



39700 W. Civic Center Plaza
 Maricopa, AZ 85138
 Ph: 520.568.9098
 Fx: 520.568.9120
 www.maricopa-az.gov

STAFF REPORT

Case Number: DRP22-19

To: Planning and Zoning Commission
 Through: Rick Williams, Planning and Zoning Manager
 From: Byron Easton, Senior Planner; Alexander Bosworth, Assistant Planner
 Meeting Date: December 12, 2022

REQUESTS

Development Review Permit (DRP) 22-19 District 3 at Copper Sky: A request by S3 BioTech LLC for a proposed Medical and Innovation Campus containing a hospital building, medical office building, a 136-unit multi-family residential complex, and a hotel building. The property is generally located at the southeast corner of N. John Wayne Pkwy and W. Bowlin Rd. **DISCUSSION AND ACTION.**

APPLICANT/PROPERTY OWNER

| | |
|--|--|
| Applicant: S3 BioTech LLC 7014 E. Camelback Rd., Suite B 100A-59 Scottsdale, AZ, 85251 | Owner: City of Maricopa 39700 W. Civic Center Plaza Maricopa, AZ, 85138 |
|--|--|

COUNCIL PRIORITIES CONSIDERED

- Quality of Life
- Economic Sustainability
- Managing the Future
- Public Safety

PROJECT DATA

| | |
|---------------------------------|---|
| Site Gross Acres | 9.43 +/- acres |
| Parcel # | 510-12-014D, 510-12-014E, 512-35-4190 |
| Site Address | N/A |
| Existing Site Use | Vacant |
| Proposed Site Uses | Hospital, Office, High Density Residential, Hotel |
| Existing General Plan, Land Use | Mixed Use |
| Existing Zoning | PAD (Planned Area Development) |
| Overlay Zoning | None |
| Proposed Building Height | 99'-0" |
| Maximum Allowed Building Height | 150'-0" |
| Proposed Density | 14.42 dwelling units per acre |

HISTORY SUMMARY

- 1999 – Rezone from General Rural (GR) zoning district to Planned Area Development (PAD), Pinal County case # PZ-014-099 and PZ-PD-014-099.

- 2011 – Rezone from Planned Area Development (PAD) to Transitional (TR), City of Maricopa case # ZON11-02.
- 2019 – Rezone from Transitional (TR) zoning district to Mixed Use General (MU-G), City of Maricopa case # ZON19-02.
- 2022 – Rezone from Mixed Use General (MU-G) zoning district to Planned Area Development (PAD), City of Maricopa case # PAD22-03.

SURROUNDING ZONING/LAND USE

| Direction | General Plan Land Use | Existing Zoning | Existing Use |
|-----------|----------------------------|---|---------------------------|
| North | Medium Density Residential | CB-1 Local Business, CR-3 Single Family Residential | Desert Cedars, Commercial |
| East | Employment | TR Transitional | Copper Sky |
| South | Mixed Use | MU-G Mixed Use, PAD Planned Area Development | Vacant |
| West | Medium Density Residential | CR-3 Single Family Residential | Alterra |

ANALYSIS

The proposed project is situated on over 9 acres of currently vacant land, and contains multiple buildings, gathering areas, pedestrian walkways, and both surface and structured parking. The buildings on the north half of the site include a hospital building with an emergency room and rooftop helicopter pad and a medical office building. The southern half of the site will feature a multi-family residential building with both structured and underground parking underneath five (5) stories of residential units, and an 8-story “self-service” hotel featuring 138 rooms.

The hospital is an eighty (80) foot tall building with a helicopter pad and will provide 24/7 care with both standard and ICU beds. Additional hospital features include an operating room, a general procedure room, and MRI and CT machines. The third floor of the building will initially be unoccupied to accommodate for future expansion. The hospital will be connected to an elevated terrace on the second story that connects the family waiting room to the other buildings on the site. Additionally, the hospital will also be connected to the Medical Office Building via an enclosed skybridge on the third floor.

