



Town of Florence

Community Development Department

To: Interested Parties

Subject: Major Amendment to the Town of Florence 2020 General Plan

Date: May 27, 2020

In accordance with Arizona Revised Statutes, a Major General Plan Amendment (MGPA) package is being submitted to you at least sixty days in advance of the notice for the Planning and Zoning Commission and the Town Council hearings that will be held regarding these requests. Provided herein is a copy of the MGPA application to amend the Town of Florence 2020 General Plan.

In this year's MGPA cycle, the Town will be processing one 350-acre applicant-initiated request. Application (PZ-20-21) seeks to amend the Town's 2020 General Plan Land Use Plan in order to locate a "350 acres in the greater Phoenix Metropolitan Area in the Town of Florence in the County of Pinal" to allow for an active "sports and eSports venue providing a world-class training and academic educational destination for aspiring athletes active in major sports including baseball, softball, soccer, lacrosse, basketball, volleyball, tennis, pickleball, football, track and field, and field hockey. A state-of-the-art eSports Venue will also be part of the facility. Additionally, the applicant plans to include a fully equipped medical and rehabilitation facility operated by leading sports medicine and rehabilitation personnel available to address the needs of the athletes, both short and long term. In addition to being the lynchpin in the success of athletes of all kinds, the complex will be a cornerstone for the sports community." The entire narrative and proposed site plan that accompanies this application is attached for your review.

Two Planning and Zoning Commission public hearings will be held to promote public participation. The first meeting will be held at Town of Florence Community Center. The second meeting will be held in the Town Hall Council Chambers. Both meetings will be held at 6:00 pm unless otherwise noticed. The Planning and Zoning Commission will submit recommendations on this case to the Town Council, which is tentatively scheduled to act on these cases on October 5, 2020. For additional information on the annual MGPA cycle or this application, please contact the Town of Florence Community Development Department at (520) 868-7575. Your comments are welcomed and encouraged.

Tentative Public Hearing Dates:

Town of Florence Planning and Zoning Commission:

*August 20 and **September 3, 2020

Mayor and Town Council:

**October 5, 2020 (Tentative – the Town Council will not make a formal action until after annexation of the subject properties is completed)

*Town of Florence Community Center, 778 North Main Street, Florence, AZ 85132

**Town of Florence Town Hall Council Chambers – 775 N. Main Street, Florence, AZ 85132

Please check with the Town to verify public hearing dates, times and locations.

If you have any questions, please contact:

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Community Development Department
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Florence, AZ 85132

(520) 868-7575

GRINDERS SPORTS COMPLEX / PROJECT RATTLER **NARRATIVE STATEMENT / PROJECT JUSTIFICATION**

EXECUTIVE SUMMARY OF THE PROJECT:

Grinders Sports Group, Inc. (“Grinders”, the “Complex” and the “Company”) will be the first Southwest USA sports and eSports venue providing a world-class training and academic educational destination for aspiring athletes active in major sports including baseball, softball, soccer, lacrosse, basketball, volleyball, tennis, pickleball, football, track and field, and field hockey. A state-of-the-art eSports Venue will also be part of the facility. Additionally, the Company plans to include a fully equipped medical and rehabilitation facility operated by leading sports medicine and rehabilitation personnel available to address the needs of the athletes, both short and long term. In addition to being the lynchpin in the success of athletes of all kinds, the Complex will be a cornerstone for the sports community.

Located on 350 acres in the greater Phoenix Metropolitan Area, in the Town of Florence in the County of Pinal, Grinders plan to bring together top professional sports figures, coaches and academic educators in a new state-of-the-art facility designed to provide a catalyst and mind-body inspiration motivating athletes to become Olympians and professional athletes. The Grinders professional team, combined with the Complex’s spectacular facilities, will provide the impetus for these future athletes to create their own legacy of excellence on the field and in their lives. The proposed location for this facility is exceptional because of its proximity to several major highways and international airports.

