, which serves as the primary frontage and main point of pedestrian entry**. The shorter building façade fronts W Thunderbird Road, ensuring visibility from this primary arterial while preserving direct access from the quieter street frontage.

Pedestrian access to the building is provided via a clearly defined walkway from the adjacent parking area located at the **southeast corner** of the parcel. The project complies with the City of El Mirage parking requirements for one space per 300 square feet. Based on the 1,000 square foot building size, the calculation results in $1,000/300 = 3.33 = 4$ spaces. Accordingly, **4 parking spaces are provided, including one accessible space**. Vehicular circulation is designed to maintain safe ingress and egress from the driveway along N Poopy Street, which is aligned with the existing entrance across poppy street. As a result, the

driveway is placed as far north as possible on the site to optimize traffic flow and minimize conflicts. The interior driveway aisle must have a minimum width of 25 feet to comply with circulation requirements.

The site will not include a traditional trash enclosure, as we received a clearance letter from the city allowing the use of a trash bin instead. The trash bin has been placed on the north side of the property, near the building's rear exit, to ensure convenient access for both tenants and waste collection while maintaining efficient site circulation.

Additionally, a **public bus stop** is located adjacent to the site **along the W Thunderbird Road** frontage, enhancing the development's multimodal accessibility. The site plan has been designed to ensure clear separation between pedestrian paths, parking areas, and utility infrastructure, while maintaining compliance with zoning and site development standards established by the City of El Mirage.

Site and Building Data

- The gross site area is **15,070.50 square feet**, which includes the adjacent right-of-way. The existing lot size (**net area**) is **6,559 square feet**, or **0.15 acres**. The net building area is **1,000 square feet**. This results in a net site coverage of **15.25%**
- Occupancy: The building is designated as Business "**B**" occupancy.
- Type of Construction: Type **V-B** construction will be employed to meet durability and code compliance.
- Zoning: The property is zoned **UC** (Urban Corridor)
- Thunderbird Road Overlay District (TROD)

Materials

The primary wall surfaces consist of **8" x 8" x 16" split-face block by Best Block in the color #6 Grey Granite**, providing a durable and textured base finish. Additional wall areas feature **stucco painted in Dunn-Edwards DEC 790 – Ice Gray** as the primary stucco color. Portions of the stucco façade incorporate **Dunn-Edwards DE6382 – Formal Gray**, adding subtle contrast and visual depth to the elevations. A **metal canopy**, finished in **Dunn-Edwards DE6350 – Dark Engine**, provides shading and architectural emphasis at key entry points. The highlighting portions of the facade, specifically the exterior column bump-outs, are finished in stucco painted in **Dunn-Edwards DE6379 – Carbon Dating**, providing a subtle contrast while maintaining a cohesive appearance with the overall design., and the **cap flashing is painted to match the Dark Engine canopy color**, creating a cohesive and consistent appearance throughout the façade.

Infrastructure

The site will require water, sewer, and electrical utility connections. Municipal **water and sewer** services will be provided by the **City of El Mirage**, and **electrical services** will be provided by **SRP**. Infrastructure improvements will include required sidewalk or curb work along Poppy Street in accordance with city development regulations.