

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Senior Planner

Through: Rick Williams, Planning and Zoning Manager

Date: April 14, 2025

RE: **DRP25-03: Maricopa Field House Copper Sky – Informational Report to the Planning and Zoning Commission**

The applicant has submitted a request for DRP approval for a proposed field house facility located at the southwest corner of W. Bowlin Rd. and N. Greythorn Dr. This item will be presented to the Planning and Zoning Commission as an informational item for the purpose of receiving input from the public and the Planning Commission. The proposal consists of the following:

1. An application by Regis Reed of City of Maricopa Capital Projects Department, to redevelop the existing Copper Sky Police Substation into a field house on an approximately 4.9 ac. site on APN # 510-12-014G. The site is located at the southwest corner of W. Bowlin Rd. and N. Greythorn Dr. The proposed field house will be
2. The development will consist of the following elements:
 - a. Renovation of the police substation into offices, bathrooms, storage, lobby and open flex areas.
 - b. Construction of an approximately 30,000 sq. ft. field house addition to the police substation.
 - c. Construction of approximately seventy-one (71) parking spaces.
3. The development as shown on Exhibit B – Site Plan will be developed in a single phase.
4. Access to the site will be via N. Greythorn Dr. and W. Martin Luther King Jr. Blvd.
5. The applicant has conducted all required public notification required by the city's Zoning Ordinance. Notification for this project included the following:
 - a. March 26, 2025 – Notices mailed to property owners within 600 feet of the site.
 - b. March 27, 2027 – Sign posting of the site.

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With this memo, you will find the attached exhibits further illustrating details of the proposal.

Exhibit A – Project Narrative

Exhibit B – Site Plan

Exhibit C – Floor Plan

Exhibit D – Color Elevations

Exhibit E – Color Landscape Plan

Exhibit F – Photometric Plan

