

## Planning Commission Study Session

**TO:** PLANNING COMMISSION

**FROM:** GILBERT OLGIN, PLANNER II *GO*  
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**THROUGH:** CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*  
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**MEETING DATE:** OCTOBER 4, 2017

**SUBJECT:** A. GP17-1010, LACY TRACT: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 0.87 ACRES OF REAL PROPERTY GENERALLY LOCATED AT THE NORTHEAST CORNER OF WASHINGTON AVENUE AND ASH ROAD FROM RESIDENTIAL > 5-8 DU/ACRE TO VILLAGE CENTER (VC) LAND USE CLASSIFICATION.

B. Z17-1018, LACY TRACT: REQUEST TO REZONE APPROXIMATELY 0.87 ACRES OF REAL PROPERTY, GENERALLY LOCATED AT THE NORTHEAST CORNER OF WASHINGTON AVENUE AND ASH ROAD FROM APPROXIMATELY 0.87 ACRES OF SINGLE FAMILY RESIDENTIAL - 6 (SF-6) ZONING DISTRICT TO APPROXIMATELY 0.87 ACRES OF HERITAGE VILLAGE CENTER (HVC) ZONING DISTRICT.

**STRATEGIC INITIATIVE:** Economic Development

The applicant (Town of Gilbert) proposes an infill use on the vacant parcels, which will attract active uses that will enhance the pedestrian ambiance of the downtown.

### RECOMMENDED MOTION

- A. No motion requested, and
- B. No motion requested.

**APPLICANT/OWNER**

Company: Town of Gilbert  
 Name: Linda Edwards  
 Address: 90 E. Civic Center Drive  
 Gilbert, AZ 85296  
 Phone: 480-503-6750  
 Email: Linda.Edwards@gilbertaz.gov

**BACKGROUND/DISCUSSION**

**History**

<b>Date</b>	<b>Description</b>
<i>July 10, 2001</i>	The Town Council adopted Resolution No. 2268 approving GP01-6, amending the Land Use Classifications for the Heritage District Redevelopment Plan.
<i>March 23, 2010</i>	The Town Council approved case Z08-28 (Ordinance No. 2281) to adopt the Heritage District Design Guidelines.

**Overview**

The Town has envisioned the Heritage Village Center (HVC) zoning district as an area to foster and support small-scale, pedestrian-oriented mixed-use development that is consistent with the Heritage District Redevelopment Plan and General Plan. The primary goal for “Town Owned” property is to continue the strategic redevelopment of parcels in conjunction with the HVC zoning district. In discussions with local and national developers, tying together the approximately 0.87 acres with the adjacent 1.29 acres (town-owned property), via the potential abandonment of Washington Avenue, would allow for one parcel that could obtain optimum development opportunities.

The intent of the applicant (Town of Gilbert) is to successfully rezone the subject property.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 5-8 DU/Acre	Single Family-6 (SF-6)	Church and Residential Homes
South	Village Center (VC)	Heritage Village Center (HVC)	Vacant Land
East	Village Center (VC)	Heritage Village Center (HVC)	Retail Businesses
West	Residential > 5-8 DU/Acre	Single Family-6 (SF-6)	Residential Homes
Site	Residential > 5-8 DU/Acre	Single Family-6 (SF-6)	Vacant Land

## **General Plan**

The subject property is located within the Heritage District Character Area of the General Plan. More specifically, the site is located at the northeast corner of Washington Avenue and Ash Road, and consists of approximately 0.87 acres. Staff notes with a successful minor General Plan amendment, this site offers opportunity for the reworking of significant properties that will have a positive impact on the adjacent residential and commercial sectors. By maintaining appropriate uses, design and architecture in the District, the area will remain the community's link between the past and future.

Chapter Ten of the General Plan discusses the Goals and Policies for the Heritage District Character Area, which includes:

- Promote quality urban design with emphasis on small town historical character.
- Improve the economic viability of downtown.
- Promote reinvestment and attract new development.
- Improve pedestrian and vehicular circulation to ensure a pedestrian friendly and safe environment.
- Promote downtown as the symbolic and cultural center of the Community.

