

City of El Mirage

CITY COUNCIL

Council Chambers
El Mirage City Hall
10000 N El Mirage Rd
El Mirage, Arizona 85335

August 17, 2026

Action Item: El Mirage Industrial Conditional Use Permit



El Mirage Industrial
9105 N El Mirage Road
El Mirage, AZ 85335

Lot Size: 9.42 ac.
2020 General Plan: Commerce/Industry Park Planning Area
Zoning: Commerce Park
Overlays: Luke AFB Land Use Compatibility
Flood Zone: Not Applicable
Land Use: Vacant Undeveloped
Proposed Use: Warehousing / Outdoor Storage
Action Required: Conditional Use Permit

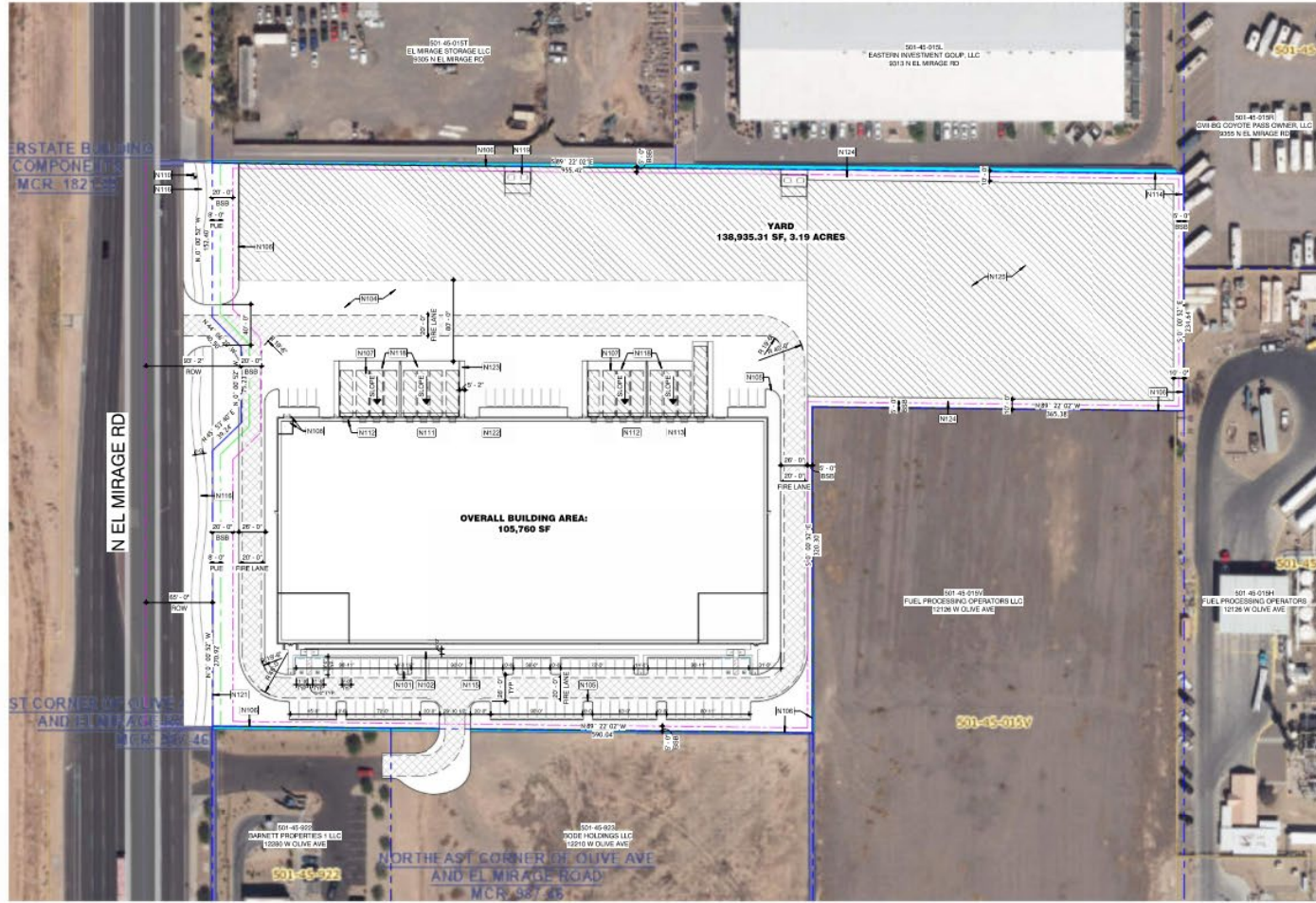


Project Site Location



1111 West University
Drive, Suite 104, Tempe,
AZ 85281
☎480.949.9766
☎480.949.9211

The seal is circular with a green border. In the center is a large white '75'. A green banner across the '75' contains the years '1951' and '2026'. Below the '75' is the text 'City of EL MIRAGE' in a serif font, with 'EL MIRAGE' in all caps. Below that is 'Arizona' with a small '©' symbol. The background of the seal features a stylized landscape with a sun rising over hills and a field of rays at the bottom.



