

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: Dog Grooming 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

Dog Grooming

12030 W Thunderbird Road
El Mirage, AZ 85335

Lot Size: \pm 6,559 SF

2020 General Plan: Thunderbird Core Planning Area

Zoning: Urban Corridor (UC)

Overlays: Thunderbird Road Overlay District, Downtown
Revitalization Plan, ARS 28-8481, Military Airport
Territory & Opportunity Zone

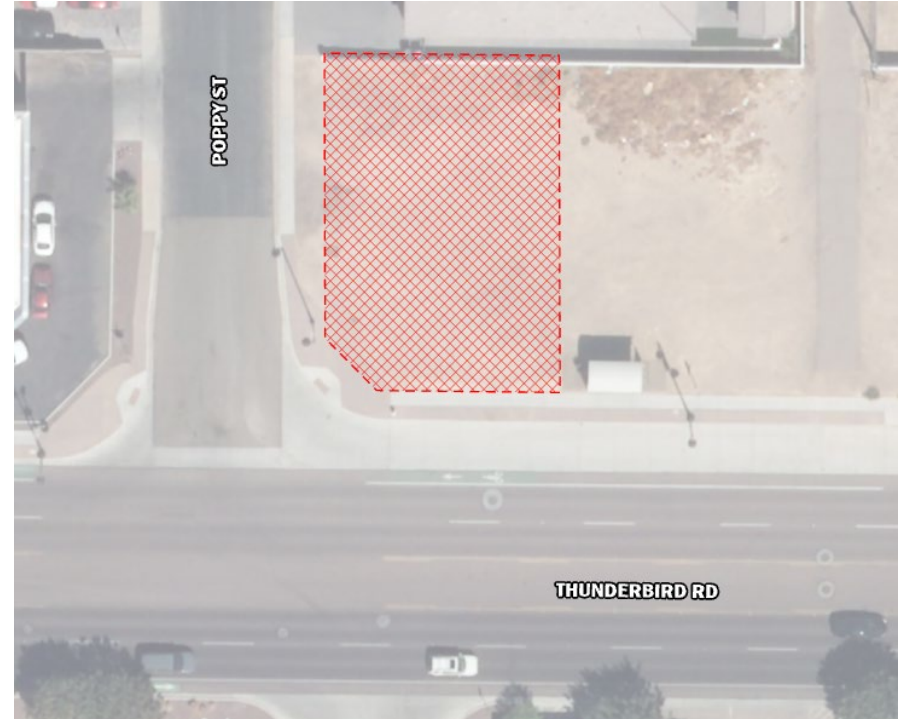
Land Use: Vacant Undeveloped

Flood Zone: None

Proposed Use: Personal Services (Dog Grooming)

Table of Land Use: Permitted Use

(Conditional Use Permit Request Thunderbird Road Overlay
District)



Zoning Use Request

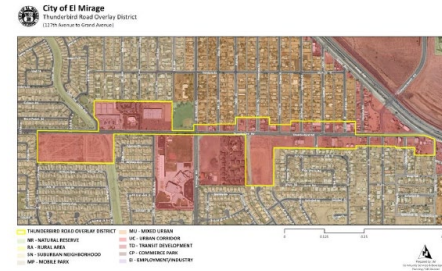
Thunderbird Road Overlay District

Applies to properties along Thunderbird Road between 127th Avenue and Grand Avenue, as identified in Ord. O12-09-06. Purpose: implement the General Plan and form-based zoning to create a more walkable, urban environment.

- **New principal buildings must place at least 50% of the ground-floor façade on the front property line.**
- Areas in front of building façades must be paved or landscaped to function as part of the pedestrian corridor.
- **On-site parking must be located to the side or rear of buildings.**
- **Awnings may extend to the front property line or over the right-of-way to provide pedestrian shade.**
- Ground floors must be used for retail and/or service uses; offices or residences are allowed above or behind.
- **At least 50% of the ground floor and 25% of the upper floors must have doors and/or windows to promote natural surveillance.**
- **Alternative building configurations may be considered through a conditional use permit.**
- Existing buildings may remain, but any additions or new structures must comply with these standards.
- Residential uses located within the 65+ dB LDN noise zone require review by Luke Air Force Base under A.R.S. § 28-8481(J).

