

City of El Mirage

City Council Meeting

City Hall Council Chambers
10000 N. El Mirage Road
El Mirage, Arizona 85335

November 4, 2025

Action Item: Cavco Manufacturing Facility
Site Plan and Parking Waiver



Site Location

Cavco Manufacturing Facility

13201 W Joe R Ramiraz Road
El Mirage, AZ 85335

Lot Size: ±40.53 acres

2020 General Plan: Commerce/Industry Park Planning Area

Zoning: PAD (Planning Area Development)

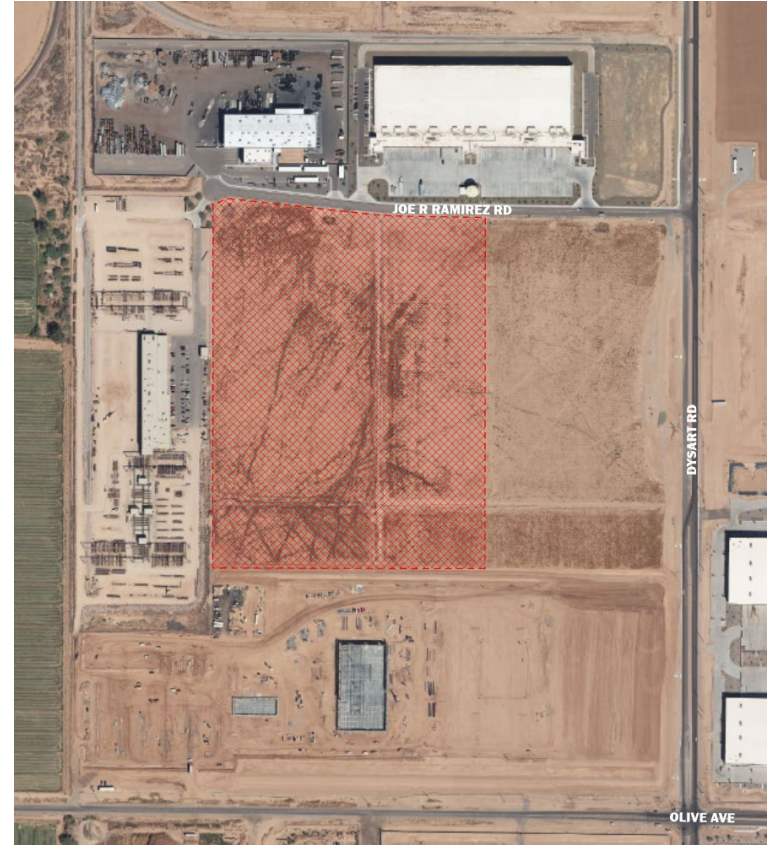
Overlays: ARS 28-8481 (80 ldn), Accidental Potential Zone II

Land Use: Undeveloped

Flood Zone: None

Proposed Use: Light Manufacturing

Table of Land Use: Site Plan Approval



Parking Waiver

PARKING REQUIRED:

HEAVY MANUFACTURING: ± 458,000 SF @ 1 SPACE/1,000 G.S.F. = 458 SPACES
OFFICE AREA: ± 46,000 SF @ 1 SPACE/350 G.S.F. = 131.4 SPACES

TOTAL PARKING REQUIRED: 590 SPACES*

*A PARKING WAIVER PURSUANT TO SECTION 154.097(G)(5) HAS BEEN REQUESTED

TOTAL PARKING PROVIDED: 465 SPACES

ADA PARKING REQUIRED (401-500 SPACES): 10 SPACES

ADA PARKING PROVIDED: 10 SPACES

BICYCLE PARKING PROVIDED: 16 SPACES

Spaces Required: 590

Spaces Provided: 465

Difference: 125



Zoning Review

Staff Review:

The staff of the Technical Advisory Committee (TAC) has conducted a thorough review of the application and has determined that it is appropriate to proceed with the public meetings.

Stipulation(s):

Consent and address the comments provided by the TAC members mentioned in the August 28, 2025, with the construction documents submittal.

Luke AFB Review

The base has identified actual and/or potential mission risks and hazards, should the development encompass the following:

- a) Steam, dust, and smoke.
- b) Direct or indirect reflective light emissions
- c) Electrical emissions that would interfere with aircraft and air force communications or navigational aid systems or aircraft navigational equipment.
- d) The attraction of birds or waterfowl such as operation of sanitary landfills or maintenance of feeding stations.
- e) Explosives facilities or similar activities (ie. chemical storage)

Planning & Zoning Commission:

October 14, 2025, Recommended approval with a 4-0 vote.

City Council:

November 4, 2025. Final Action





Applicant: DLR Group Inc.
Owner: Cavco Industries, Inc.