The plans for the Complex include the following facilities:

- Fifteen Collegiate/Professional Sized Baseball Fields with fixed seating
- One Collegiate/Professional Sized Baseball Stadium (up to 5,000 seats)
- Fifteen Softball/Youth Baseball Sized Fields with fixed seating
- One Softball/Youth Baseball Sized Stadium (up to 1,500 seats)
- MLB style walk-out dugouts
- Twenty Collegiate Sized Soccer/Multi-Use Fields with fixed seating
- One Collegiate Sized Soccer/Multi-Use Stadium with Competition Track (up to 5,000 seats)
- Ten tennis courts and a stadium
- Pickleball facilities
- Approx. 180,000 sf Field House to include:
 - Twelve Collegiate Size Basketball courts - Each transformable into two (2) Volleyball courts
 - One Collegiate Size “Stadium Court” for Basketball and Volleyball
 - Fitness Center for Athletic Performance as well as Adult Fitness
 - Ten tennis courts and stadium
 - Cheerleading

- Pickleball facility
 - Food Court and Restaurants
 - Executive offices and suites
 - eSports Arena
 - Rehabilitation Center/ Physical Therapy Center
- Team/Player Housing
- Satellite College Campus
- Charter School Campus
- Family Entertainment Center:
 - Miniature Golf Courses
 - E-Sports Venue
 - Bowling Alley
 - Movie Theatre
 - Go Cart Tracks
 - Race Car Simulators
 - Sports Simulators
 - Paint Ball Venues
 - Beach Volleyball Area
- Hospitality Area:
 - Hotels
 - Restaurants
 - Office Space
 - Retail Space
- Residential Element
 - Student Housing
- Police Sub-Station in collaboration with the Town and County
- Firehouse in collaboration with the Town and County
- Water Facility in collaboration with the Town and County
- Sewage Treatment Facility in collaboration with the Town& County

A narrative is required for Town evaluation of all proposed General Plan Amendments. At a minimum, the narrative must address the following questions:

1. Why is the current land use/circulation classification not suitable?

The current General Plan Land Use/Circulation classification is for a mix of Low-Medium Density Residential, Commercial and Office, which is incompatible with the commercial and residential mixed-use development proposed by this project. Specifically, the current classification would not allow for the development of the Grinders Sports Complex and all related facilities such as hotels, restaurants, movie theaters, and other consumer establishments.

2. Does the proposal conform with land use goals? Will the proposed change in land use or circulation do the following:

- a. Support the goals and policies of the General Plan;
- b. Conform to the proposed range of land uses, densities, and intensity of uses, hierarchy of transportation systems; and
- c. Avoid creation of isolated uses that will cause incompatible community form and a burden on services and circulation systems?

The proposal conforms with land use goals of the Town of Florence and County of Pinal to develop much-needed infrastructure and public recreational space to serve the greater community. This development would enhance the water, waste, energy, commercial, and recreational infrastructure of the community. The proposed land uses are not incompatible with the community and will only serve to augment existing services while creating new services in areas of need. On the contrary, the proposed changes to land use will support the demographics of the area and the goals of the town and county in developing infrastructure and amenities to support the demand for amenities.

3. What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?

The development is supported by access via public highways and other major access points such as international airports. The site has access to high quality water sources and existing drainage infrastructure. The site is within the service area for SRP and a nearby SRP substation will minimize the distance for electrical infrastructure.

Currently there is insufficient water and waste infrastructure to support the proposed development. We address this issue in detail in Question 4. We will participate with the Town of Florence to expand water, waste, and energy infrastructure capacity, which will also have the added benefit of serving nearby areas and reduce the strain on their current infrastructure.

4. What is the ability and capacity of the water and sewer system to accommodate development that may occur as a result of the General Plan Amendment without system extensions or improvements?

The development will require both water and sewer system extensions and improvements. New capacity will have to be developed for both water and sewer. We will work with the town to improve the existing water wells and make them suitable for the development.

We will work closely with staff members from the Town of Florence and County of Pinal on the feasibility of these improvements and as to what actions would be required to achieve these goals. We will incorporate all advice and counsel into the planned development such that the capacity and quality of the systems, in addition to fully satisfying the needs of the project, the water and waste improvements can support existing and future development in the area.

