



# City Council

## September 20, 2022

### PAD22-03 District 3 at Copper Sky

Development Services

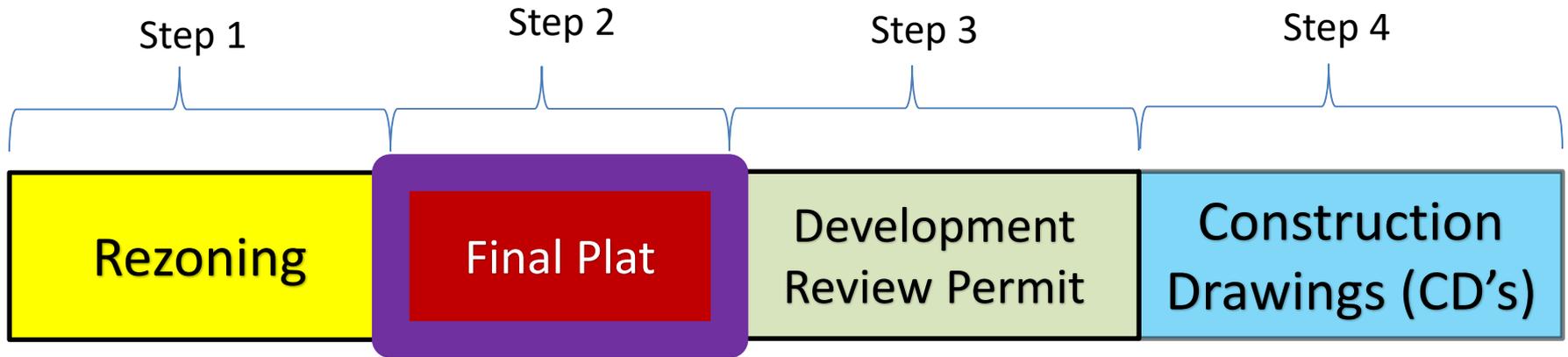


# Request

- 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.

