



Planning and Zoning Division

Development Services Department

10000 N. El Mirage Road, El Mirage, AZ 85335

623-972-8116; TDD 623-933-3258

www.elmirageaz.gov

STAFF REPORT

Meeting Date: October 6, 2026

ACTION

Zoning Case: CUP260004

Request to Consider

Consideration and recommendation to the El Mirage City Council on a Conditional Use Permit for a public art installation of a large mural on an existing building in an urban commerce park zone on a property at 8376 N El Mirage Rd, El Mirage, Arizona 85335.

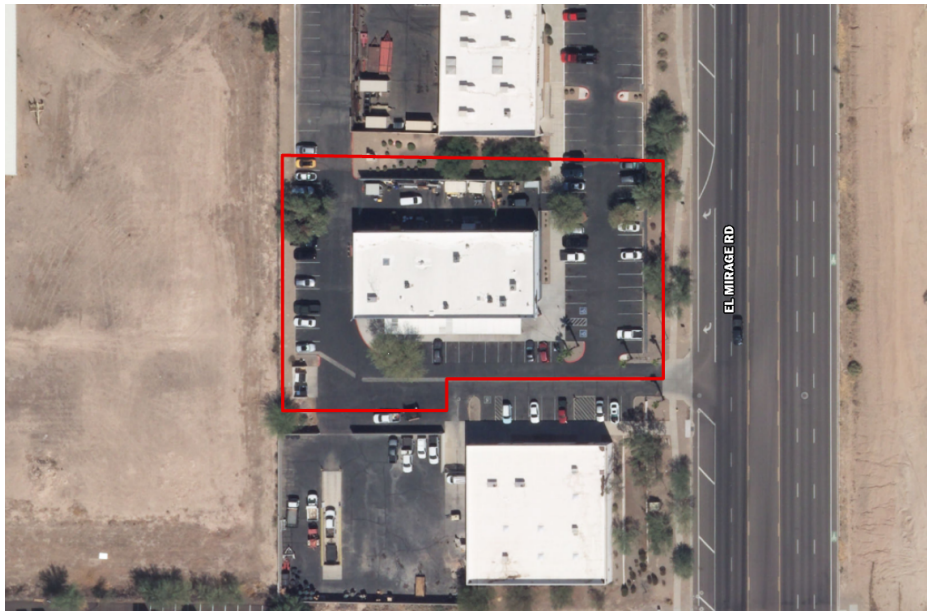
Goal/Purpose of Request

The applicant requests approval of a Conditional Use Permit (CUP), as required by zoning code section §154.125.H, to install public art in the form of a large mural on multiple walls of an existing building.

Location

Site Plan indicated by the red parcel outline.

8376 N El Mirage Rd, El Mirage, AZ 85335



Owner

GENALYN C DUKA TRUST
14823 W Escondido Dr
Litchfield Park, AZ 85340

Applicant

Leah Stughan
1 W Campbell Avenue, APT 2066
Phoenix, AZ 85013
leahstugan@gmail.com
480-570-6775

Background

The Arizona Cannabis Society is proposing the installation of a multi-surface exterior mural titled “Sonoran Bloom” at its El Mirage location. The project consists of three coordinated mural components: an 18-by-50-foot primary mural on the east-facing (street-facing) wall, a fully wrapped cylindrical entrance pillar mural measuring approximately 12 feet in height and 3 feet in diameter, and a 7-by-50-foot mural on the south-facing wall. The mural compositions are designed specifically for the site’s architectural features and intended to enhance the property’s visual character while celebrating native Arizona plant and wildlife themes.

Under the City of El Mirage Zoning Code, public art murals are exempt from standard sign regulations but require approval through the Conditional Use Permit (CUP) process. Specifically, §154.127(H) defines murals as “*works of graphic art hand-painted or applied to building walls, which contain no advertising, commercial messages, or logos; and/or that are not displayed in conjunction with a commercial enterprise which may obtain commercial gain from the display*”. Murals meeting this definition must be reviewed and approved through hearings before both the Planning and Zoning Commission and the City Council.

The proposed Sonoran Bloom mural complies with this definition by presenting non-commercial artwork that does not display logos, branding, or advertising elements. The mural design respects existing architectural features and will not cover windows, lighting fixtures, or required building components. Installation will occur following final design approval and issuance of the required permits by the City of El Mirage.

Approval of this CUP would allow the property owner to implement a site-specific public art installation consistent with the intent of the City’s sign and aesthetic standards, align with §154.125’s community goals of enhancing the appearance of the streetscape, and contribute positively to local character and beautification efforts

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General Plan Compliance

The 2020 General Plan Land Use Map identifies the site as part of the Commerce / Industry Park Planning Area and notes that it is compatible with the plan.

Zoning, Land Use & Overlays

The site is zoned Commerce Park (CP), and the proposed public art mural requires a conditional use permit approval. The site is also located within the Noise Contour Zone of Luke Air Force Base (LAFB) and the Military Airport Territory Area.

ARS 28-8481 Land Use Compatibility

The site is located within the Noise Contour Zone of Luke Air Force Base (LAFB) and the Military Airport Territory Area. As a result, the proposed project will experience approximately 170 direct flights overhead each day. Due to the nature of the applicant's plan to install a mural as public art on an existing building, rather than creating a new use, the zoning application is not subject to review by the base.

City Staff Review

Staff reviewed the application and determined that it is ready for the public hearing.

Stipulations

The applicant shall consent to the Technical Advisory Committee's stipulations as set forth in the memorandum dated August 26, 2026.

Planning Commission

At the September 8, 2026, public hearing, the Commission recommended approval with a 5-0 vote.

City Council

On October 6, 2026, staff will seek action from the El Mirage City Council.

Public Comments

Staff received one call from the public inquiring about the application and artwork. No comment in favor or opposition.

Conclusion

If the application is approved, the applicant may proceed with installing the public art mural.

Attachments

Zoning Application, TAC Review Comments, and Commission Meeting Minutes.