

9

# Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: JORDAN FELD, AICP, SENIOR PLANNER

(480) 503-6748, JORDAN.FELD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** AUGUST 6, 2014

SUBJECT: S14-07 CITY GATE, REQUEST TO APPROVE THE PRELIMINARY

PLAT AND OPEN SPACE PLAN FOR 20 COMMERCIAL LOTS ON APPROXIMATELY 61 ACRES OF REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF HIGLEY ROAD AND BASELINE ROAD IN THE REGIONAL COMMERCIAL (RC) ZONING DISTRICT.

**STRATEGIC INITIATIVE:** Community Livability

Allow for the development of a new commercial subdivision to support planned employment and commercial uses in the Baseline Medical Growth Area.

#### **RECOMMENDED MOTION**

MOVE TO CONTINUE S14-07 TO SEPTEMBER 3, 2014.

### APPLICANT/OWNER

Applicant Bowman Consulting Owner Woodbury Corporation

Name Troy Peterson Land Richards

**Address** 1295 W Washington **Address** 2733 Parleys Way, Suite 300

Tempe, AZ 85281 Salt Lake City, UT 84109

**Phone** 480-629-8830 **Phone** 480-206-4645

**Email** tpeterson@bowmanconsulting.com **Email** lrlandmark@gmail.com

#### **BACKGROUND/DISCUSSION**

Date	Description
May 2, 2009	Town Council approved Annexation No. A09-1, Ordinance No. 2230.
September 5, 2013	Town Council approved Resolution No. 3189; establishing a development agreement for reimbursement of public roadway improvements.
February 13, 2014	Town Council approved Z13-39, Ordinance No. 2475; rezoning the property to Regional Commercial (RC) zoning district.

#### Overview

City Gate is a proposed 20-lot commercial subdivision (preliminary plat and open space plan) located at the southeast corner of Higley Road and Baseline Road. The site is within the Town of Gilbert General Plan Baseline Medical Growth Area and is zoned Regional Commercial (RC). The site has double arterial frontage on its north and west sides, and abuts planned and existing single family residential on its south and east sides, respectively.

#### **Continuance**

The applicant's traffic study indicates additional analysis is necessary to fully understand long-term circulation impacts both internal to the project as well as those impacts on the public ROW serving the development. Once a full traffic impact analysis is prepared and approved by Town Engineering, staff will provide a project recommendation.

## PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

No public comment has been received regarding the preliminary plat.

#### **PROPOSITION 207**

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

# STAFF RECOMMENDATION

Move to continue S14-07.

Respectfully submitted,

Jordan Feld, AICP Senior Planner

# **Attachments:**

Attachment 1 Notice of Public Hearing

S14-07

Attachment 1: Notice of Public Hearing August 6, 2014

Notice of Public Hearing

**PLANNING COMMISSION DATE:** 

Wednesday, August 6, 2014\* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center, Council Chambers

50 E. Civic Center Drive

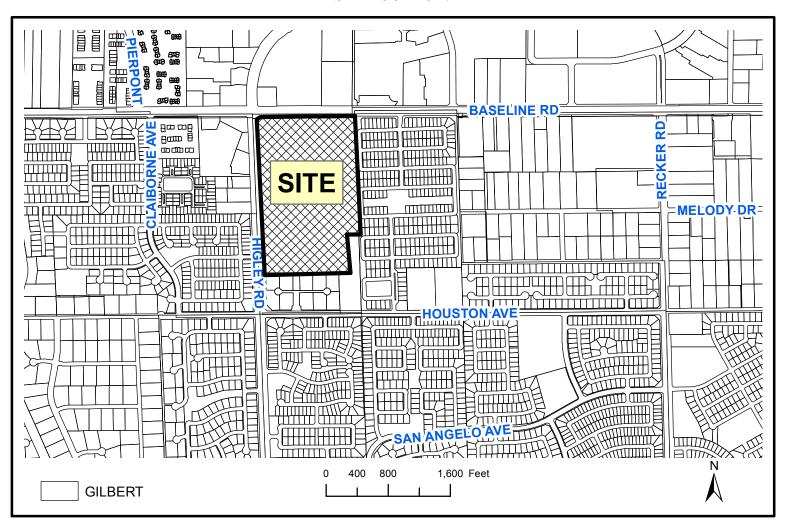
\* Call Planning Department to verify date and time: (480) 503-6700

# **REQUESTED ACTION:**

S14-07: Request to approve Preliminary Plat and Streetscape Plan for Woodbury Corporation, for 20 commercial lots on approximately 61.34 acres of real property located at 5150 E. Baseline Road in the Regional Commercial (RC) zoning district.

\* The application is available for public review at the Town of Gilbert Development Services division Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available the Monday prior to the meeting at http://www.gilbertaz.gov/departments/development-services/planning-development/planning-commission

#### **SITE LOCATION:**



APPLICANT: Bowman Consulting

**CONTACT:** Troy Peterson

ADDRESS: 1295 W. Washington St. #108

Tempe, AZ 85281

TELEPHONE: (480) 629-8830

E-MAIL: tpeterson@bowmanconsulting.com