① Site Plan
1" = 50'-0"

Elevations

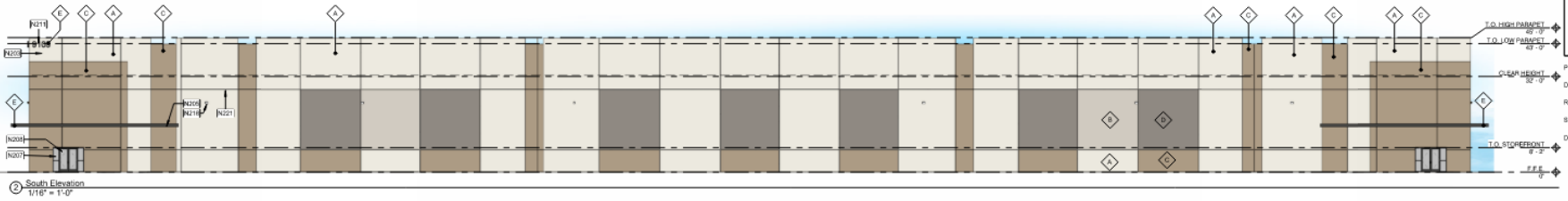
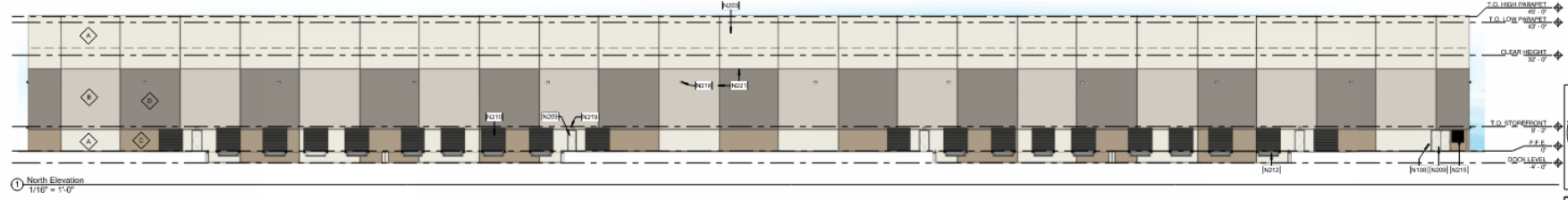
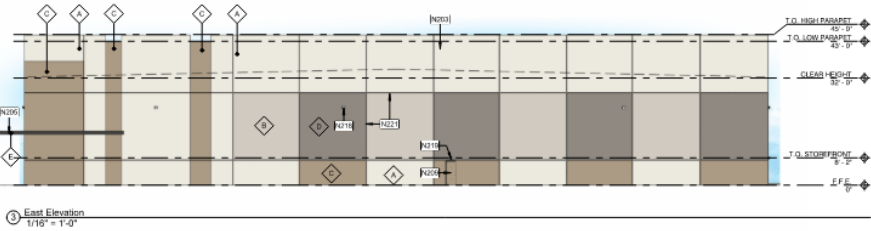
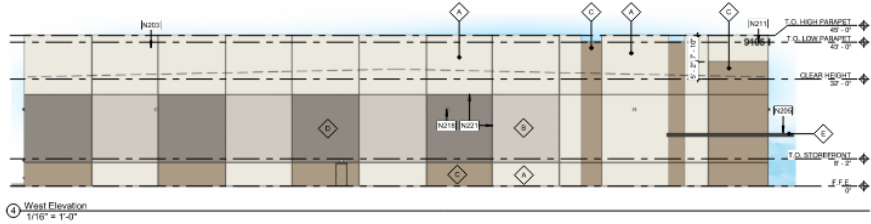
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EXTERIOR FINISH LEGEND		
DESCRIPTION	FIELD COLOR 1	
MFR	SHERMAN WILLIAMS	
FINISH	ALABASTER, SW9008	
DESCRIPTION	FIELD COLOR 2	
MFR	SHERMAN WILLIAMS	
FINISH	ADONIS GRAY, SW7025	
DESCRIPTION	ACCENT COLOR	
MFR	SHERMAN WILLIAMS	
FINISH	STUDIO TAUPÉ, SW9549	
DESCRIPTION	ACCENT COLOR	
MFR	SHERMAN WILLIAMS	
FINISH	DOVETAIL, SW7019	
DESCRIPTION	METAL ASKING	
MFR	SHERMAN WILLIAMS	
FINISH	IRON GRE, SW 7559 (OR SIMILAR)	
DESCRIPTION	STOREFRONT FRAME	
MFR		
FINISH	BRONZE	

