



ZONING APPROVAL APPLICATION REQUEST REVIEW

March 3, 2020

APPLICANT INFORMATION

Case: PZ19-11-23
Owner/Applicant: Scott Chambers, Cavco West, Cavco Industries
Agent: Dustin Chisum,
Request (s): Major Site Plan

PROPERTY INFORMATION

Parcel(s): 509-18-970B
Address: 13601 West Joe R. Ramirez Road
Property History: E/I Employment/Industry
Land Area: 39.71 ac.
Building Area: 480,661 Sq. Ft.

ZONING / LAND USES

Existing Zoning/Land Use: E/I Employment/Industry/ Agriculture
Proposed Zoning/Land Use: E/I Employment/Industry/ Light Manufacturing
ARS 28-8481 Zone: 80-85 Ldn
Flood Zone: N/A

SURROUNDING PROPERTY

North: Agriculture
East: Agriculture
South: Agriculture
West: Light Manufacturing

COMMUNITY SERVICES

Water: City of El Mirage
Sewer: Septic
Electric: APS
Police: 1.5 Miles
Fire: 3.5Miles

ACCESS

Road: Joe R. Ramirez Road
Class: Minor Arterial
Improvements: Good
Condition: Good

SCHOOLS

District: Dysart Unified School District
Elementary: Dysart Elementary School
High School: Dysart High School

STAFF REPORT

Compliance with General Plan:

The 2010 General Plan designates this area as part of the Commerce/Industry Park Planning Area and is compatible with the General Plan Land Use but requires a recommendation from the Planning Commission Board and final action from Council for the project to continue with submitting construction and civil plans.

Considerations:

The applicant, Cavco Industries is proposing a 486,000+/- square foot building for light manufacturing on 39.7 acres of land. Cavco Industries is a designer and builder of Cavco Industries is a designer and builder of systems-built structures including manufactured homes, modular homes, commercial buildings, park model RF's, and vacation cabins. Cavco currently has 19 manufacturing facilities nationwide. The El Mirage facility will be the newest.

Cavco currently operates in Goodyear, Arizona, in a rented building with 300 plus employees. The El Mirage facility will be owned and operated by Cavco and once up and running the number of employees may increase.

Parking Waiver; the applicant is requesting a parking wavier from the required 1,068 spaces as per Zoning Code §154.105 (E) (2). Staff has no objections to the Parking Waiver request.

City Staff Review

Staff has reviewed the Zoning Application and recommends approval with the following stipulation;

Stipulations:

1. Applicant shall address the Technical Advisory Committee (TAC) comments stated in the February 12, 2020, Memorandum with the Building and Civil plan submittal.

Planning Commission

The Planning and Zoning Commission will hold a Special Meeting on Tuesday February 25, 2020, for public comments, discussion and recommendation.

Council

Staff will be seeking final action from Council for the project to proceed with building and civil plan submittals, reviews and approvals.

Attachment

TAC Comments, Application Packet, Luke Comment.