Existing Land Use Classification:

*Single Family > 5-8 DU/Acre classification designates areas for higher density detached and attached residential uses.*

Proposed Land Use Classification:

*The Village Center (VC) classification designates areas for classical mixed-use, pedestrian-oriented core activities which consist of retail shops, restaurants, offices, lodging, entertainment, public plazas and very high density residential units. Village Center offers the opportunity for diverse patronage served by all modes of transportation. The pedestrian oriented core will initially be served by shared parking lots and ultimately by shared parking structures. Residential uses within the Village Center area will range up to 50 DU/Acre, often with commercial or office uses on the ground floor.*

The requested minor General Plan amendment from Residential > 5-8 DU/Acre to Heritage Village is consistent with the Town of Gilbert General Plan and is supported by the following specific policies:

- Policy 5.3 Locate commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets.
- Policy 6.1 Provide incentives for new development and redevelopment projects in the Heritage District.
- Policy 6.2 Provide a mix of land uses within each growth area including varied housing types and densities, employment opportunities and access to retail and commercial centers.

## **Rezoning**

The applicant (Town of Gilbert) has requested a rezoning of approximately 0.87 acres from Single Family-6 (SF-6) zoning district to the Heritage Village Center (HVC) zoning district and

this request is to potentially increase the mixed use/commercial acreage that currently exists to the south of the subject site. Zoning on these Town owned parcels (Lacy Tract) currently is Single Family-6 (SF-6) while the zoning immediately south is Heritage Village Center (HVC).

As previously noted, the subject site has been envisioned to be incorporated into a larger Town owned property. Within the HVC Zoning District use categories, many potential uses would be applicable to the site. The following list contains uses that are allowed via the Heritage Village Center (HVC) zoning district:

- Cultural institutions
- Business Center
- Place of Worship – Small Scale
- School – Small Scale
- Urgent Care Facility
- Medical Offices and Clinics
- Office – General
- Personal Services
- Bar/Night Club/Lounge/Dance Hall
- Brewery, Distillery or Winery
- Restaurant –Full Service
- Retail Sales – Small Scale

The Town envisions the entire parcel, through HVC Zoning, to be a mixed use project encompassing multifamily housing and retail. The proposed rezone will assist in attracting top developers, will bring people in order to stimulate office and retail growth in the Heritage District, will complement the identity of the downtown area, and 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.

#### **PUBLIC NOTIFICATION AND INPUT**

A neighborhood meeting was held on September 26, 2017 at the Town of Gilbert Civic Center.

#### **STAFF RECOMMENDATION**

- A. Staff requests Planning Commission input; and
- B. Staff requests Planning Commission input.