- SHEET KEYED NOTES**
- N188 FRC & FIRE RISER
N205 CONCRETE TILT PANEL WALL, PAINTED. SEE ELEVATIONS AND STRUCTURAL FOR ADDITIONAL INFORMATION.
N205 STEEL CANOPY, PAINTED. SEE CANOPY PLANS, DETAILS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
N207 ALUMINUM WINDOW SYSTEM, TYP.
N208 ALUMINUM STOREFRONT DOOR, SEE DOOR SCHEDULE, TYP.
N209 INSULATED HOLLOW METAL DOOR, PAINTED TO MATCH ADJACENT BUILDING WALL. SEE DOOR SCHEDULE AND TYPES, TYP.
N210 INSULATED VERTICAL LIFT OVERHEAD SECTIONAL DOOR, SEE DOOR SCHEDULE AND TYPES, TYP.
N211 BUILDING ACCESS LOCATION. NUMBER OF LOCATIONS PER FIRE MARSHAL.
N212 DOOR LEVER/TO BE PROVIDED IN RECESSED PIT WITH DOOR OPENING PACKAGE, TYP.
N215 MECHANICAL EXHAUST FAN AND COVER. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION. PAINT TO MATCH ADJACENT WALL COLOR, TYP.
N216 WALL PACK LIGHT FIXTURE TO BE MOUNTED 2FT A.F.F., U.O.D., SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
N217 EMERGENCY LIGHT FIXTURE CENTERED ABOVE DOOR AT 4FT A.F.F., U.O.D., SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
N221 CONTROL JOINT, EVERY 20FT TYP.

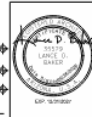


- EXTERIOR ELEVATION GENERAL NOTES**
- SEE GRADING AND DRAINAGE PLAN FOR BUILDING ELEVATION. FIRE-FIRST FLOOR 0'.
 - ALL SEE METERS AND EXPOSED CONDUIT TO BE PAINTED TO MATCH THE ADJACENT WALL COLORS.