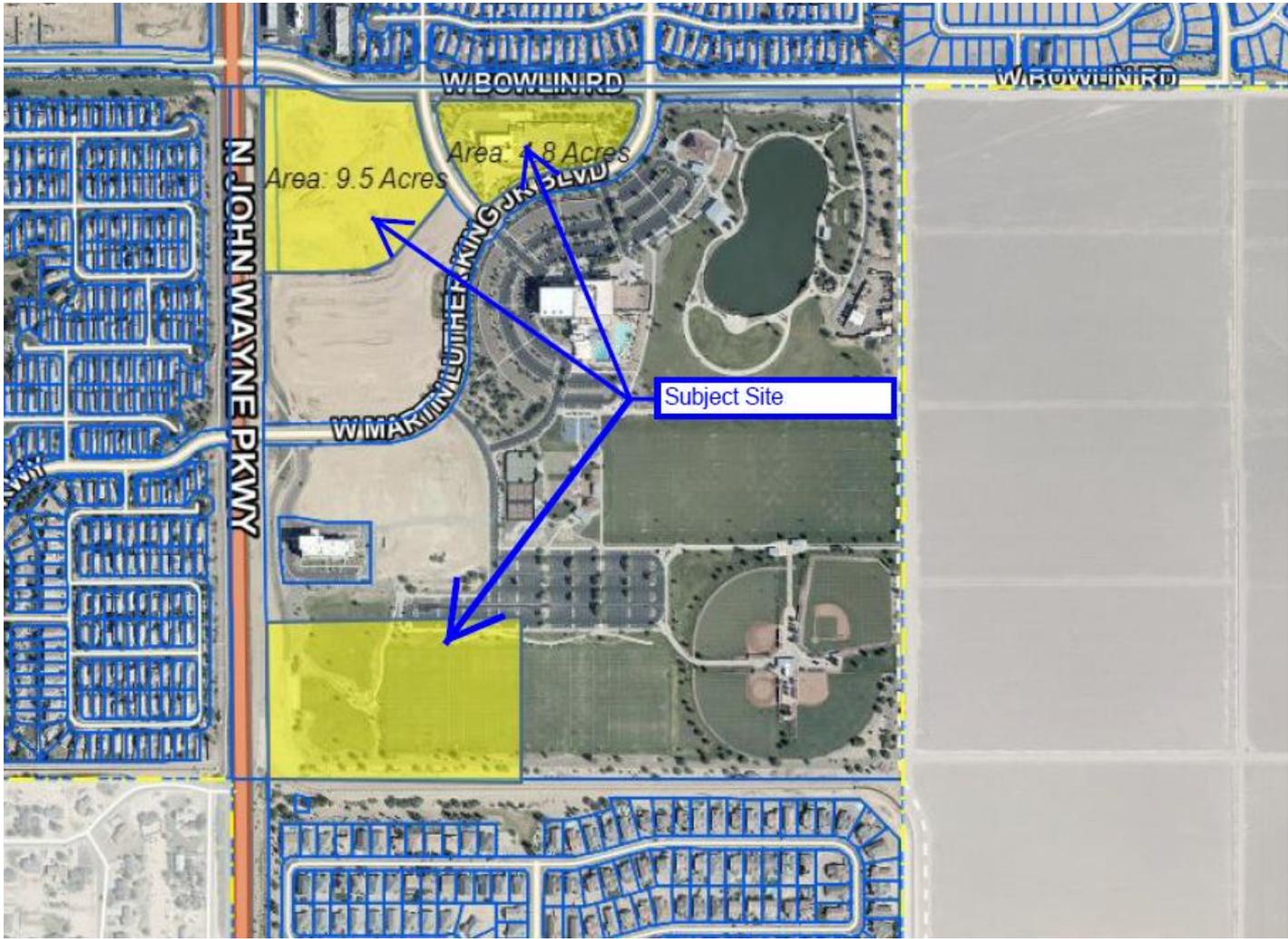


# Development Process





# Site Location





# Existing & Proposed Zoning

CITY OF MARICOPA  
Pursuing Progress - Preserving Future

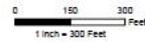
PAD22-03 Proposed



Information shown on this map is for general reference and should be verified using recorded documents. It should not be used to replace a site survey.



8/18/2022  
8.5" x 11"  
H:\Projects\Development Services\2022\PAD22-03 District 3\pad2203.aprx





