

MEMO

Planning and Zoning Division

To: Planning & Zoning Commission

From: Derek Scheerer, Planner II

Through: Rick Williams, Planning and Zoning Manager

Date: April 10, 2023

RE: **DRP23-02 Civic Center Park – Informational Report to the Planning and Zoning Commission**

The proposed Major Development Review Permit request DRP23-02 Civic Center Park has been submitted for review by the Planning and Zoning Commission. The proposal consists of the following:

1. An application by the City of Maricopa to develop a new City Park on an approximately 55-acre portion of parcel 502-02-012M, located east of the northeast corner of W. Bowlin Rd. and N. White and Parker Rd., east of City Hall.
2. The proposed development will be a phased development consisting of two (2) phases. The initial phase of development is being presented at this time and is further illustrated in the attached exhibits.
3. The initial phase of development will consist of the construction of the following elements:
 - a. Three (3) softball fields and one (1) baseball field with associated fencing, lighting, scoreboards, dugouts, and spectator bleachers;
 - b. Concession stand and bathroom building;
 - c. Two (2) parking lot areas consisting of 331 parking spaces;
 - d. Turfed open play and retention area with 10' wide concrete multi-use path;
 - e. Associated paved walkways and plaza area between ballfields;
 - f. An approximately 2-acre lake for field irrigation;
 - g. New unnamed street connecting W. Bowlin Rd., future Civic Center Plaza extension, the site, and future Lococo St. extension.
4. The second phase of development will include the southern portion of the site (excluding the lake) as shown in the submitted Site Plan exhibit. A timeline of when construction will occur is not available at this time.

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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 – Landscape and Hardscape Plans

Exhibit D – Renderings and Elevations

Exhibit E – Photometric Plan