This will have the effect of relieving demand on existing infrastructure and enable future development to incorporate the new infrastructure, increasing the economic viability of future projects, thereby making the infrastructure into a net-positive contribution over time.

Grinders is committed to working with the town and county to build out this water, waste, and energy infrastructure.

5. What is the ability of existing police and fire department personnel to provide adequate emergency services according to acceptable response standards set by the community?

Grinders has held preliminary discussions with the town and county to discuss the demand the demand for police and fire services that will be created by the new development. We are committed to work with the town and county to work together to develop and construct a fire station and police substation. While it is reasonable to expect that the development itself will create demand for fire and police services, the construction of new facilities with the input of the respective departments will augment the capabilities of the departments and reduce the existing strain on demand for police and fire services to the community, rendering the impact of the project on such services as a net-zero or net-positive.

6. What is the ability of the proposed public and private open space, recreation, schools, and library facilities to meet the projected demand of future development without reducing services below community standards?

The Grinders Sports Complex will greatly enhance the State of Arizona, County of Pinal and the Town of Florence with its various entertainment, sports, recreation, hospitality and professional services. The facility will help to eliminate the shortage of outdoor and indoor sports/recreation venues for the local community, schools, the town and county. The outdoor fields will create open space areas for recreational activities and provide health and fitness programs for the citizens.

The local school districts will reap the benefits of high-quality sports and recreation facilities. In addition to the health and fitness aspects of the complex, the proposed Health and Rehabilitation services will provide immediate medical services to meet the needs of not only the athletes but also to the citizens of Florence and Pinal County.

In summary, the current community services are inadequate to meet the current demand. The development will greatly increase the town and county's ability to meet current and future demand for recreational facilities for children and adults as well as provide medical services to the area.

7. What is the proposed fiscal impact of future development based on evaluation of projected revenues and the additional cost of providing public facilities and

services to accommodate projected increases or decreases in population and development that could occur as a result of the General Plan Amendment?

The Grinders Sports Complex will have a positive and healthy economic impact on the State of Arizona, County of Pinal and the Town of Florence with the programs and events scheduled for the venue. The economic development will grow substantially in the first five years of its existence as the project establishes itself as a world-class facility. These events and programs will provide a destination location for players, and families to travel to from the entire country.

The project is primarily a commercial development though it will incorporate some residential units.

The development will offset the following negative impacts on:

- a) Schools by lowering the net housing rooftop count, reducing the residential population of the area, and building new school facilities as part of the development.
- b) Traffic by building out additional roadways and expanding capacity to lessen the impact on current streets.
- c) Safety by constructing a new fire station and police substation and lessening demand for services. A recreational complex has different needs than residential units.
- d) Energy by incorporating the use of solar panels.
- e) Air quality by incorporating large-scale green landscaping including natural grass and tree planting.

The development will also create the following positive impacts:

- a) Creating a high volume of sales tax revenue from multiple diversified revenue streams (e.g. hotels, a family entertainment district, sports and entertainment events at large venues, school facilities, and a medical facility) that will provide for economic stimulus and growth.
- b) Creating jobs in the hospitality, construction, service, and professional industries.
- c) Accentuate the town and county's master plans for existing parks and trails (e.g. Active Transportation General Plan) by adding new hiking trails and bike-friendly transportation infrastructure.
- d) Satisfy pent-up demand for recreational facilities.
- e) Drive tourism and outside investment to the area, benefiting businesses downstream from the development (e.g. gas stations, restaurants, grocers, other small businesses.)

In essence, Grinders will be a "One Stop Shop" satisfying the community's demand for amenities while also serving as an economic growth engine for the entire area. The project fits into the master plan with growth and development of infrastructure in the area as well as the residential growth. The fiscal impact will also include the direct creation of over 2,000 jobs for the area, as well as countless new opportunities that will flock to the

region and area as a result of the continuous traffic flood to the area driven by the sports complex.

