

City of El Mirage

Planning and Zoning Commission

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

October 14, 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)

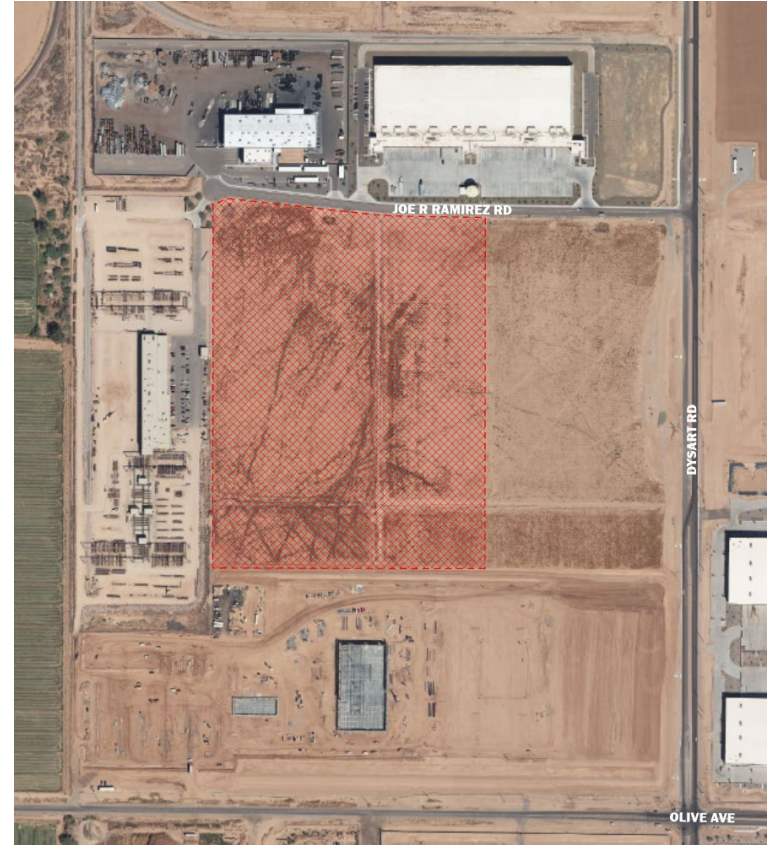
Overlays: ARS 28-8481 (80 ldn), Accidental Potential Zone II

