

Redevelopment Commission

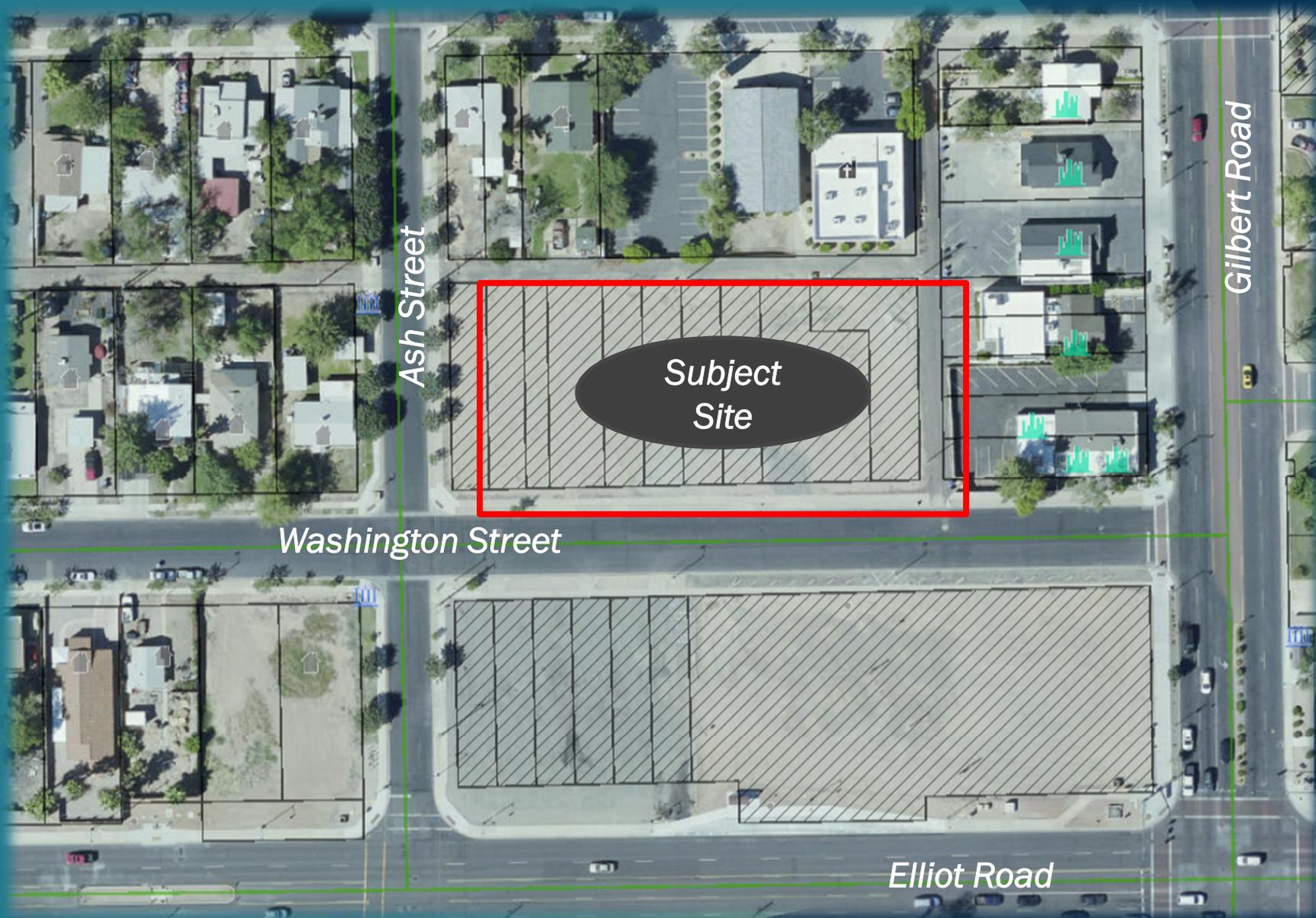
Neighborhood Meeting

Lacy Tract Minor General Plan Amendment and Zone Change Applications

September 26, 2017

Gilbert Olgin
Planner II





Ash Street

Gilbert Road

Subject Site

Washington Street

Elliot Road

Lacy Tract (Town of Gilbert)

- Lot size:
0.87 Acres
- Location:
Located at the Northeast Corner of Washington avenue and Ash Road

Discussion

- Amend the General Plan from *Residential > 5-8 Du/Acre* to *Village Center (VC)* Land Use Classification.
- Rezone from *Single Family Residential – 6 (SF-6)* to *Heritage Village Center (HVC)* Zoning District.