El Mirage Industrial

9105 N. EL MIRAGE RD
EL MIRAGE, ARIZONA

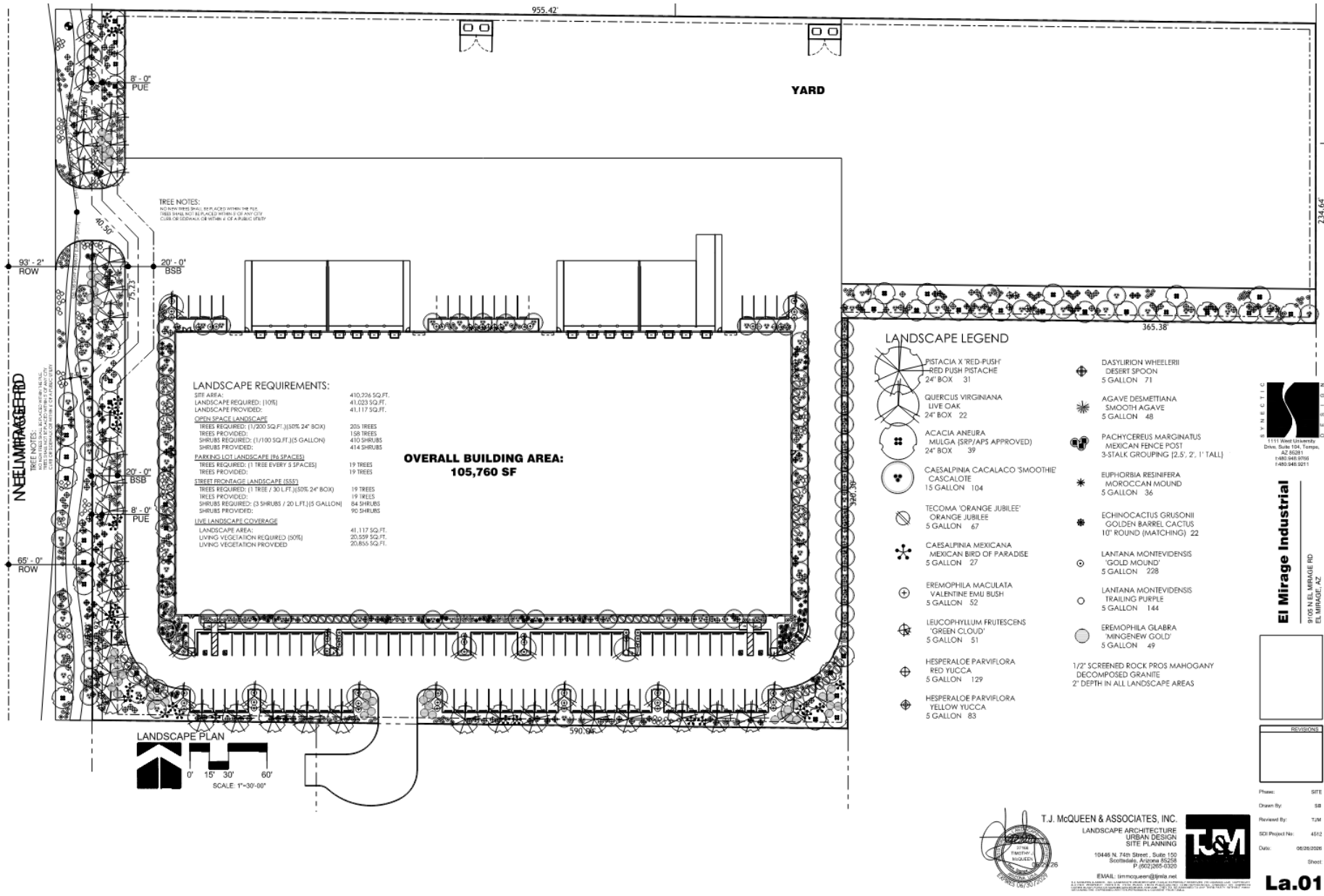


REVISIONS	

Phone: SITE
Drawn By: AMS
Reviewed By: LDB
SDI Project No: 4512
Date: 06/06/2025
Sheet: **A3.1**
EXT ELEV ELEVATIONS



Landscaping



Stipulations

The Commission and Council shall, in addition to any other conditions, impose the following general conditions upon every conditional use permit granted.

1. The applicant must sign a written acceptance of these conditions prior to the CUP being issued, per §154.157(E)(2)(f)(iv).
2. 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.
3. 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.
4. 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.
5. The project shall be developed in substantial conformance with the submitted site plan, including the 105,760 square foot tilt-up warehouse, 5,000 square feet of office space, loading docks, truck circulation plan, parking layout, and the approximately 3.2-acre secured outdoor storage yard. Any significant modifications shall comply with CUP modification procedures in §154.157.
6. Uses within the building shall be limited to warehouse, industrial, and office operations as described in the narrative. No distribution center or high-intensity logistics use is permitted unless a revised CUP is approved. This condition is authorized as regulation of use under §154.157(E)(2)(e)(i).
7. Prior to occupancy, all prospective tenants shall contact the City of El Mirage Planning Department to verify that their proposed business operations are permitted within the approved Commerce Park zoning district and the conditions of this Conditional Use Permit. No tenant shall occupy or operate within the building or outdoor storage yard until written confirmation of use compliance has been obtained from the City.
8. All tenants shall comply with the requirements of ARS 28 8481, including all regulations related to Military Airport Land Use Compatibility within the Military Airport Territory. No tenant shall occupy or operate within the building or outdoor storage yard unless their proposed use fully complies with the restrictions and compatibility standards established under ARS 28 8481.
9. All tenants shall obtain City of El Mirage Tenant Improvement permits for any interior or exterior modifications prior to commencing any construction or occupancy. In addition, all tenants are required to maintain a valid City of El Mirage business license for the duration of their operations within the building and outdoor storage yard. No tenant may occupy the premises until these requirements are satisfied.
10. All site operations shall comply with §154.157(E)(2)(e)(ix), ensuring no excessive emissions beyond levels typical of modern warehouse uses. All loading, truck circulation, and outdoor storage activities must be operated in a manner that minimizes impacts to neighboring industrial properties.
11. Hours shall remain consistent with the narrative (7 a.m.–6 p.m.) unless modified by the City, per §154.157(E)(2)(e)(x).



Staff Review:	The staff of the Technical Advisory Committee (TAC) has thoroughly reviewed the application and determined that it is appropriate to proceed with the public hearings.
Stipulation(s):	The applicant shall consent to the Technical Advisory Committee's stipulations as set forth in the memorandum dated July 6, 2026.
Luke AFB Review:	Provided comments in a letter dated April 9, 2026, with the Pre-Application submittal. Will not have a negative impact: Identified potential mission risk if encompass with the project; see the attached Luke AFB letter.
Public Comment:	Three (3) inquiries were received, One (1) Comment at Public Hearing
Planning & Zoning Commission:	The zoning application was recommended for approval as presented at the public hearing on July 14, 2026, with a vote of 4-1.
City Council:	August 17, 2026. Final Action If approved, applicant can submit the site plan for review and approval.





Questions