Land Use: Undeveloped

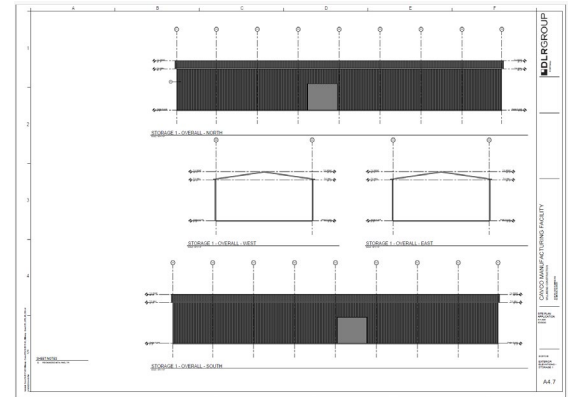
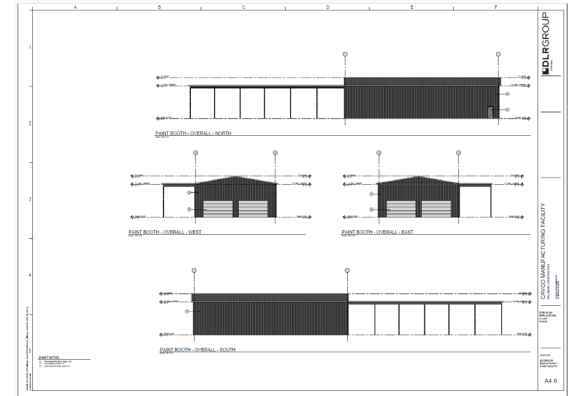
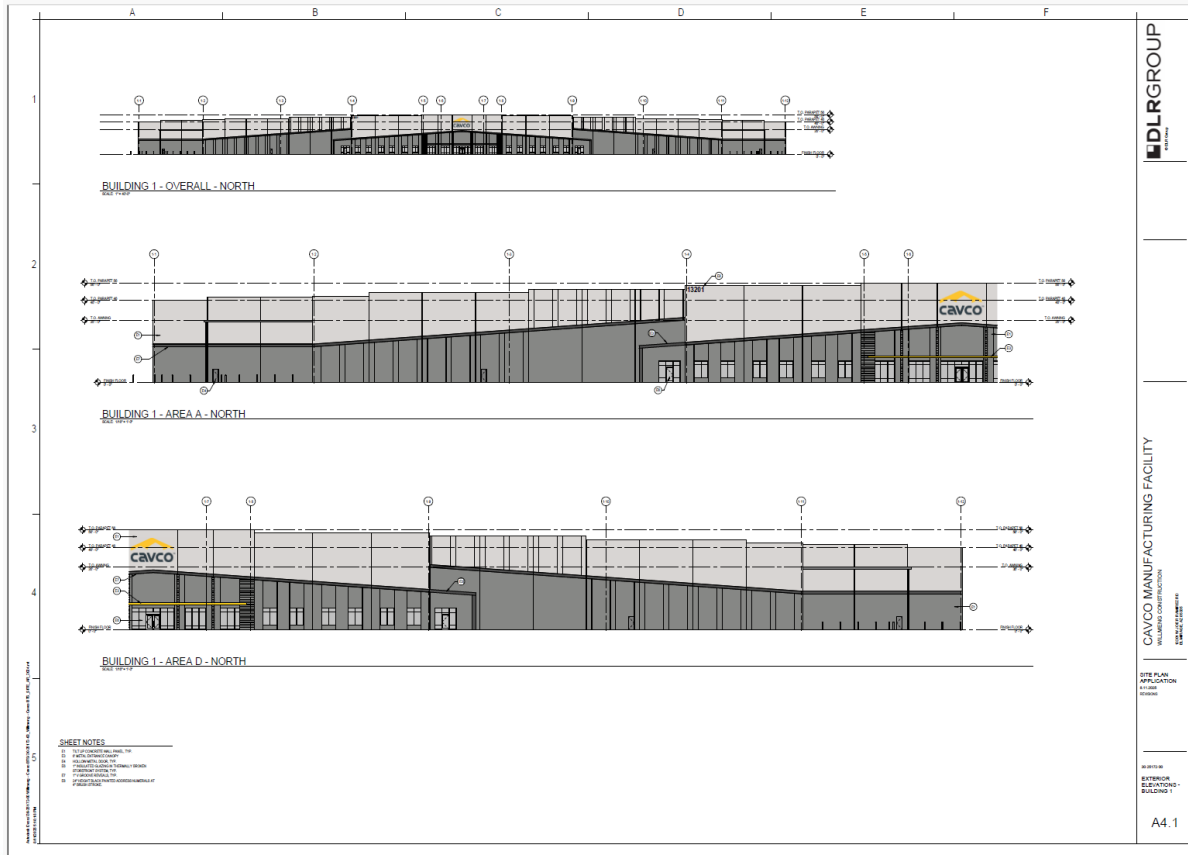
Flood Zone: None

Proposed Use: Light Manufacturing

Table of Land Use: Site Plan Approval



Elevations



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	<p>The base has identified actual and/or potential mission risks and hazards, should the development encompass the following:</p> <ul style="list-style-type: none">a) Steam, dust, and smoke.b) Direct or indirect reflective light emissionsc) 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)
Public Comment:	None
Planning & Zoning Commission:	October 14, 2025, Staff seeking a recommendation to the El Mirage City Council
City Council:	November 4, 2025. Final Action





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

