

A photograph of a modern city council building. The building features a light-colored brick facade and a series of tall, narrow windows with dark frames. A long, covered walkway with a metal grate roof extends along the side of the building. In the foreground, there is a landscaped area with gravel, small green shrubs, and several saguaro cacti. A white metal bike rack is visible near a set of stairs. The sky is blue with scattered white clouds. A semi-transparent white box with a dark blue border contains the text "City Council Meeting".

City Council Meeting

October 7, 2025

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

Copper Sky Medical Campus Planned Area Development PAD25-06

Presented by: Derek Scheerer

Site Information:

Applicant:

Jesse Slim, The B/R Companies

Location:

SEC N. John Wayne Pkwy. and
W. Bowlin Rd.

Project Area:

Approximately 9.33 +/- acres

Proposal:

A Planned Area Development
rezone for a medical campus.

Vicinity Map



Details of the Request:

Copper Sky Medical Campus:

- Proposed Medical Campus with:
 - 1-2 story 60,000 s/f ER Hospital
Or
 - 4-story 100,000 s/f ER Hospital
With
 - Min. 24 med-surgical inpatient beds
 - One (1) operating/procedural room
 - Emergency Department w/10 treatment bays
 - Diagnostic Imaging Services w/CT, MRI, and X-Ray
 - Helipad
 - Support Services inc. Pharmacy, Cath Lab, Laboratory, other ancillary services

Copper Sky Medical Campus



Details of the Request:

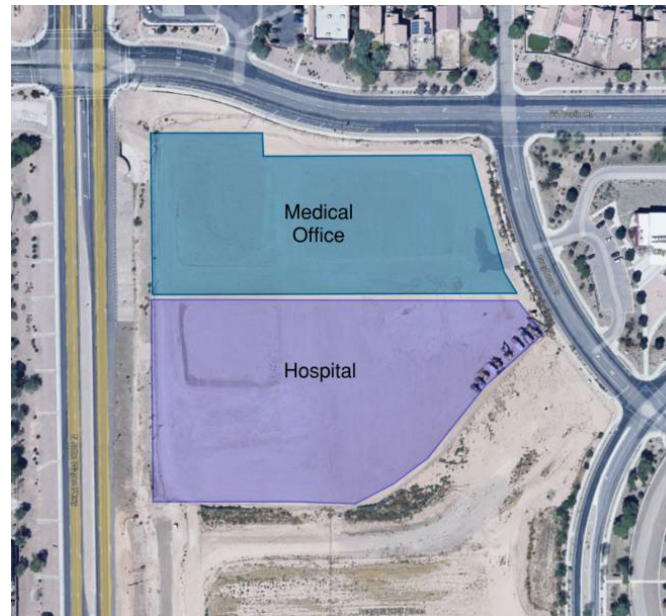
Copper Sky Medical Campus:

- Proposed Medical Campus with:

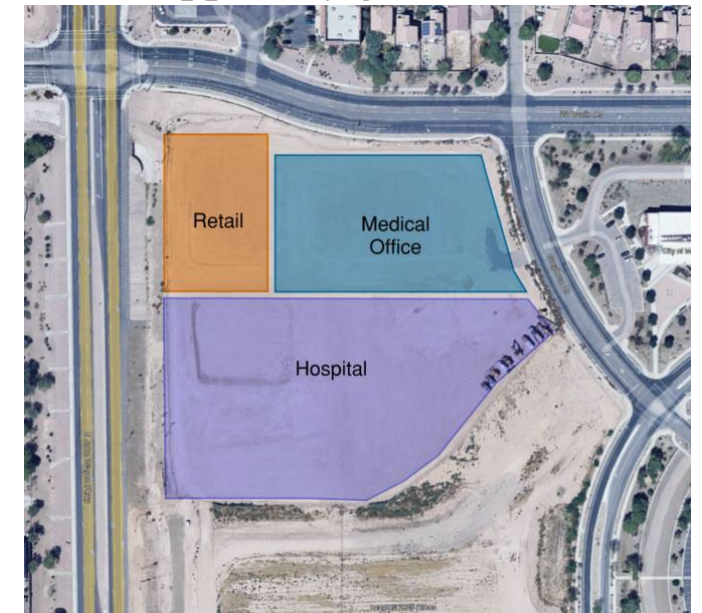
- Medical Offices Building One
 - Up to 3-story (50' max.) 30,000 – 80,000 s/f Medical Office Building
 - Outpatient services
 - Ambulatory Surgery Center



- Medical Office Building Two
 - Up to 2-story 40,000 s/f Medical Office Building
 - Outpatient services
 - Ambulatory Surgery Center



- Retail Building (optional)
 - 1-story 15,000 s/f retail building
 - Support services (food/ beverage/ general commercial) for staff, patients, visitor, Copper Sky guests



Copper Sky Medical Campus

Details of the Request:

Copper Sky Medical Campus:

- Proposed Medical Campus with:
 - Emergency only entrance on W. Bowlin Rd.
 - Primary entrance on N. Greythorn Dr.
 - Limited access on N. John Wayne Pkwy.
 - Vehicular and pedestrian cross connection with property directly south of site

Copper Sky Medical Campus



Staff Analysis:

Conformance with General Plan:

- The proposed development is consistent with the General Plan Future Land Use Map designation of the area.

Required Findings:

Staff has determined the proposal to be compliant with the city's development regulations for:

- Planned Area Development regulations
- Land Uses proposed
- Vehicular and Pedestrian Connectivity
- Parking requirements
- Open Space requirements

Public Outreach:

- August 15, 2025 – Notification letters sent to properties within 600'
- August 18, 2025 – Sign Posted on site
- August 30, 2025 – Newspaper legal notice published
- September 22, 2025 – Planning Commission meeting
- Staff has not received public comment on the proposal

Commission Recommendation:

- On September 22, 2025, the Planning and Zoning Commission recommended that the City Council **approve** Copper Sky Medical Campus PAD, **case # PAD25-06**, and **adopt Ordinance # ORD25-11**, subject to the conditions stated in the staff report, or as amended by the Planning and Zoning Commission.