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STAFF REPORT

CASE # PAD25-06

To:	Honorable Mayor and City Council
Through:	Rodolfo Lopez, Development Services Director
From:	Derek Scheerer, Senior Planner
Meeting Date:	October 7, 2025

REQUEST

PUBLIC HEARING: PAD25-06: A request by B/R Companies, on behalf of property owner City of Maricopa, to amend the Zoning Map for approximately 9.33 +/- acres of land from existing D3 Copper Sky Planned Area Development to the Copper Sky Medical Campus Planned Area Development (PAD) District, for a proposed hospital and medical campus. The property is generally located at the southeast corner of N. John Wayne Pkwy and W. Bowlin Rd. **DISCUSSION AND ACTION.**

COUNCIL PRIORITIES CONSIDERED

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

APPLICANT

BR Companies
 2250 Linsay Way
 Glendora, CA 91740
 Attn: Jesse Slim
 Email: jslim@brco.com

PROPERTY OWNER

City of Maricopa
 39700 W. Civic Center Plaza
 Maricopa, AZ 85138

PROJECT DATA

- | | |
|---|--|
| <ul style="list-style-type: none"> • Site Acreage: • Parcel #'s: • Site Addresses: | 9.33 +/- Gross Acres
510-12-014N and 510-12014D
17825 N. John Wayne Pkwy, 17895 N. John Wayne Pkwy., 17975 N. John Wayne Pkwy., and 7965 N. John Wayne Pkwy. |
| <ul style="list-style-type: none"> • Existing Zoning: • Propose Zoning: • General Plan Land Use: | General Mixed Use (MU-G), Transitional (TR)
Planned Area Development (PAD)
Mixed Use |

HISTORY SUMMARY

- 1999 – Rezone from General Rural (GR) to Planned Area Development (PAD), Pinal County case # PZ-014-099 and PZ-PD-014-099.
- 2011 – Rezone from PAD to Transitional (TR), City of Maricopa case # ZON11-02.
- 2019 – Rezone from TR to Mixed Use General (MU-G), City of Maricopa case # ZON19-02.

- 2022 – Rezone from MU-G to Planned Area Development (PAD), City of Maricopa case # PAD22-03

SUBJECT SITE



SURROUNDING ZONING/LAND USES

Direction	Existing Zoning	Existing Use	General Plan
North	CR-3 PAD	Desert Cedars Subdivision	Medium Density Residential (MDR)
South	PAD	Copper Sky	Mixed Use (MU)
East	N/A	Copper Sky	Employment (E)
West	CR-3 PAD	Alterra Subdivision	Medium Density Residential (MDR)

ANALYSIS

The proposed PAD amendment will alter and reduce the previously approved S3 BioTech PAD (PAD22-03) from 28.3 acres down to 9.33 +/- acres. This reduction in area will provide a greater focus on medically associated land uses over the variety of medical, mixed-use, hotel and medical uses that were proposed under the previous PAD. This new PAD development will consist of medically oriented businesses that will include a hospital with surgery capabilities, medical offices and other ancillary type uses including a variety of out-patient services. Exhibit B: PAD Narrative and Booklet shows the conceptual locations for these uses. Land uses and development standards will be regulated by the Standards and Guidelines section of the Planned Area Development Narrative and Booklet (henceforth known as the “PAD”). The PAD district structure is flexible and will advance the City’s interests and allow the applicant to develop the property to the highest and best use. The development of this PAD enables the applicant to bring a vital and vibrant, pedestrian scaled development to the City of Maricopa. As it relates to regional contextualization and land use compatibility, the proposed medical uses generally conform to the City’s General Plan for Mixed Use, Public Institution, and Employment land use designations on and around the subject site. Further, existing uses and planned developments around the site, such as the City’s Copper Sky Regional Park, multi-generational center, a planned assisted living facility, and a conceptual proposed mixed-use development along W. Martin King Jr Blvd. will complement the proposed medical development.

The PAD proposes a single campus to be developed over three (3) future parcels within the PAD area. The campus will allow the potential development of a 60,000 – 100,000 square foot, minimum 24-bed hospital, 30,000 – 80,000 square feet of various medical office buildings and 15,000 – 40,000 square feet of additional medical office or retail space. Any retail component for the project will be developed to serve the needs of the medical campus with retail offerings that could include food and beverage service providers or other general commercial support for staff, patients, visitors, and/or the greater Copper Sky Regional Park community. Per the submitted narrative and proposed conceptual land use development plan, the development goal is to create a flexible medical center built around the idea of centralizing medical services within a small but expandable campus that will serve the medical needs for the City of Maricopa and its surrounding communities.