Applicant's Request

- The applicant is requesting flexibility to locate the building toward the rear of the parcel instead.
- Rear placement is proposed to enhance pet safety and security, which are core operational needs of the business.
- Locating the building away from W. Thunderbird Road creates a buffer from traffic, reducing the risk of pets escaping into the roadway.
- The site layout also helps deter potential break-ins or after-hours disturbances common in street-front commercial buildings.
- The requested configuration provides a safer, controlled environment for pets and staff.
- The proposal remains compatible with surrounding land uses and supports the overall function of the site.



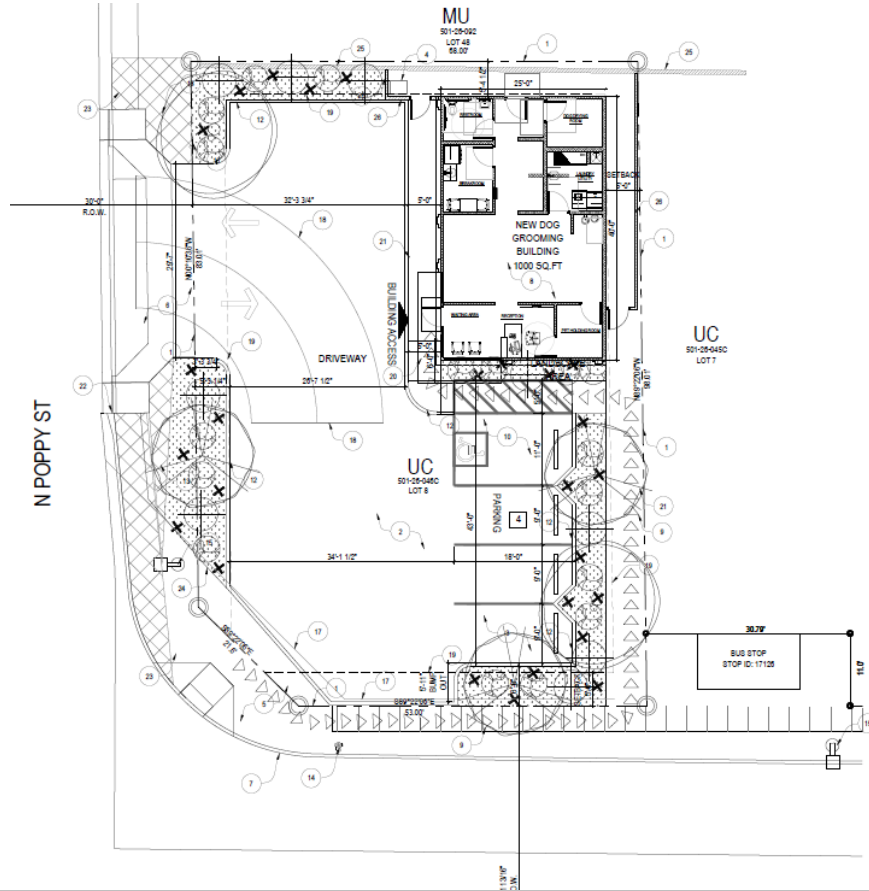
Conditional Use Permit

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 review comments provided by the El Mirage Technical Advisory Committee (TAC).
5. The proposed dog grooming operation shall not create noise, vibrations, parking issues, or odors that may become a nuisance to the public.
6. The property shall be maintained in a professional and clean manner at all times.
7. The property and business are subject to the City's sign regulations, zoning code section §154.125.
8. Any storage areas on the property shall be screened from the public view.
9. A City Business License shall be obtained prior to operating and shall be maintained annually.
10. Any change or new use shall be reviewed by the City for compatibility and parking requirements.
11. 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.



Site Plan



Zoning Review

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 December 18, 2025, memorandum with the construction document submittal.
Luke AFB Review:	No review comment received.
Public Comment:	None
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: Arc One Associates

