

El Mirage Industrial

Use Permit Request

Case No. _____

1st Submittal: June 2026



WITHEY
MORRIS
BAUGH

A. INTRODUCTION

This application requests approval of a Conditional Use Permit (“CUP”) to allow the development and operation of an industrial warehouse facility with an accessory outdoor storage yard on approximately 9.42 acres to be located at 9105 N. El Mirage Road, which is otherwise known as Maricopa County Assessor's Parcel No. 501-45-997 (the “Property”). **See Tab A, Aerial Map.** The Property is currently vacant and undeveloped land that is surrounded to the north, east and south by El Employment / Industry or CP Commerce Park zoned land. To the west is El Mirage Road, with vacant land beyond. The Property is designated as Commerce/Industry Park (CI) by the City's General Plan, and is subject to Luke Air Force Base noise contours, which limits specific land uses. The Property is zoned CP Commerce Park and is subject to requirements of ARS28-8481, Military Land Use Compatibility. **See Tab B, General Plan Map and Tab C, Zoning Map.**

The requested CUP is necessary to allow the proposed industrial operation, including the accessory outdoor storage yard, within the Commerce Park zoning district. As demonstrated throughout this narrative, the project has been carefully designed to comply with the City's development standards and to ensure compatibility with surrounding industrial development while supporting continued economic investment and employment opportunities within the City of El Mirage.

B. PROPOSAL

The proposed development consists of a 105,760-square-foot tilt-up concrete warehouse building with approximately 5,000 square feet of office space, loading docks, employee and visitor parking, and an approximately 3.2-acre secured outdoor storage yard. The storage yard is located behind the principal building, limiting its visibility from El Mirage Road and reinforcing an orderly site layout. The project will include 97 parking spaces and a minimum of 10% of the parking area will be landscaped, exclusive of front yard/perimeter landscaping and street trees. The site has been designed to provide efficient truck circulation while minimizing operational impacts through building placement, perimeter screening walls, landscaping, and controlled access points. The project includes detached pedestrian walkways, building base landscaping and landscaped parking islands.

C. HISTORICAL DATA

This land is vacant and has no prior land use.

D. OPERATIONAL ASPECTS OF USE

- **Hours of Operation:** Anticipated hours of operation are typical business hours of 7 am to 6 pm
- **Types of Industrial Activities / Anticipated Tenant Operations:** Types of businesses anticipated at this location are warehousing, industrial and office; no distribution.
- **Number of Employees:** Number of employees expected to be fewer than 69.

E. PROPOSED PHASING PLAN

The proposed project will be completed in a single phase.

F. VEHICULAR ACCESS AND STREET IMPROVEMENTS

The site has been designed to safely separate passenger vehicles from truck traffic. Primary employee and visitor access is provided from El Mirage Road, while truck circulation is accommodated through dedicated access drives serving the loading docks and outdoor storage yard. Internal circulation allows emergency vehicle access around the building and provides efficient truck maneuvering without conflicts with employee parking. The southern driveway will also provide access pursuant to an existing cross-access agreement, improving connectivity between adjacent industrial properties. The project will construct all required frontage improvements along El Mirage Road in accordance with City engineering standards. Required right-of-way dedications, public utility easements, and any additional roadway or infrastructure improvements identified during the plan review process.

G. INFRASTRUCTURE

The proposed development will be supported by existing public infrastructure and will include all on-site and off-site improvements necessary to serve the proposed warehouse facility. Water, sanitary sewer, electric, telecommunications, and other required utility services will be extended to the site in accordance with the City of El Mirage and applicable utility providers requirements. Final utility locations, easements, and service connections will be established during the plan review process and coordinated through the City's engineering review process.

H. CONDITIONAL USE PERMIT APPROVAL CRITERIA

Pursuant to Zoning Code Section 154.157(E)(2), the proposed Use Permit satisfies the required findings for approval as follows:

1. The site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading, and landscaping are adequate to properly relate the use to the land and uses in the vicinity.