Per the PAD, the development intends to develop the site with the following:

Hospital

- Bed Count: Minimum of 24 licensed med-surg inpatient beds, of which at least four (4) will be universal beds equipped with higher acuity and ICU-level care specifications.
- Operating Suite: At least one (1) operating/procedural room, with associated pre-operative and recovery bays, and a sterile processing department.
- Emergency Department: At least ten (10) treatment bays, intake areas, and a helipad.
- Diagnostic Imaging Services: Standard hospital imaging services, including but not limited to CT, MRI, and X-ray.
- Support Services: Pharmacy, laboratory, materials management, dietary services, cath lab and other ancillary services required to be included in site plan for the acute care hospital.

Medical Office Building 1

- Ambulatory Surgery Center (ACS).
- Medical office space of 30,000 – 80,000 square feet.
- Building limited to 3-stories or 50 feet in height.

Medical Office Building 2 or Retail Building

- Single-story 15,000 square foot retail building, or;
- Two-story 40,000 square foot medical office building.

This PAD will also establish its own development standards such as land use permitted uses, setbacks, height restrictions, and parking requirements while deferring architectural and signage regulations to current City of Maricopa standards. The PAD also presents a general concept on how traffic circulation, open space and future pedestrian linkages will be provided throughout and external to the site. As each development application is submitted, this PAD document will be utilized as a guiding document to ensure the goals and vision of the PAD are adhered to.

As part of the PAD, the applicant is requesting several deviations from the existing PAD standards governing the site. These deviations include a reduction in the PAD area to that of the approx. 9.33 +/- acre area that is this request, a reduction in the maximum permissible height requirement, a reduction in the open space area requirement, and reductions in the required building setback requirements along interior property lines. The proposed deviations are as follows:

- Reduce maximum allowable height from 150 feet to 65 feet.
- Allow for single-story buildings.
- Reduce the open space requirement from 20% down to 10%.
- Allow for zero-foot building setbacks along internal property lines.

Flood Zone Analysis:

The site was previously located in FEMA Flood Zone AE. The Maricopa Flood Control District submitted a Conditional Letter of Map Revision (CLOMR) to remove properties in the Desert Cedars subdivision and the subject site from the floodplain. The CLOMR was approved by FEMA subject to

development of the site in accordance with the CLOMR which includes grading elevations for the property and other flood control mitigation devices to be constructed. Prior to the issuance of any improvement or building permit for the site, approval from external agencies such as Maricopa Flood Control District will be required.

Traffic Analysis:

A Traffic Impact Analysis (TIA) was not required and therefore not submitted as part of this application process. Under the previous PAD conducted in 2022 a TIA was submitted and approved by City Staff. This previous TIA is currently valid for the site. The proposed development changes in this PAD application are not significant enough to warrant an update the 2022 TIA. However, the developer will be held to the previous recommendations generated by the previous TIA and by the time of development of the site, a TIA refresh will be required to capture the ultimate development changes in respect to the current and future traffic conditions in and around the site.

Under the previous TIA assessment, the study considered several improvements to existing access points and a proposal for additional access point along N. John Wayne Pkwy. This traffic analysis and subsequent infrastructure improvements requested by the City, and proposed by the traffic engineer, will be held to at the development stage. These improvements include:

1. Deceleration lane with a right-in/right-out access on N. John Wayne Pkwy. approximately 650 feet south of the intersection of N. John Wayne Pkwy and W. Bowlin Rd.
2. Access point off of N. Bowlin Rd. with a deceleration lane.
3. Two new access points to the site located at approximately 225' and 400' south of Bowlin Rd. and Greythorn Dr. intersection.
4. Construction and striping of a crosswalk on N. Greythorn Dr.
5. The developer to contribute 25% minimum and 50% maximum of the cost estimate for a traffic signal, design, equipment purchase and installation at the N. John Wayne Pkwy. and W. Martin Luther King Jr Blvd intersection.
6. Potential adjustment in traffic light timing at the intersection of W. Bowlin Rd. and N. John Wayne Pkwy.
7. The intersection of W. Martin Luther King Jr. Blvd. and N. Greythorn Dr. will be analyzed to evaluate the performance and level of service of the current configuration with the additional traffic produced by this development and full buildout of the Copper Sky area.

