

Notice of Public Hearing

PLANNING COMMISSION DATE:
TOWN COUNCIL DATE:

Wednesday, June 4, 2014* TIME: 6:00 PM
Thursday, June 26, 2014* TIME: 7:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers
50 E. Civic Center Drive

*** Call Planning Department to verify date and time: (480) 503-6700**

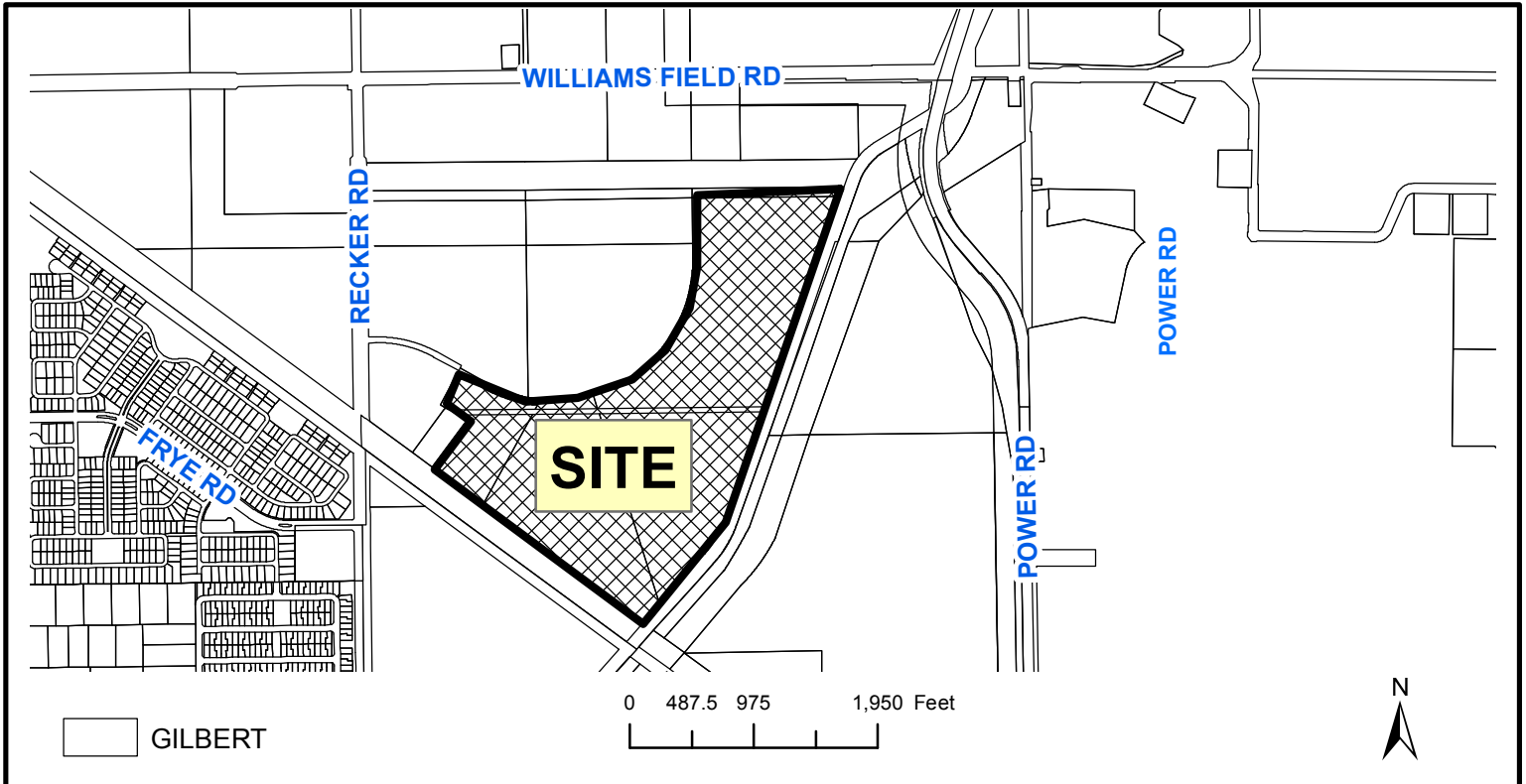
REQUESTED ACTION:

GP14-06: Parcels 10 & 17 of Cooley Station: Request for Minor General Plan Amendment to change the land use classifications of approximately 114.74 acres of real property generally located southeast of the southeast corner of Recker and Williams Field Roads from 8.47 acres of Residential >8-14 DU/AC, and 106.27 acres of Residential >5-8 DU/AC land use classifications to 112.74 acres of Residential >3.5-5 DU/AC land use classification and 2.04 acres of Neighborhood Commercial (NC) land use classification, as shown on the exhibit which is available for viewing in the Planning and Development Services Office. The effect of this amendment will be to change the plan of development for the property to allow a decrease in density.

Z14-11: Parcels 10 & 17 of Cooley Station: Request to amend Ordinances No.1900, 2179, 2195, 2304, 2413, 2425, 2443, 2473 and 2485 and rezone approximately 114.74 acres of real property within the Cooley Station Planned Area Development (PAD) and generally located southeast of Recker and Williams Field Roads from approximately 114.74 acres of Single Family - Detached (SF-D), with a Planned Area Development overlay zoning district to approximately 112.7 acres of Single Family - Detached (SF-D) and 2.04 acres of Neighborhood Commercial (NC) zoning districts, all with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Cooley Station Planned Area Development (PAD) as follows: Amend the Development Standard for Parcels 10 & 17 to increase lot sizes, increase front, side and rear setbacks, decrease height and to allow for two story homes adjacent to multi-family and non-residential zoning districts. The effect of the rezoning will be to decrease density by providing for larger lots with increased setbacks.

* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m.

SITE LOCATION:



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