The subject property consists of approximately 9.42 acres and is appropriately sized to accommodate the proposed 105,760-square-foot warehouse building, accessory office space, loading facilities, secured outdoor storage yard, parking, landscaping, drainage facilities, and associated site improvements. The building has been positioned to provide compliant setbacks and efficient internal circulation.

The project includes parking compliant with code, loading docks designed to accommodate truck operations, landscaped parking islands, perimeter landscaping, and masonry screening walls that effectively buffer operational areas from adjacent properties and public rights-of-way. Outdoor storage is located behind the principal building and enclosed by perimeter walls, minimizing visibility from surrounding streets while maintaining compatibility with neighboring industrial development. The overall site design provides an orderly, functional, and well-screened industrial development that is appropriate for the surrounding area.

2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.

The Property fronts El Mirage Road, a major arterial designed to accommodate various forms of traffic, with three lanes in each direction with median improvements for access control. Existing roadway infrastructure is adequate to accommodate the anticipated traffic generated by the proposed warehouse and storage operations. The anticipated daily trips for the development is 468 total trips, including 62 morning peak hour and 64 afternoon peak hour trips. El Mirage Road is proximate to major transportation arteries in the area, including Northern Parkway, an east/west parkway that connects the Loop 101 and Loop 303.

3. The proposed use will have no adverse effect upon the abutting property.

The proposed development is compatible with the surrounding industrial and commercial land uses. Operational activities have been carefully organized to minimize potential impacts through building placement, perimeter screening walls, landscaped setbacks, and controlled access points. Loading areas and the outdoor storage yard are located internal to the site and screened from public view to reduce visual impacts. The proposed warehouse operations are not anticipated to generate excessive noise, vibration, glare, dust, or odors beyond those typically associated with modern industrial development. Accordingly, the project will not adversely affect adjacent properties or the surrounding industrial area.

4. The proposed use shall be in conformance with the General Plan.

The proposed development is consistent with the City's General Plan and the intended development pattern for this portion of El Mirage. The project supports the continued development of employment-generating industrial uses within an established industrial corridor while utilizing infrastructure efficiently. The development represents an appropriate infill project that contributes to the City's economic development objectives through investment, employment opportunities, and expansion of the local tax base.

5. The conditions of approval are deemed necessary to protect the public health, safety, and general welfare.

The applicant acknowledges that the City may impose reasonable conditions of approval to ensure the development operates in a manner that protects the public health, safety, and general welfare. The proposed development has been designed to accommodate such conditions and will comply with all applicable City regulations governing site development and operation; specifically:

- The proposed site design provides adequate setbacks, landscape buffers, screening walls, and open areas to ensure compatibility with surrounding development.
- Parking areas, loading facilities, fire lanes, and internal drive aisles will be constructed with approved paving materials and designed to safely accommodate passenger vehicles, trucks, and emergency access.
- Vehicular ingress and egress have been designed to promote safe and efficient traffic circulation while minimizing conflicts between employee vehicles and truck traffic.
- All future signage will comply with the City's sign regulations.
- The property owner will maintain all landscaping, parking areas, walls, drainage facilities, lighting, and other site improvements in a safe and attractive condition.
- Site operations will comply with applicable City regulations regarding noise, vibration, dust, odors, lighting, and other operational characteristics.
- Hours of operation will be consistent with the operational needs of the warehouse while complying with applicable municipal regulations.

- Development of the site will occur in accordance with the approved plans and within any timeframes established by the City as part of the CUP approval.

I. SUMMARY

The proposed CUP will facilitate the development of a high-quality industrial warehouse building on a currently vacant parcel within an established industrial corridor. The project has been designed to provide efficient site circulation, adequate parking, landscaping, and appropriate buffering from surrounding properties. Operational characteristics, are compatible with adjacent development and the development will comply with all applicable city regulations.

