



City Council
September 20, 2022
PAD22-03 District 3 at Copper Sky
Development Services

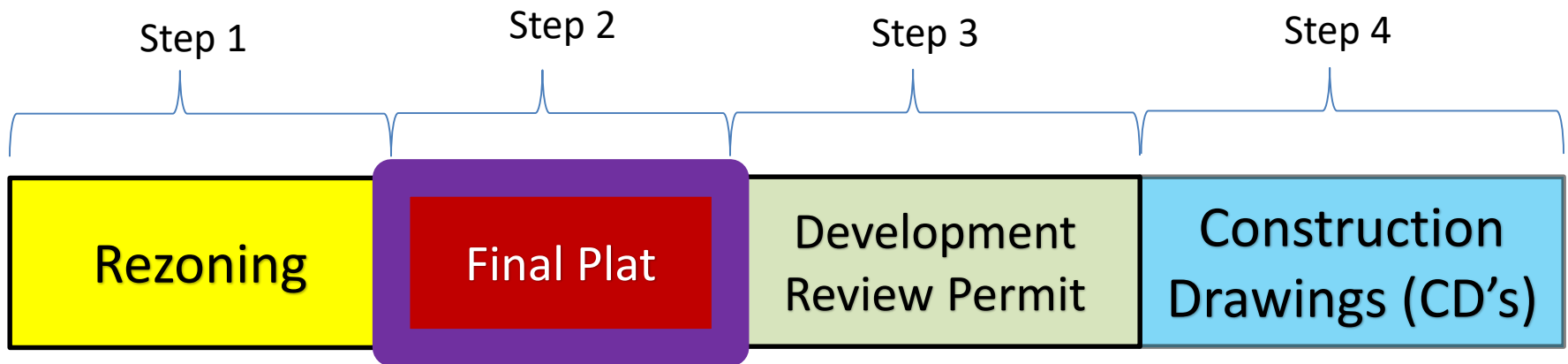


Request

- A request by S3 BioTech LLC represented by Mr. Britton Lee, Chairman and CEO of S3 BioTech.
- Proposing to a rezone approximately 28.3 acres of land from existing General Mixed Use (MU-G) and Transitional (TR) Zoning District to Planned Area Development (PAD) District.
- For a proposed a Medical and Innovation Campus.