The Medical Office Building (MOB) is proposed to be sixty (60) feet tall and will include leasable space for various outpatient medical practices. The MOB building will be complimentary to the hospital building and will therefore provide direct above-grade walkway connections.

The multi-family residential building will provide luxury and market-rate apartments for residential use for physicians and/or medical care providers who wish to live on-site or are visiting from other regions. Some units will be available for non-medical personnel within the community. The 96-foot multi-family building is composed of approximately 140 units on levels 3-7, with levels 1-2 being composed of only structured parking, as well as an additional level of parking under grade (approximately 377 structured parking spaces in total). On the third story above grade, the multi-family complex features an indoor lounge, and an outdoor courtyard area for residents with a pool. This lounge area is adjacent to an elevated terrace walkway that connects to the other buildings on the site. An indoor fitness center is also featured on level 4 of the multi-family residential building. Some residential units on levels 3-7 will have balcony areas oriented toward this internal outdoor courtyard feature, while others will have balconies oriented toward the outside of the building.

The proposed hotel features 138 rooms of various sizes and amenities. The building will also feature a conference center, an outdoor pool and entertainment bar on the 2nd story deck, and a fitness room.

The rooftop amenity area will feature outdoor space for a large open area view deck, a drink bar, hot tubs, golf simulation, and opportunities for other activities. The building features a covered drop off area for vehicles and guests, and present on top of the covering above grade is an outdoor pool and hardscaped area for the hotel's guests.

The buildings have been designed to complement the area surrounding the Copper Sky Recreational Complex while also establishing their own unique character. All buildings contain greatly enhanced façades and four-sided architecture, wall undulation, and a variety of colors and materials that meet the PAD standards and exceed the standards set forth in the Zoning Code. While each building has a distinct use and unique architectural style, they are designed in a way to complement each other on the shared campus site.

The proposed project's multiple buildings are interconnected both at ground level and above grade. At grade, a network of pedestrian walkways and crosswalks connect all buildings at convenient points, with a pedestrian gathering area included with a centrally located fountain/water feature. A 3-story skybridge connects the hospital to the medical office building and a 2-story elevated terrace connects all buildings on the site.

Vehicular access is proposed from W. Bowlin Rd., N. Greythorn Rd., and N. John Wayne Parkway. At the southeast of the site the developer has provided an access point to connect to the approved Seasons at Copper Sky development. Parking for District 3 at Copper Sky will be provided with a mix of on-site surface parking, structured parking, and off-site parking. A total of 805 spaces are required for this development, which is being met by 206 surface parking spaces, 377 structured garage spaces, and 222 off-site spaces that will be shared with the existing parking area at the Copper Sky Recreation Complex. The applicant will be responsible for paving the existing outer ring of the Rec Complex parking area in exchange for the use of the lot to meet their parking needs.

Landscape Plans

- The landscape plan provided by the developer meets or exceeds the requirements set forth by the Zoning Code.
- The developer provided a landscape plan with this Development Review Permit, but the final plan will be finalized at the time of on-site improvement permit stage of the development process. This is a condition of approval for this request.

Transportation

- A Traffic Impact Analysis (TIA) was provided by the applicant and was reviewed by the Engineering Division.
- The report determined that the proposed roadway infrastructure surrounding the development has met all requirements set forth in the City Engineering Design Manual to provide access from John Wayne Parkway, Greythorn Dr and Bowlin Rd.
- As part of the offsite improvements, the development will build a dedicated turn lane eastbound on Bowlin Rd. A turn lane access southbound on John Wayne Parkway will be constructed to reduce left turns on Bowlin and SR347 intersection. Additionally, access from and to SR347 will be available from Martin Luther King Jr Blvd (MLK).
- A traffic signal has been designed for the intersection of MLK. The City of Maricopa will install the signal when warranted by other developments south of S3 Biotech.
- Cross access between S3 Biotech and future developments to the south will be provided.
- A deceleration lane northbound on SR347 will be built to access the development.
- Signalized intersections surrounding the development are expected to operate at acceptable levels of service at both AM and PM peak hours after implementation of retiming suggested by the traffic engineer. Other intersections serving the area have been analyzed and the impact generated by the development and overall growth is being analyzed by the City's Transportation Plan.