As demonstrated throughout this narrative, the proposed development satisfies the applicable CUP criteria and provides an orderly and efficient use of the Property consistent with the intent of the Commerce Park zoning district. The project will expand employment opportunities, enhance the City's industrial tax base, and contribute to the continued development of the El Mirage industrial area while protecting the health, safety, and welfare of the surrounding community.

TAB A





WITHEY
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Site Aerial Map

<https://www.wmbattorneys.com/>



TAB B



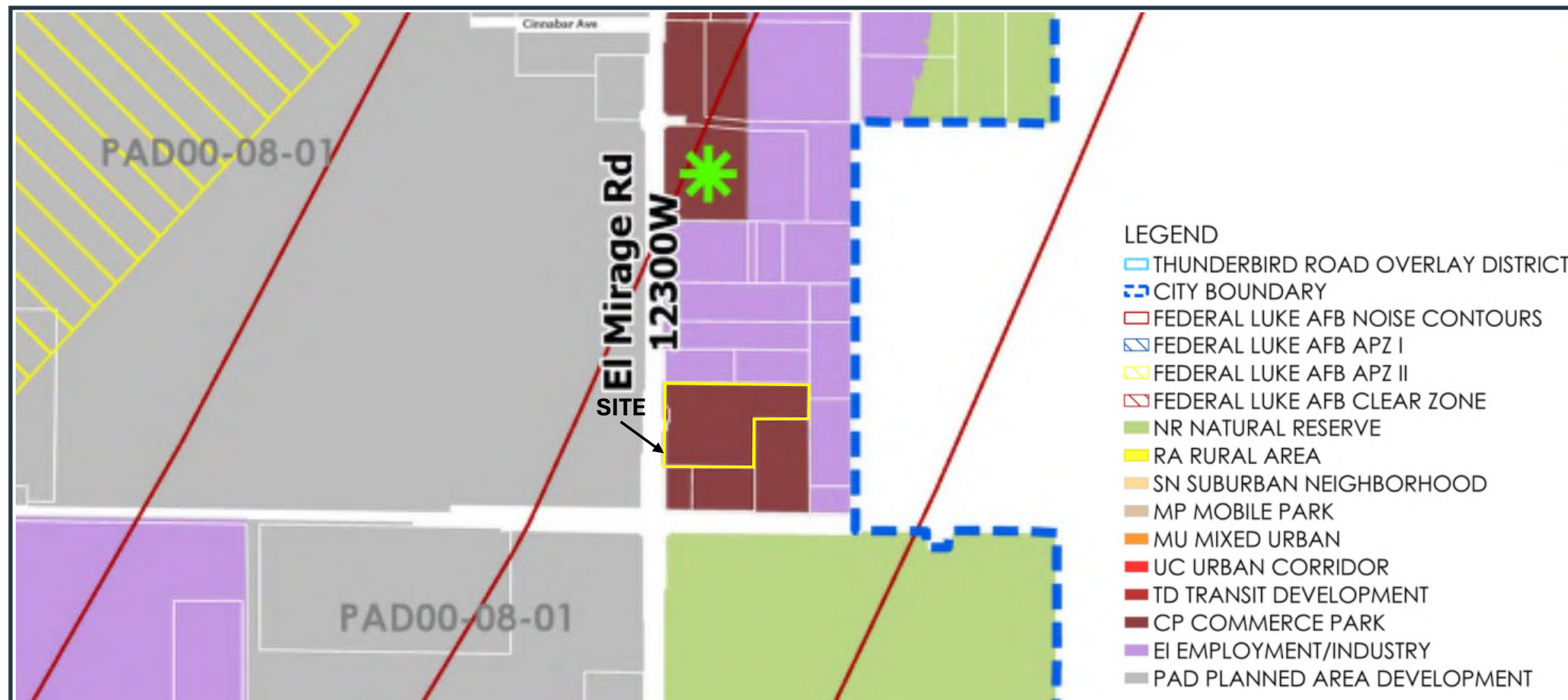
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General Plan Map

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TAB C



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Zoning Map

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