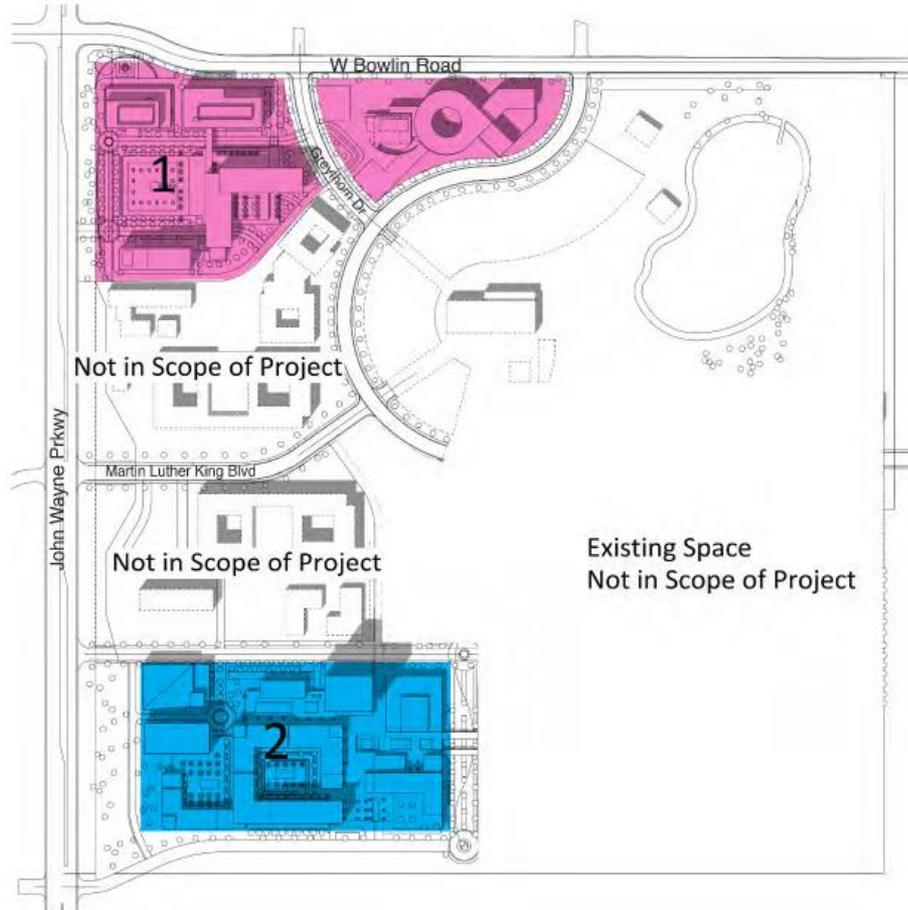
# PAD Request

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



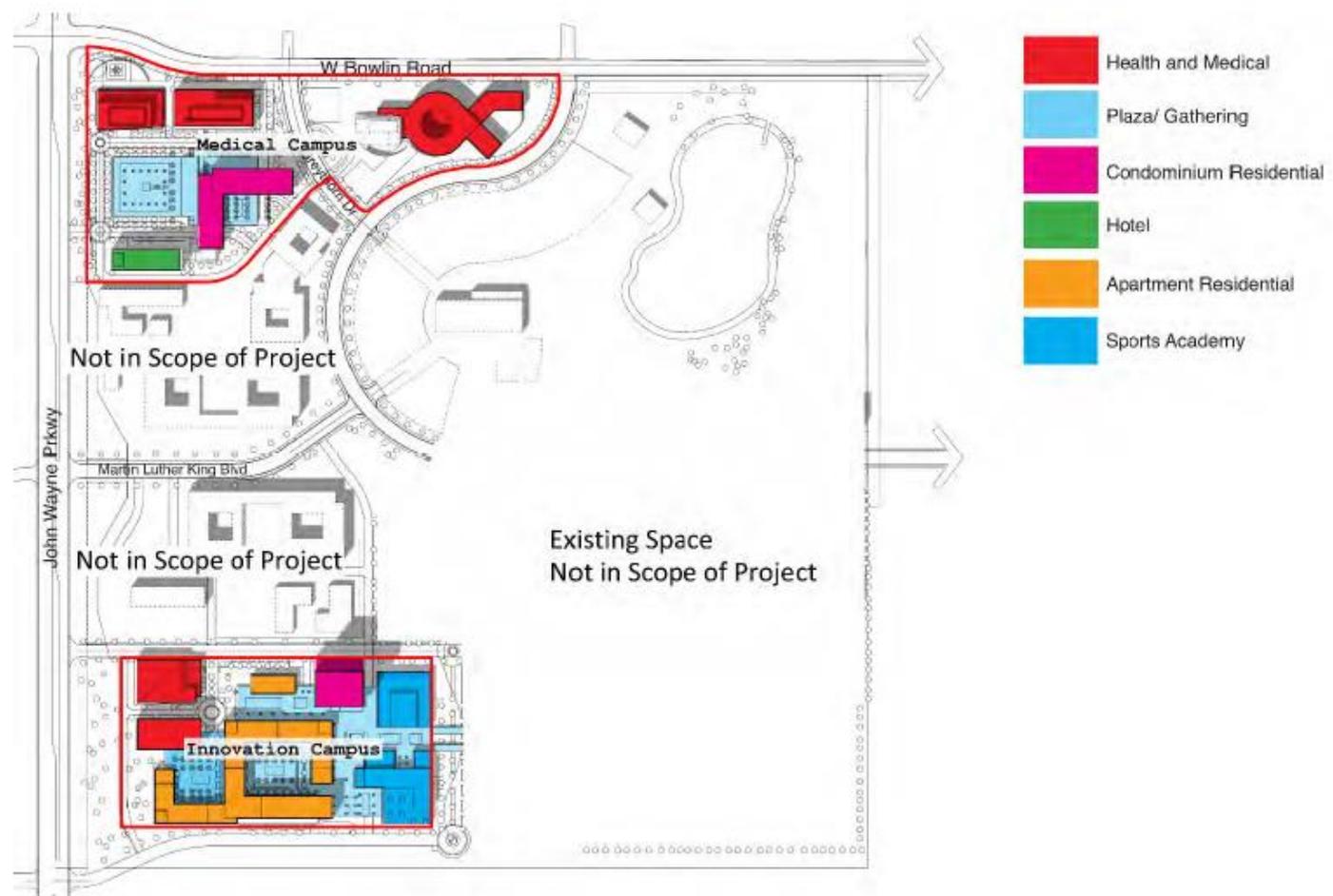
# PAD Land Use Plan



*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?