Grading and Drainage

- A preliminary Grading and Drainage plan was submitted and reviewed by the City's Engineering Division. The Engineering Reviewer determined the plans meet or exceed minimum required drainage standards within the City. The applicant shall submit final Grading and Drainage plans for review and approval by the City Engineering prior to construction.

Illumination

- The applicant has provided conceptual cut sheets of the light fixtures and photo-metric plans to meet standards set forth in the Zoning Code, Chapter 18.95.

Elevations

- Proposed architectural elevations are complimentary and exceed minimum standards set forth within the applicable PAD and the Zoning Code, Sec. 18.155.070 Development Review Permit criteria.
- The applicant has provided exceptional levels of building design, including variety in colors and materials, roofline movements, building and façade articulation, and enhanced finishes.

CITIZEN PARTICIPATION:

The applicant has properly notified the surrounding property owners of the proposed development as required per the City's Zoning Code. The applicant has done so by providing notification letters to all property owners within 600 feet of the subject area and public notice signs within the subject area. A timeline of citizen participation is shown below.

- November 21, 2022 - Notification Letters sent (600-foot radius)
- November 21, 2022 - Notification Sign posted
- December 12, 2022 - Planning & Zoning Commission

CRITERIA FOR APPROVAL

In accordance with Zoning Code Sec. 18.155.070 Required Findings, the decision making body shall evaluate the proposed development conform to the policies of the General Plan and any applicable regulations and standards within the Zoning Code, Subdivision Ordinance or any other policies, guidelines adopted or approved by the City Council, including the following criteria:

1. The overall design of the project, including its scale, massing, site plan, exterior design, and landscaping, will enhance the appearance and features of the project site and surrounding natural and built environment.

Staff Analysis: *The proposal conforms with the intent and design guidelines of the Copper Sky D3 PAD, providing adequate access throughout the site, varied architecture and massing and greatly enhances the overall attractiveness of the area.*

2. The project site plan is appropriate to the function of the project and will provide a suitable environment for occupants, visitors, and the general community.

Staff Analysis: *The proposal meets the intent of a development designed with adequate shared amenities, circulation, and parking to accommodate residents and guests.*

3. Project details, colors, materials, and landscaping, are consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

Staff Analysis: *The elevations and color combinations are well integrated and complementary of the surrounding area. This development will provide a varied visual array of landscaping, open space and architectural features.*

4. The project contributes to the creation of a visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building facades, rooflines, and building heights within a unifying context that promotes increased pedestrian activity and compatibility among neighboring land uses within the same or different Districts.

Staff Analysis: *The building design compliments the area surrounding the Copper Sky Recreational Complex and establishes a unique character within a major medical campus. All buildings exhibit enhanced façades and four-sided architecture, wall undulation, and a variety of colors and materials.*

PUBLIC COMMENT:

As of the writing of this report, no additional correspondence has been received by staff.

CONCLUSION:

Staff finds the submittal items of DRP22-19 District 3 at Copper Sky to be substantially compliant with Zoning Code, Sec. 18.155.070 Required findings.

Staff recommends **Approval of DRP22-19 District 3 at Copper Sky** subject to the following conditions:

1. Construction of the project shall be in conformance to the exhibits submitted with this Development Review Permit (DRP22-19) application for site plan, elevations, photometric and landscape plans, and as amended by the Planning and Zoning Commission.
2. In accordance to Chapter 18.155 of the City's adopted Zoning Code, the Development Review Permit shall expire if a building permit has not been issued within two years of the date of Planning and Zoning Commission approval. A one-time extension may be approved by the Planning and Zoning Commission, upon recommendation by the Zoning Administrator after a completed application and fee is submitted.
3. Future modifications of the existing plans, if any, shall be subject to set procedures within the City's Zoning Code and other adopted policy documents at the time of the request.
4. The Applicant shall enter into a shared parking agreement with the City of Maricopa prior to issuance of a Certificate of Occupancy.
5. All roof mounted mechanical equipment shall be completely screened from public view by the building/roof parapet wall. Any ground mounted equipment or building mechanical features shall be screened from public view and/or painted to match color scheme of the building. Roof access shall be from within the building.
6. Outdoor parking lot lighting/building wall mounted lights shall conform to the City lighting standards. Parking lot and pole-mounted security lighting shall not exceed the maximum mounting heights provided by the PAD.
7. On-site parking lighting fixtures shall conform with the site's approved PAD standards, and to the City of Maricopa's lighting standards set forth in the Zoning Code.

8. On-site garbage enclosures shall be designed to match the development and adjacent buildings in color and materials.
9. Parking lot landscape islands shall be installed at each end of a row of stalls and in between for a maximum of eight contiguous parking spaces.
10. Each landscape island shall contain a minimum of one (1) shade tree and three (3) shrubs.
11. Palo brea tree(s) along City right-of-way must be replaced by other tree types. Shall not be palo verde or mesquite.
12. All signage shall be approved under a separate permit and shall be in conformance with the site's approved PAD standards, and to the City of Maricopa's signage standards set forth in the Zoning Code.
13. Prior to issuance of Certificate of Occupancy, site inspections will be required and approved by relevant City Departments (Fire, Building Safety, Engineering and Planning).
14. As submitted, refuse areas shall be enclosed and shall correspond to the design and color palette of the development. Gates shall not open into vehicular drive aisles. Enclosure gates to be signed and clearly read, "DOOR MUST REMAIN CLOSED AT ALL TIMES."
15. Truck traffic and deliveries, refuse pick-up etc. shall be limited to hours of operation with least impacts to the adjacent residential properties and vehicular circulation of this development.
16. Landscape shrubs within sight visibility triangles shall not exceed a height of 24 inches.
17. Prior to beginning of site construction, or issuance of any building permit, a consent letter from the State Historic Preservation Office (SHPO) is obtained for archaeological and historical preservation information.
18. Human remains and artifacts have been found in the Maricopa area. "Public law 101-601, Native American Graves Protection and Repatriation Act" and "Public law 41-865 disturbing human remains or funerary objects; rules; violation; classification; definitions", A person can be guilty of a class 5 felony if he/she intentionally possess, sells or transfers any human remains or funerary objects that are excavated or removed. In the event that human remains and/or artifacts are discovered during construction, Ak-Chin has requested that the developers stop immediately and contact the Ak-Chin Cultural Resources Office before any further construction continues.
19. All public roadway and infrastructure improvements shall be in accordance with the current City of Maricopa standards and/or subsequent standards that are developed by the City, as approved by the City Engineer and installed by the developer.
20. Civil drawings shall be submitted to the City prior for review and approval prior to onsite and offsite construction.
21. Prior to issuance of the final Certificate of Occupancy, the applicant shall submit and secure all required applications, plans supporting documents submittals, approvals and permits from the applicable federal, state, county and any other agencies as applicable.
22. The development and operation of the proposed Facility shall be in accordance with all applicable Arizona Department of Environmental Quality (ADEQ) requirements, if applicable, and other regulatory agencies rules and regulations.
23. The applicant/property owner shall have met and complied with all applicable fire codes under the IFC 2018, including amendments, as well as related National Fire Protection

Agency (NFPA) guidelines, to the satisfaction of the Maricopa Fire Department.

24. The applicant shall submit landscape plans that complies with the City's applicable codes and standards.

ATTACHMENTS:

Exhibit A: Narrative

Exhibit B: Site Plan

Exhibit C: Landscape Plan

Exhibit D: Color Landscape Exhibit

Exhibit E: Photometric Plan

Exhibit F: Colored Elevations

-- End of staff report --