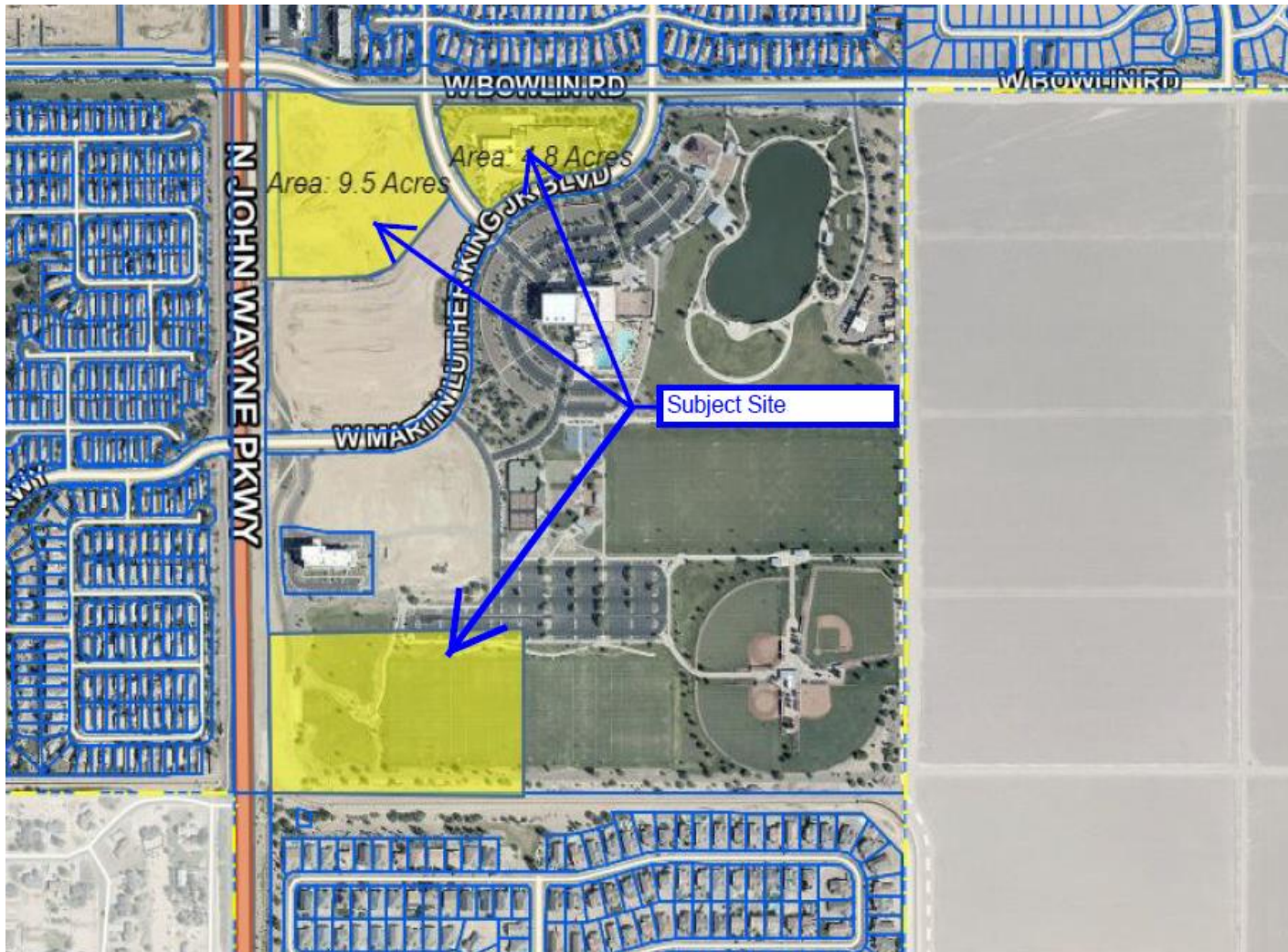


Development Process





Site Location





Existing & Proposed Zoning





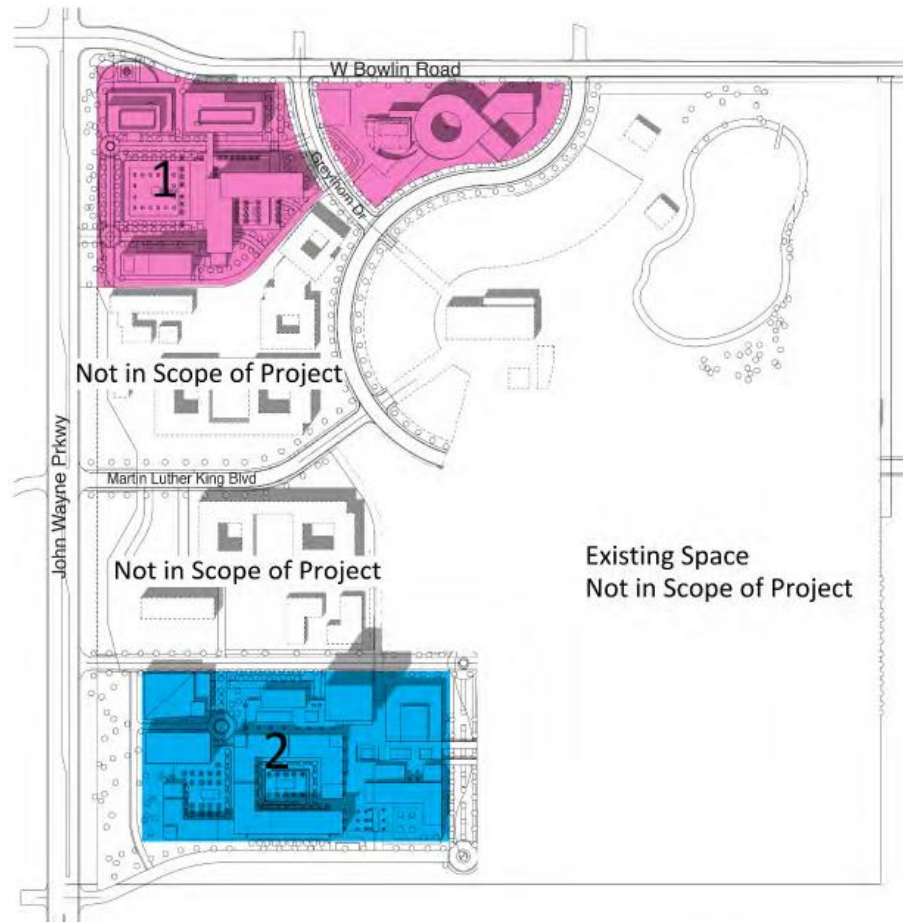
PAD Request

PAD establishes deviated development standards.

- Setbacks
- Restricted Permitted Use Table
- Parking Ratio Standards
- Conceptual Land Use Plan
- Conceptual Open Space and Connectivity Plan
- Conceptual Circulation Plan
- Architectural Design Guidelines



