

	Redevelopment Commission COMMUNICATION Study Session	Agenda Item #
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TO: REDEVELOPMENT COMMISSIONERS

FROM: Gilbert Olgin, Planner II 
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THROUGH: Amanda Elliott, Marketing, Communications & Heritage District Liaison

DATE: October 18, 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 Single Family Residential – 6 (SF-6) Zoning District to Heritage Village Center (HVC) Zoning District.

RECOMMENDED MOTION

A motion is not required for this preliminary review of the GP17-1010 and Z17-1018. Comments from the Redevelopment Commission will be incorporated in the final staff report.

BACKGROUND/ DISCUSSION

History

Date	Description
<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.
<i>September 26, 2017</i>	Neighborhood Meeting “Citizen Review Process” was initiated

	in accordance with LDC requirements.
October 4, 2017	The Planning Commission discussed GP17-1010 and Z17-1018 as a study session item.

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 of Town owned property, via the potential abandonment of Washington Avenue, would allow for one parcel that could obtain optimum development opportunities.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
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. The proposed land use change would combine two Town owned parcels at a major intersection of two arterials welcoming patrons to the Heritage District.

Chapter 10 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.
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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 Village Center 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 combine two Town owned parcels to provide a mixed use project at the intersection of two arterials welcoming patrons to the Heritage District. The Town owned parcel immediately south of the subject site is zoned Heritage Village Center (HVC).

The HVC zoning district provides for a range of uses to complement the Heritage District.. These uses include:

- Loft residential and Multi-family
- Cultural institutions
- Business Center
- Place of Worship – Small Scale
- School – Small Scale
- College
- 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.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting “Citizen Review Process” was held on September 26, 2017 at the Town of Gilbert Civic Center. Approximately 10 residents attended the meeting with questions regarding potential uses, aesthetics on future projects for this site and roadway abandonment on Washington Street.

Staff notes forthcoming Public Hearings for these applications will be conducted on following dates:

- Dec. 20, 2017 Redevelopment Commission Public Hearing (Recommendation)
- January 3, 2017 Planning Commission Public Hearing(Recommendation)
- February 1, 2017 Town Council Meeting(Approval)