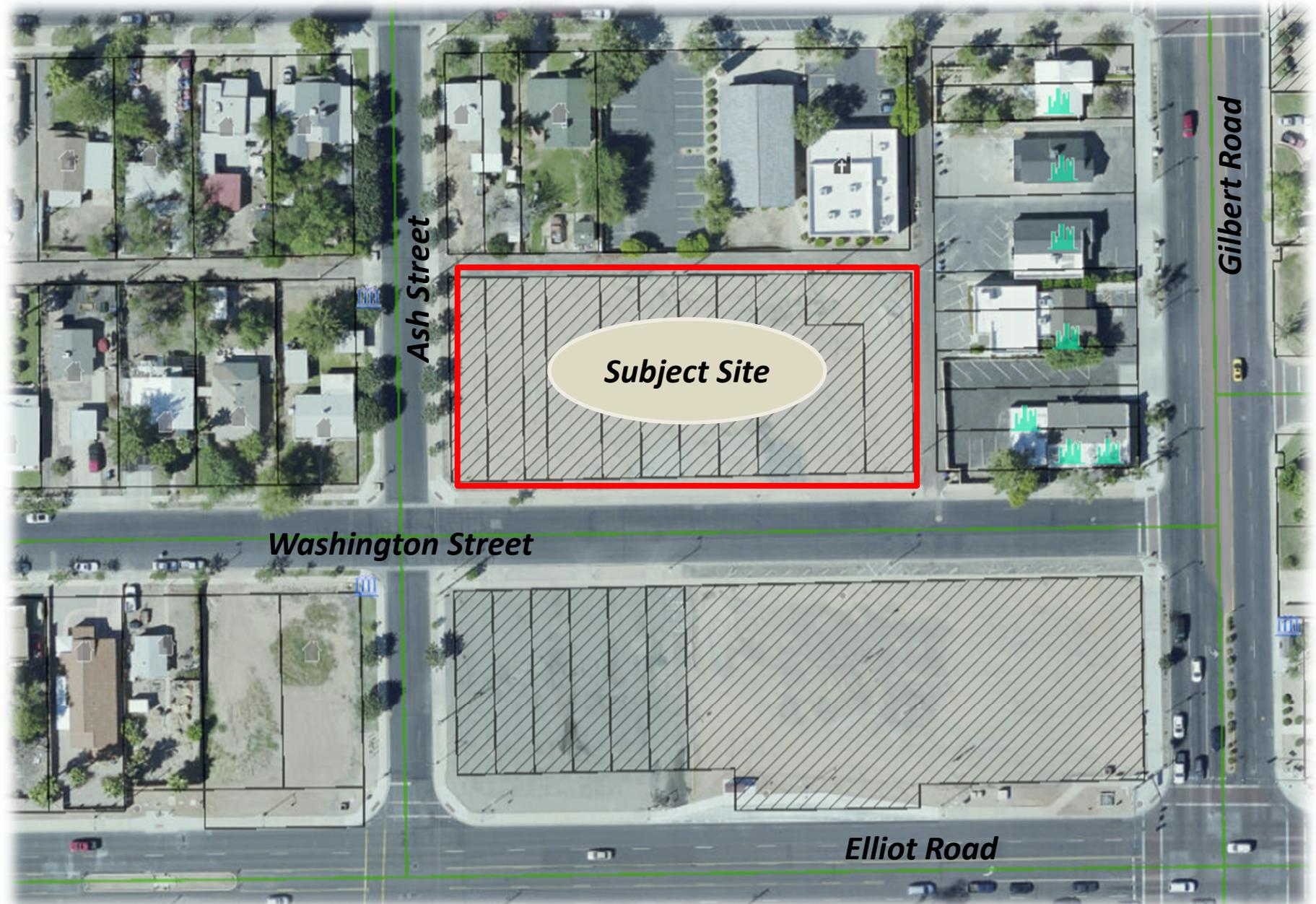
Respectfully submitted,

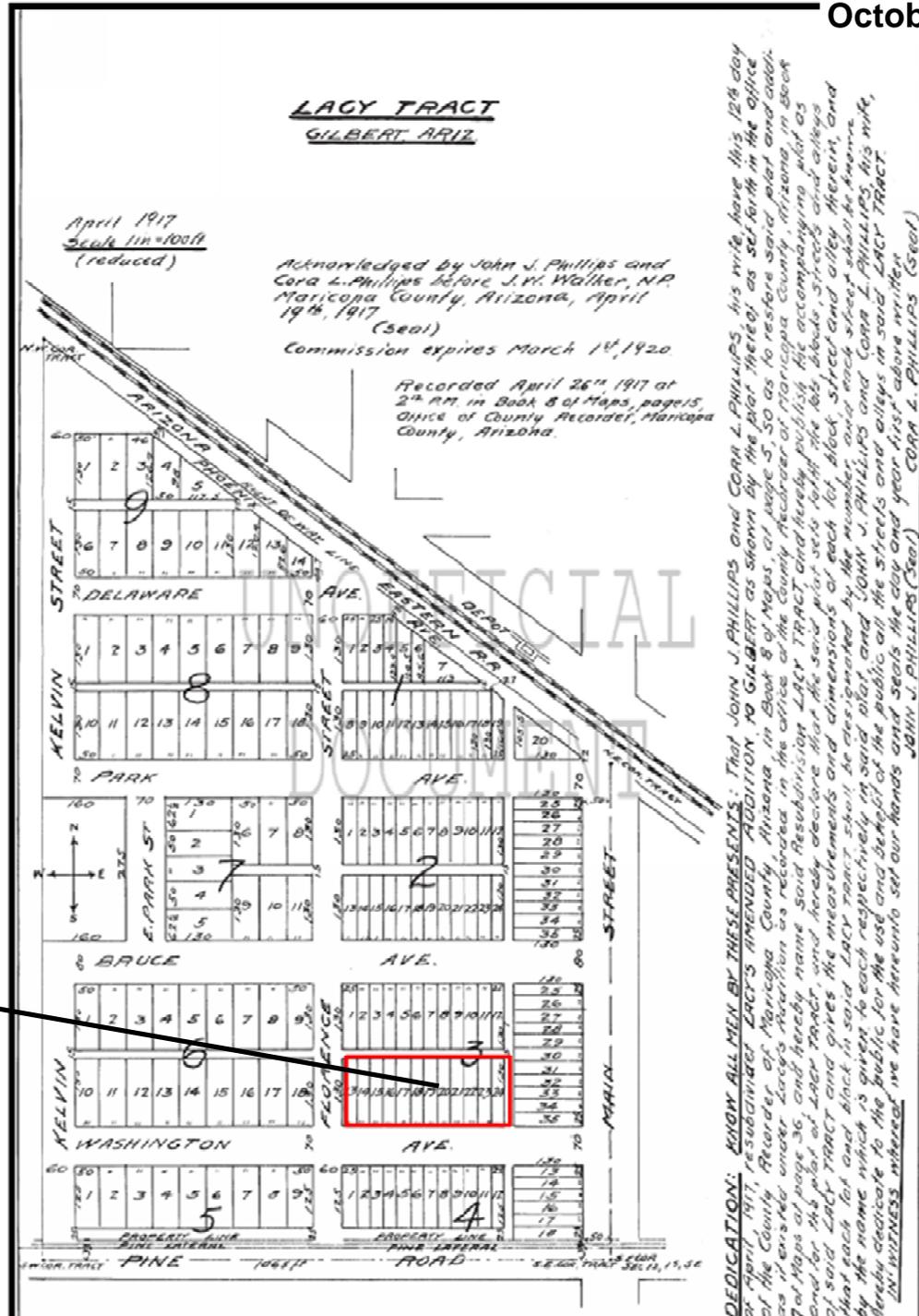


Gilbert Olgin  
Planner II

#### **Attachments and Enclosures:**

- 1) Vicinity/Aerial Map
- 2) Site Map
- 3) General Plan Exhibit
- 4) Zoning Exhibit