Overview

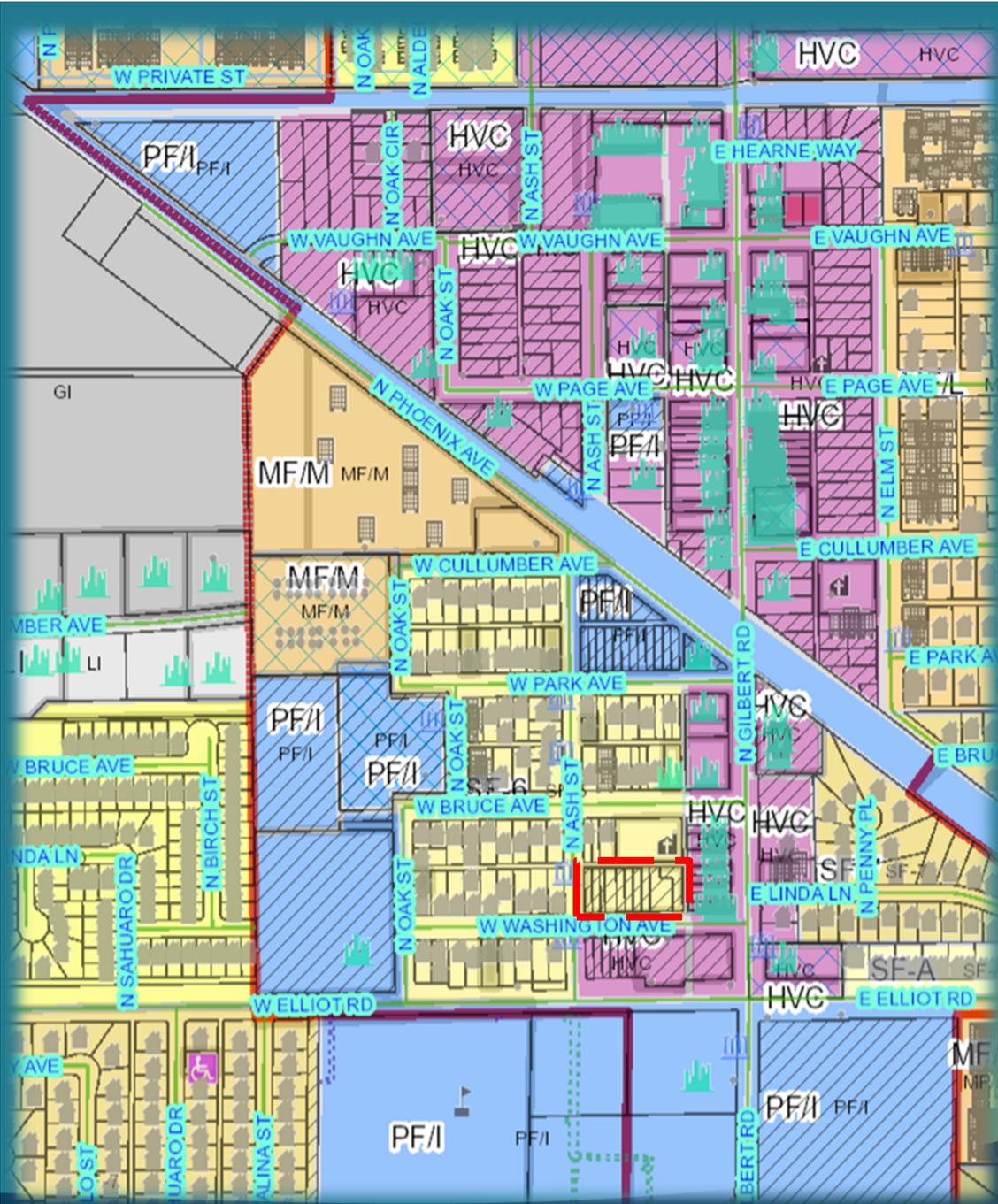
Project Goal:

Tie together approximately 0.87 acres with the adjacent 1.29 acres (town-owned property), via the potential abandonment of Washington Avenue to would allow for one parcel that could obtain optimum development opportunities.

Ultimately, the rezoning will improve the economic strength of the District through a finished project that will act as a gateway to the Heritage District for visitors and residents entering the District from the south.

