

DEVELOPMENT APPLICATION STAFF REPORT

Case Number:	SP250003	Request:	Site Plan Approval
Project Name:	Cavco Manufacturing Facility		
Applicant/Owner:	DLR Group Inc. / Cavco Industries Inc.		
Project Address:	12301 W Joe R Ramirez Road, El Mirage, AZ 85335	Acres	±40.53

Considerations	<p>The applicant is seeking approval for a site plan zoning application to transform a vacant industrial parcel into a manufacturing home builder facility on 40 acres of land on Joe R Ramirez Road. The proposed site will include a main manufacturing building of 504,000 SF, along with several accessory buildings ranging from 10,500 SF to 21,000 SF. The operation is expected to employ 228 workers on the first day and reach a maximum of 455 employees at full capacity. The work schedule will consist of one operational shift. The project is planned to be developed in a single phase to enable unified commissioning and a streamlined startup of manufacturing operations.</p> <p>Parking Waiver: The applicant requests approval for a parking waiver to permit 465 parking spaces, a difference of 125 spaces from the 590 required by code.</p>
General Plan Compliance	The El Mirage 2020 General Plan identifies the site as being in the Commerce/Industry Park Planning Area and follows the plan.
Zoning & Land Use	The property is zoned E/I Employment/Industry with a land use designation status of a vacant industrial lot.
ARS 28-8481 Land Use Compatibility	The site is located inside the Luke Air Force Base (LAFB) Noise Contour Zone, and the Military Airport Territory Area, and is subject to ARS 28-8481, land use compatibility regulations. Please see the attached letter from the base dated August 18, 2025.
City Staff Review	City staff reviewed the application and found that it meets the zoning code requirements to proceed with the public meetings.
Stipulations:	The applicant shall consent and address the TAC Review comments mentioned in the August 28, 2025, memorandum.
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 the proposal to the City Council at the public meeting on November 4, 2025, and seek a final action.
Attachments	Zoning Application, TAC Review Comments, and Luke Review.
Supportive Documents	Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city's work hours.