

City of El Mirage

CITY COUNCIL MEETING

Police Station Blue Honor Room
12401 W Cinnabar Avenue
El Mirage, Arizona 85335

October 6, 2026,

Action Item: Sonoran Bloom Conditional Use Permit





Sonoran Bloom Mural (AZ Cannabis Society)
8376 N El Mirage Rd
El Mirage, AZ 85335

Lot Size:	1.06 AC (46,345 SF)
2020 General Plan:	Commerce/Industry Park Planning Area
Zoning:	Commerce Park (CP)
Overlays:	Noise Contour Zone of Luke Air Force Base (LAFB) and the Military Airport Territory Area
Flood Zone:	Not Applicable
Land Use:	Marijuana Establishment
Proposed Use:	Public Art, Mural
Action Required:	Conditional Use Permit



Project Site Location



Site Plan





Elevations



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 mural shall remain a noncommercial public art installation consistent with §154.127(H). The artwork shall contain no advertising, logos, branding, or commercial messaging, and shall not be displayed in conjunction with any commercial enterprise in a manner that generates commercial gain
2. The mural must substantially conform to the final design approved by the Planning & Zoning Commission and City Council. Any modification, enlargement, or extension of the artwork will require review and approval consistent with §154.157 and §154.156.
3. The mural is permitted only on the architectural surfaces described in the project narrative:
 - a) East-facing wall (approx. 18 ft × 50 ft)
 - b) Cylindrical pillar (approx. 12 ft × 3 ft diameter)
 - c) South-facing wall (approx. 7 ft × 50 ft)
4. The property owner shall maintain the mural in good condition, free of peeling paint, deterioration, or safety hazards, per the city's general maintenance standards (§154.130(E)). Any required repairs must be completed within the timeframes specified by the Zoning Administrator.
5. Murals approved as public art shall not include illumination, flashing elements, projections, moving parts, or other features prohibited for signs (§154.128), nor shall any lighting be used to convert the mural into an advertisement.
6. All special conditions of approval run with the land and remain binding on the property owner and successors, per CUP rules (§154.157(E)(ii)).
7. All conditions imposed are deemed necessary to ensure the mural does not adversely affect abutting properties, aligns with the General Plan, and meets public health, safety, and welfare standards described in §154.157(E).





Staff Review:	The staff of the Technical Advisory Committee (TAC) has 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 August 26, 2026.
Luke AFB Review:	Not Applicable
Public Comment:	One (1) phone call, no comment in favor or opposed.
Planning & Zoning Commission:	September 8, 2026, recommended approval of the application with a 5-0 vote.
City Council:	October 6, 2026. Final Action If approved, the applicant can commence with the installation of the mural.





Questions