Heritage District General Plan Land Use Classifications

- Village Center (VC)
- Residential R>5-8
- Public Facilities/
Institutional PF/I

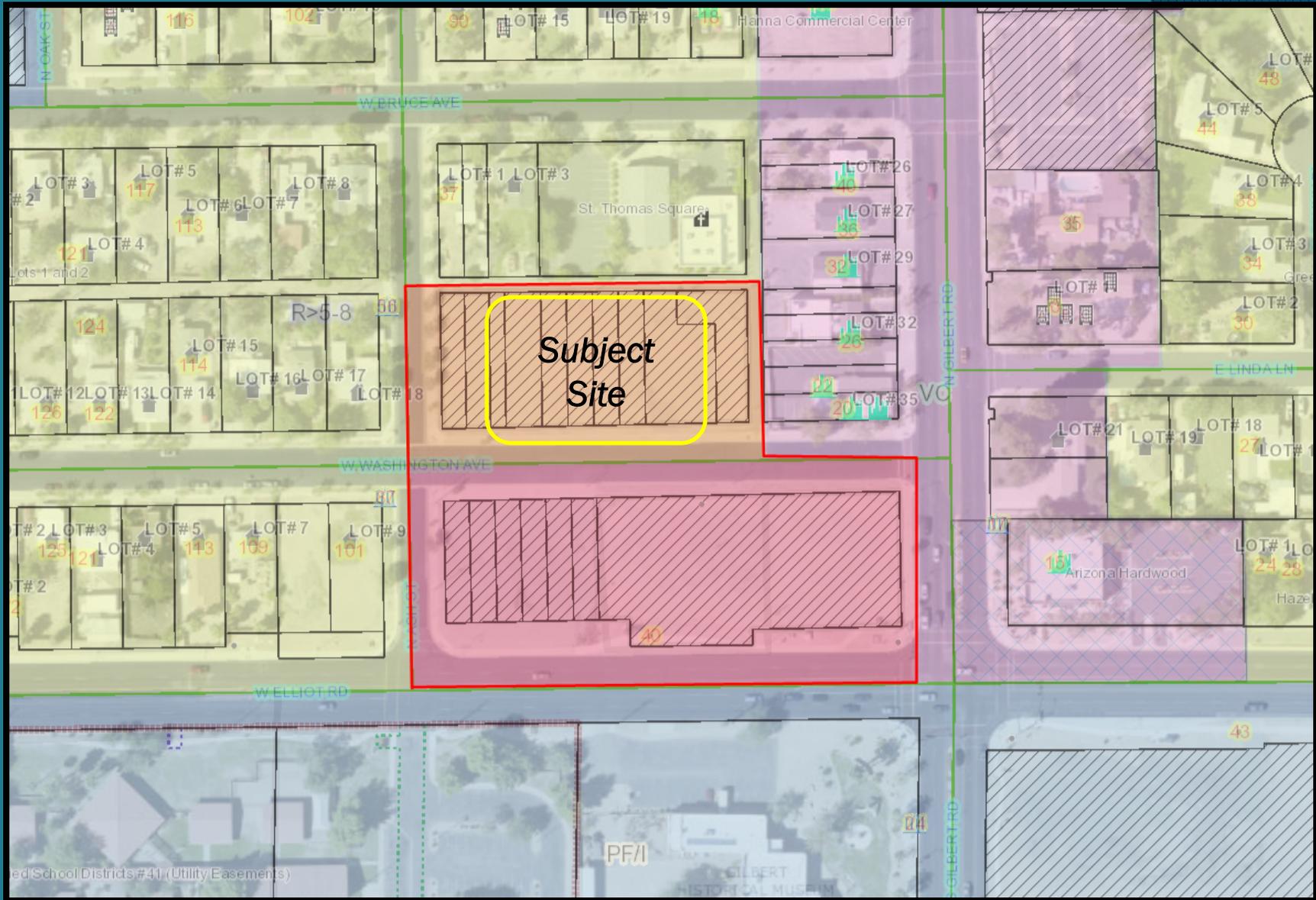




Opportunity

TO ALLOW THE NEIGHBORHOOD TO DEVELOP LOT BY LOT LIKE THE DOWNTOWN HAS DEVELOPED.

PROMOTE A NEIGHBORHOOD THAT IS KNOWN FOR BEING DIFFERENT AND APPEALS TO THOSE THAT WANT TO LIVE IN A WALKABLE NEIGHBORHOOD WITHOUT LEAVING THE COMMUNITY THEY LOVE.



Next Steps

- ⦿ PC Study Session (10/4/17)
- ⦿ RDC Study Session (10/18/17)
- ⦿ PC, RDC and Town Council Public Hearings