STAFF RECOMMENDATION

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

Respectfully submitted,

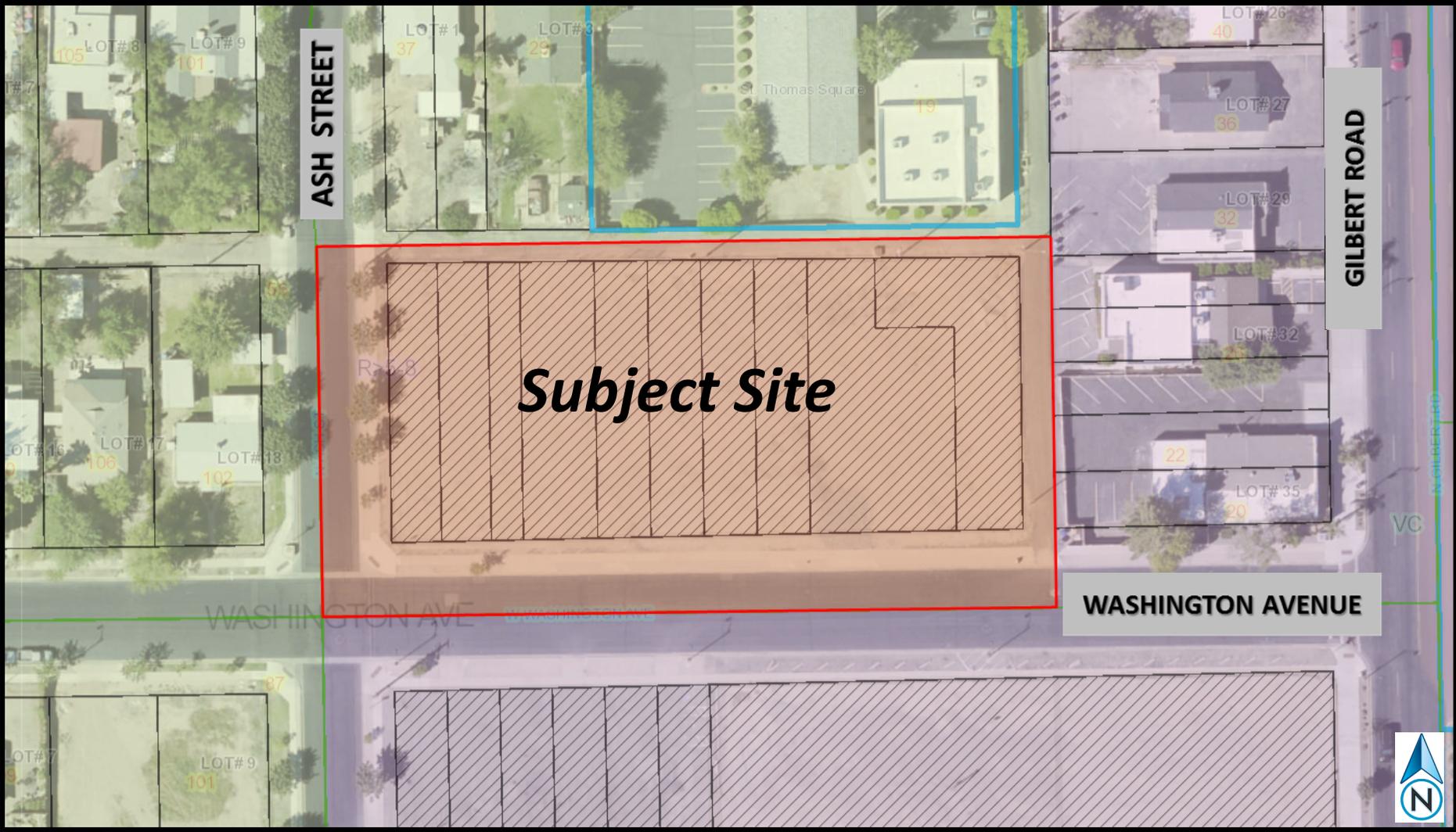
Gilbert Olgin
Planner II

Attachments and Enclosures:

- 1) Vicinity Map/Aerial Photo
- 2) General plan Exhibit
- 3) Zoning Exhibit

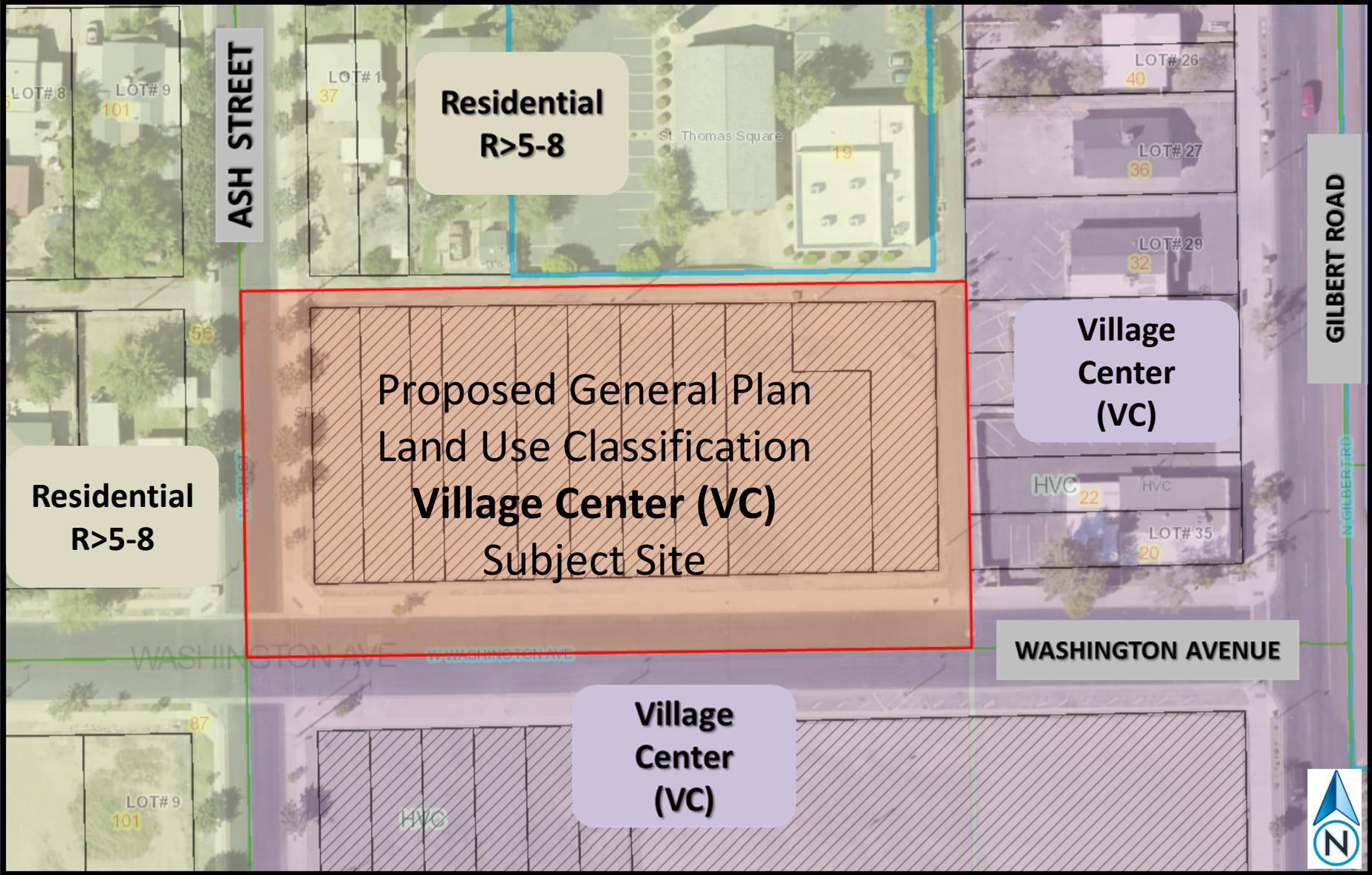
Site Map

Lacy Tract GP17-1010 and Z17-1018



General Plan Exhibit

Lacy Tract GP17-1010 and Z17-1018



Zoning Exhibit

Lacy Tract GP17-1010 and Z17-1018

