



Planning and Zoning Division

Development Services Department

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

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www.elmirageaz.gov

STAFF REPORT

Case Number: CUP260001
Project Name: El Mirage Industrial
Applicant / Owner: Withey Morris Baugh / Wyoming Property Co LLC/9315 Property LLC
Project Address: 9105 N El Mirage Rd, El Mirage, AZ 85335
Acres: 9.42 SF
Request: Conditional Use Permit

Consideration

The applicant requests approval of a Conditional Use Permit (CUP) to allow the development and operation of a 105,760-square-foot tilt-up concrete warehouse building with approximately 5,000 square feet of office space on a 9.42-acre parcel located at 9105 N. El Mirage Road. The project includes a secured accessory outdoor storage yard of approximately 3.2 acres, or 138,935 square feet, situated behind the principal building and enclosed by perimeter CMU screening walls to limit visibility from surrounding rights-of-way. The property is currently vacant, designated Commerce/Industry Park in the General Plan, and surrounded by existing or planned industrial and commerce-park uses. Parking, landscaping, loading, and vehicle circulation have been designed to meet City development standards, and the applicant proposes 97 parking spaces, exceeding the 94 spaces required by code.

Access is provided from N. El Mirage Road, a major arterial with sufficient width and capacity to accommodate the 468 daily vehicle trips anticipated for the development, including morning and afternoon peak traffic volumes. The warehouse is expected to operate during standard business hours, with fewer than 69 employees and no distribution uses proposed. The site has been designed to mitigate any potential impacts on adjacent properties through building placement, perimeter landscaping, screening walls, and the internalization of operational activities such as loading and outdoor storage.

The proposal is consistent with the City's General Plan and satisfies the conditional use permit criteria outlined in Section 154.157, including demonstrating adequate site design, compatibility with surrounding industrial development, sufficient roadway capacity, and the ability to protect

public health, safety, and welfare through compliance with applicable municipal regulations. Any changes to the site plan will require the submittal and approval of a site plan amendment

All potential tenants shall consult with City staff prior to leasing or occupying the site to verify land-use eligibility and ensure compliance with the applicable military compatibility requirements.

General Plan Compliance	The El Mirage 2020 General Plan designates the site within the Commerce/Industry Park Planning Area and adheres to the plan.
Zoning, Land Use & Overlays.	The site is zoned Commerce Park and is currently vacant and undeveloped.
ARS 28-8481 Land Use Compatibility	The site is located within the Noise Contour Zone of Luke Air Force Base (LAFB) and within 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 military base reviewed the pre-application and provided comments. Please see the review comments letter dated April 9, 2026.
City Staff Review	City staff reviewed the application and determined 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 July 6, 2026.
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 final action from the City Council at the public hearing on August 17, 2026.
Attachments	Zoning Application, TAC Review Comments, and Presentation.