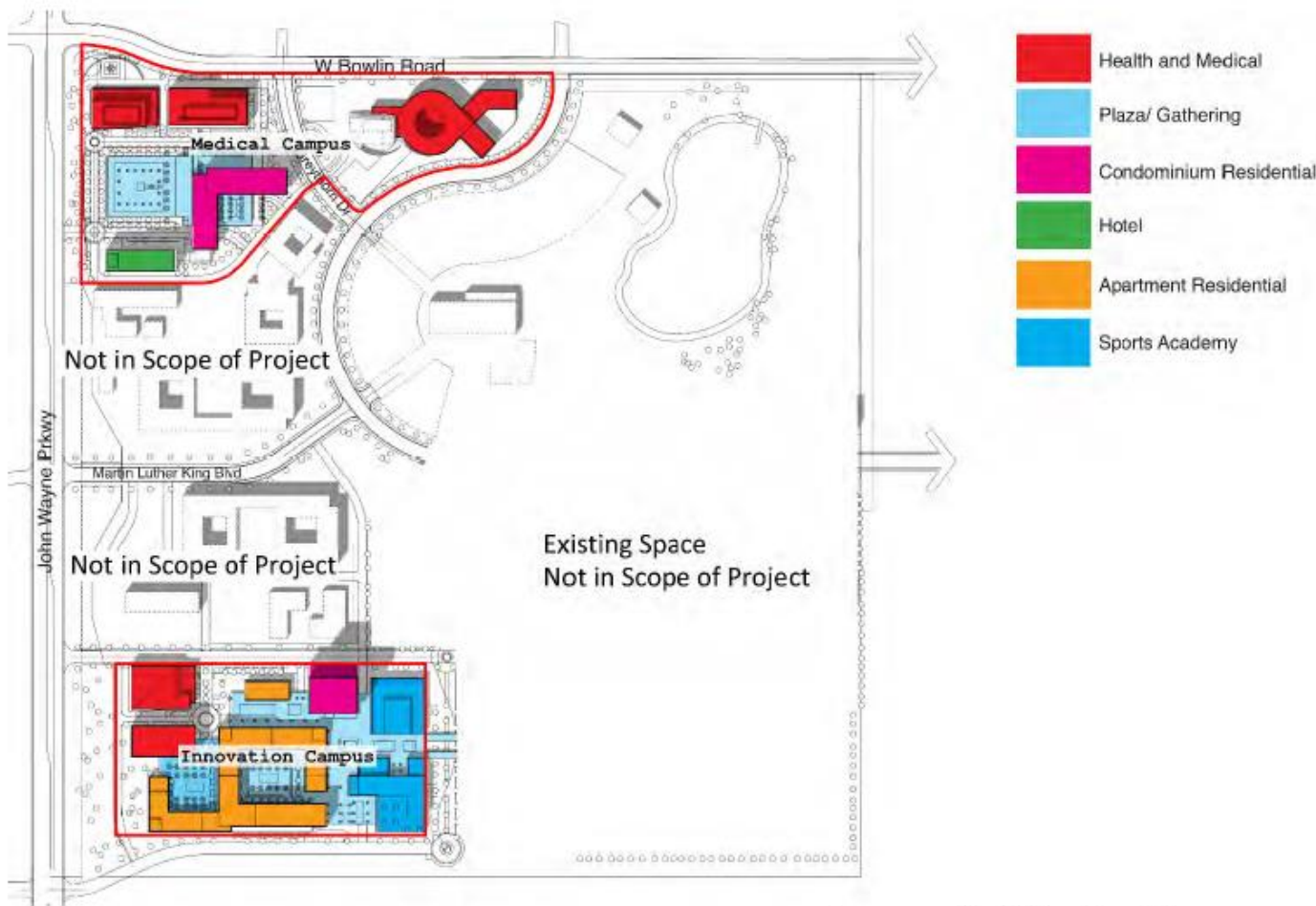
PAD Land Use Plan



D3 PAD Proposed Land Use Plan



Conceptual Site Plan



Proposed Building Use Diagram



PAD Land Use Rendering



D3 Medical Campus East Elevation Perspective



Public Participation

- The applicant followed requirements as set forth in the City's Zoning Code for Public Hearing, Sec. 18.140.060.
 - Advertisement of the Public Hearing meeting was published in the Maricopa Monitor and Casa Grande Dispatch.
 - Notification letters were sent out to all property owners within 600 feet of the subject property and a meeting sign advertising the Public Hearing meeting was posted on the properties.
 - At the time that the report was written, staff has not received any formal comments regarding the request.
 - Meeting neighborhood meeting minutes can be found on 32-33 of Exhibit D



General Plan Conformity

- General Plan Goal F4.2: PLAN AND FACILITATE A JOINT PUBLIC-PRIVATE VENTURE TO DEVELOP THE COPPER SKY COMMERCIAL SITE.
- General Plan Goal B1.3: ENCOURAGE MIXED-USE DEVELOPMENT.
- General Plan Goal H2.D.5: ENCOURAGE THE DEVELOPMENT OF AN ARRAY OF HEALTHCARE FACILITIES.
- General Plan Goal H2 H1: ESTABLISH MARICOPA AS A “TOP TIER” SMART CITY.
- General Plan Goal F2.1 RECRUIT HIGH PERFORMING AND HIGH-QUALITY COMPANIES THAT MATCH THE LABOR PROFILE IN THE COMMUNITY AND/OR COMPLEMENT EXISTING INDUSTRIES.



Required Findings

- As required by Sec. 18.180.040 of the City's Zoning Code, the Planning & Zoning Commission shall make the following findings in their recommendation to the City Council:
 - The amendment is consistent with the General Plan, Subdivision Ordinance and any applicable master plans of the city
 - The site is physically suitable for the type and intensity of the land use being proposed
 - Adequate transportation facilities
 - Development carries out a more efficient use of the land and an excellence of architecture and site design

*****Refer to staff report p. 6 for staff's findings*****



Recommendation

- Staff recommends approval of **PAD case # PAD22-03**, subject to the conditions of approval stated in this staff report, and as amended by the Planning and Zoning Commission.



Questions?