8. How will the proposed amendment affect the ability of the community to sustain the physical and cultural resources, including air quality, water quality, energy, natural and human-made resources necessary to meet the demands of present and future residents?

The Grinders Sports Complex will increase the need in the local area for growth with streets and highways to handle the demand of attending events at the complex. The added visitor traffic will catalyze the local economy and encourage countless large, chain, and new businesses to invest in the community to meet the expanding demand. These new businesses will fill and expand the needs of the current and future residents for essential needs such as housing, grocery and essential shopping, and new schools to meet the increasing population.

Grinders Sports Group has already made a point of emphasis to include a CO2 impact analysis as a part of the full traffic study that is to be completed. Air quality is a vital reason so many residents have chosen to settle here in Arizona and why so many other continue to migrate into our communities year after year. To address the CO2 impact, Grinders will plant a large number of long-life trees and natural grass among other green landscaping within and around the athletic facilities of the property and golf course. This will create an aesthetically pleasing impact on the skyline for our neighbors and ensure the complex has a net positive emissions impact to our valuable air quality.

The complex has also addressed the demand for water and sewage with retention ponds and an on-site water treatment plant in addition to utilizing existing infrastructure serving the current site. The development will also expand infrastructure to meet current and future demand.

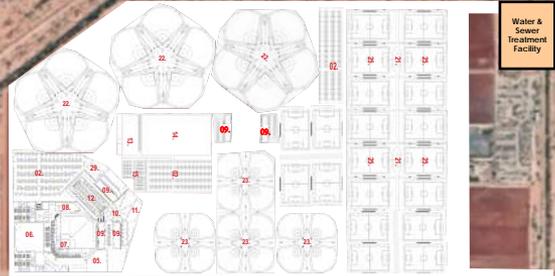
Grinders will incorporate solar panels to supplement energy generation. The facilities will utilize quality-controlled lighting to minimize bleeding of ambient light and maintain the atmosphere of Arizona nights. The complex will be serviced by electric vehicles where possible, including for public transit.

The facilities will incorporate green building and recycling programs to increase sustainability of the construction and lessen the impact on the environment.

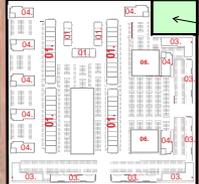
9. What changes, if any, in Federal or State laws or policies substantiate the proposed amendment?

Current plans such as the Active Transportation General Plan recently passed by the Town of Florence Council substantiate the proposed amendment in that the project will accentuate and accelerate the goals of the plans to develop recreational public space, create economic growth and jobs, and maintain the natural and human resources of the area

Water & Sewer Treatment Facility



Judd Rd.



Police/Fire

College Campus K-12 Academy

- LEGEND**
- 01. Retail Pad Site
 - 02. Surface Parking
 - 03. Hotel Pad Site (120 Keys)
 - 04. Restaurant Pad Site (8,000 SF Ea.)
 - 05. Indoor Batting/Infield Skin
 - 06. Indoor Basketball (10 Courts)
 - 07. Main Stadium (2,800 Seats)
 - 08. Administration Building (20,000 SF Floor Plates)
 - 09. Dormitory Building (135 Keys Ea.)
 - 10. Pedestrian Quad/Fountain
 - 11. Recreation Hall
 - 12. Turf Agility Field
 - 13. Olympic Pool/Diving Building
 - 14. Indoor 400M Track Building
 - 15. Outdoor Tennis Courts
 - 16. Water Retention Basins
 - 17. Five Pack (400' CF)
 - 18. Four Pack (400' CF)
 - 19. FUNGO Field
 - 20. Single Field (400' CF)
 - 21. Soccer Scouting/Restroom/Concession/Storage
 - 22. Five Pack
 - 23. Four Pack
 - 24. Four Pack (Pony Fields)
 - 25. Soccer Fields
 - 26. Bus Parking
 - 27. Pedestrian Bridge
 - 28. Maintenance Building & Umpire Lockers
 - 29. Golf Cart Rental/Storage

GRINDERS SPORTS COMPLEX

SITE PLAN

