

ZONING APPLICATION STAFF REPORT

Case Number:	CUP250007	Request:	Conditional Use Permit / Site Plan Approval		
Project Name:	Dog Grooming				
Applicant/Owner:	Arc Once Associates / Nora L Canez Aguillar				
Project Address:	12030 W Thunderbird Road, El Mirage, AZ 85335			Acres	6,559 SF

Considerations	The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the development and operation of a dog grooming facility. As part of the request, the applicant is seeking approval to locate the proposed building toward the rear of the parcel rather than along the street frontage, as typically encouraged within the Thunderbird Road Overlay district. The site is situated within the Thunderbird Road Overlay District, which is intended to promote buildings oriented toward the street, thereby supporting walkability, accessibility, and transit-oriented development. Typical development patterns in this district encourage minimal front setbacks and direct pedestrian connections from building entrances to the public sidewalk along Thunderbird Road. Pedestrian access to the building is provided by a clearly defined walkway extending from the parking area located at the southeast corner of the parcel, ensuring a direct and safe path to the entrance. The project meets the City of El Mirage parking requirement of one space per 300 square feet, with the 1,000-square-foot building requiring 3.33 spaces; therefore, four parking spaces are provided, including one accessible space. The City issued a clearance letter authorizing use of a trash bin instead; the bin is located on the north side of the site near the building's rear exit to ensure convenient service access while maintaining efficient on-site movement. A public bus stop located along the W Thunderbird Road frontage enhances multimodal access for customers and employees.
General Plan Compliance	The El Mirage 2020 General Plan designates the site within the Thunderbird Core Planning Area and adheres to the plan.
Zoning, Land Use & Overlays.	The site was located in an Urban Corridor (UC) zone, currently undeveloped and vacant, the Thunderbird Road Overlay District, the Downtown Revitalization Plan, and the Opportunity Zone.
ARS 28-8481 Land Use Compatibility	The site is located within the Noise Contour Zone of Luke Air Force Base (LAFB) and is situated in the Military Airport Territory Area. As a result, the project is subject to ARS 28-8481 land use compatibility regulations. Consequently, the proposed development will experience approximately 170 direct flights overhead each day. The application has been sent to the base for feedback, and once the base submits its review comments, staff will provide a copy to the applicant.
City Staff Review	City staff reviewed the application and determined it is ready for the public hearing.

Stipulations:	The applicant shall consent to and address the Technical Advisory Committee's review comments mentioned in the memorandum provided to the applicant on December 18, 2025.
Planning Commission	Staff is seeking a recommendation from the Planning and Zoning Commission to the City Council for final action.
City Council	Staff will present and seek a final action from the City Council at the public hearing on February 3, 2026.
Attachments	Zoning Application, TAC Review Comments, and Presentation.