CITIZEN PARTICIPATION

Prior to recommending approval of the rezoning, the applicant submitted a public participation plan to inform residents of the proposed PAD zoning change, as required per the city's Zoning Code. The Public Participation Plan included a neighborhood meeting, notification letters to all property owners within 600 feet of the subject area, public notice signs within the subject area, and legal notices in the local newspaper circulator. A timeline of the participation event is shown below (refer to **Exhibit E** for the **Citizen Participation Report**). The Citizen Participation Report also provides a summary of the neighborhood meeting, including all comments made by attendees.

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|---------------------|---|----------------------------------|
| • August 15, 2025 | - | Notification letters sent |
| • August 18, 2025 | - | Sign posted |
| • August 30, 2025 | - | Newspaper legal notice published |
| • September 4, 2025 | - | Neighborhood meeting held |

PUBLIC COMMENT

At the time that the report was written, staff has not received public comment in support or opposition to the request.

CONFORMANCE WITH THE GENERAL PLAN

The proposed PAD meets the goals, policies, and intent of the City's General Plan and demonstrates compatibility between the proposed new development and existing development by incorporating a compatible land use system that will help achieve the City's goal of expanding medical services available to the community. Below are several goals that the proposed development is meeting.

- General Plan Goal F4.2: Plan and facilitate a joint public-private venture to develop the copper sky commercial site.
- General Plan Goal H2.D.5: Encourage the development of an array of healthcare facilities.
- General Plan Goal H2.D.6: Stimulate the expansion of variety of healthcare services.
- 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.

FINDINGS

As required by Sec. 18.175.040 of the City's Zoning Code, the Planning & Zoning Commission made the following findings in their recommendation to the City Council:

1. The proposed development is consistent with the General Plan, the Subdivision Ordinance, and any applicable specific plan or master plan, including the density and intensity limitations that apply;

Staff Analysis: *Approval of the proposed rezone will advance the goals and objectives of the General Plan and is consistent with the policies of the General Plan and any other applicable plan and/or policies that the City has adopted as noted in the application materials.*

2. The subject site is physically suitable for the type and intensity of the land use being proposed;

Staff Analysis: *The proposed PAD area will be required to be developed and designed to be in compliance with applicable City Codes and design standards and the PAD.*

3. Adequate transportation facilities and public services exist or will be provided in accordance with the conditions of PAD plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

Staff Analysis: *After the proposed rezone, the development proposal for the site will mitigate potential vehicular and pedestrian traffic conflicts that would impact public health, safety, and welfare. A Final Traffic Impact Analysis will be completed as a required part of any future development application processes (Platting or Development Review Permit) and will dictate the current and future conditions of the site and advise on any means or methods to mitigate any possible adverse effects or changes in the traffic level of service conditions resulting from development of the site as proposed.*

4. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area;

Staff Analysis: *The proposed PAD will be compatible with the existing planned land uses within the surrounding area; the use itself will complement the neighborhood area that has already been established and further advances goals and objective of the city's General Plan for a village type development pattern.*

5. The development complies with applicable adopted design guidelines; and the proposed development carries out the intent of the Planned Area Development provisions by providing a more efficient use of the land and an excellence of architecture and site design greater than that which could be achieved through the application of the base district regulations.

***Staff Analysis:** The proposed PAD is planned to have exceptional architectural and design elements that is not typically found in by-right development or by conventual standards.*

CONCLUSION

On September 22, 2025, the Planning and Zoning Commission recommended approval of case **PAD25-06 Copper Sky Medical Campus**, subject to the conditions of approval stated in this staff report (see **Exhibit A**), and as amended by the Planning and Zoning Commission.

ATTACHMENTS

Exhibit A to the Ordinance: PAD25-06 Legal Description

Exhibit B to the Ordinance: PAD25-06 Conditions of Approval

Exhibit C: PAD25-06 Narrative and Booklet

Exhibit D: Zoning Maps

Exhibit E: Citizen Participation Report

-- End of staff report --