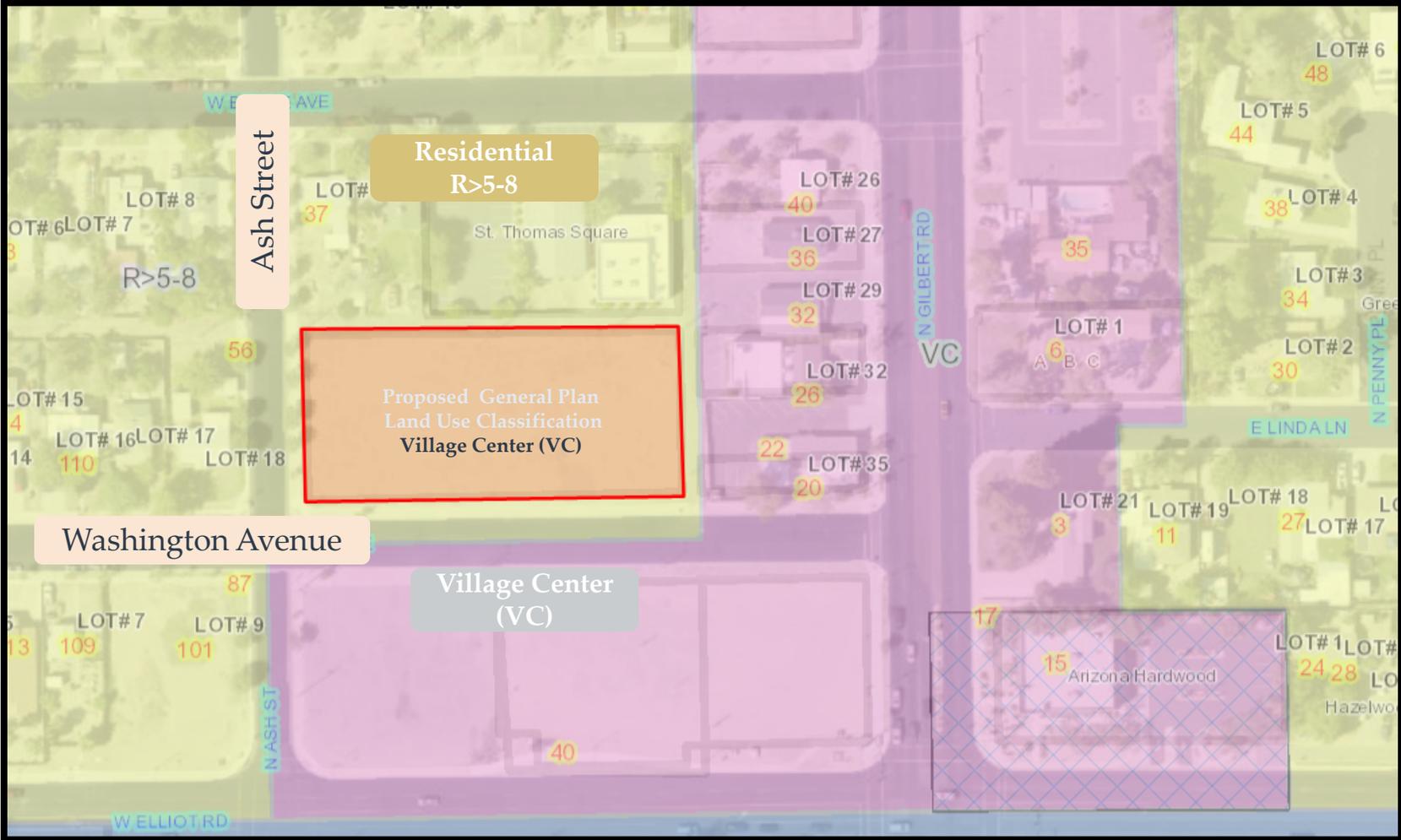




Subject Site

**DEDICATION:** KNOW ALL MEN BY THESE PRESENTS: That JOHN J. PHILLIPS and CORA L. PHILLIPS, his wife, have this 12th day of April, 1917, resubdivided LACY'S AMENDED ADDITION, TO GILBERT as shown by the plat thereof as set forth in the office of the County Recorder of Maricopa County, Arizona in Book 8 of Maps, at page 5, 50 as to restore said plat and add as it appears under Lacy's Addition as recorded in the office of the County Recorder of Maricopa County, Arizona, in Book 7 of Maps at page 36, and hereby name said Resubdivision LACY TRACT and hereby publish the accompanying plat as and for the plat of LACY TRACT, and hereby declare that the same plat sets forth the lots, blocks, streets and alleys of said LACY TRACT and gives the measurements and dimensions of each lot, block, street and alley therein, and that each lot and block in said LACY TRACT shall be designated by the number of each street which it bears, and by the name which is given to each respectively in said plat, and JOHN J. PHILLIPS and CORA L. PHILLIPS, his wife, hereby dedicate to the public for the use and benefit of the public all the streets and alleys in said LACY TRACT. IN WITNESS WHEREOF, we have hereunto set our hands and year first above written  
 JOHN J. PHILLIPS (Seal) CORA L. PHILLIPS (Seal)

# Lacy Tract General Plan Exhibit



# Lacy Tract

## Zoning Exhibit

