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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
(480) 503-6625, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *A*
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 5, 2018

SUBJECT:

A. GP18-10, VERDE AT COOLEY STATION: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 21.95 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF RECKER AND WILLIAMS FIELD ROADS FROM 9.75 ACRES OF BUSINESS PARK AND 12.20 ACRES OF RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATIONS TO 11.2 ACRES OF VILLAGE CENTER, 9.69 ACRES OF BUSINESS PARK AND 1.06 ACRES OF RESIDENTIAL > 14-25 DU/ACRE LAND USE CLASSIFICATIONS.

B. Z18-20, VERDE AT COOLEY STATION: REQUEST TO AMEND ORDINANCE NOS. 1900 & 2179 PERTAINING TO THE COOLEY STATION RESIDENTIAL, OFFICE, AND SHOPPING CENTER PLANNED AREA DEVELOPMENT (PAD-ROS), AND ORDINANCE NO. 1995 PERTAINING TO THE COOLEY STATION VILLAGE AND BUSINESS CENTER PLANNED AREA DEVELOPMENT BY REMOVING APPROX. 57.16 ACRES CONSISTING OF 15.00 ACRES OF GATEWAY VILLAGE CENTER (GVC), 17.13 ACRES OF GATEWAY BUSINESS CENTER (GBC), AND 25.03 ACRES OF MULTI-FAMILY/MEDIUM (MF/M), ALL WITH A PLANNED AREA DISTRICT OVERLAY (PAD), GENERALLY LOCATED ON THE SOUTHWEST CORNER OF RECKER AND WILLIAMS FIELD

ROADS; APPROVING THE DEVELOPMENT PLAN FOR THE VERDE AT COOLEY STATION PAD; AND CHANGING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY FROM 15.00 ACRES OF GATEWAY VILLAGE CENTER (GVC), 17.13 ACRES OF GATEWAY BUSINESS CENTER (GBC), AND 25.03 ACRES OF MULTI-FAMILY/MEDIUM (MF/M) ZONING DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT OVERLAY TO 26.21 ACRES OF GATEWAY VILLAGE CENTER, 17.06 ACRES OF GATEWAY BUSINESS CENTER AND 13.89 ACRES OF MULTI-FAMILY/MEDIUM (MF/M) ZONING DISTRICT, ALL WITH A PAD OVERLAY..

STRATEGIC INITIATIVE: Community Livability

To allow for mixed-use development in the Gateway Village Center.

RECOMMENDED MOTION

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

APPLICANT/OWNER

Company:	EPS Group, Inc.	Company:	Cooley Black Canyon LLC
Name:	David Hughes	Name:	Jeff Cooley
Address:	2045 S. Vineyard, Ste. 101 Mesa, AZ 85210	Address:	6859 E. Rembrandt Ave Ste. 125 Mesa, AZ 85212
Phone:	480-503-2250		
Email:	david.hughes@epsgruoinc.com	Email:	jeff@cooleystation.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>December 19, 2006</i>	Town Council adopted Annexation No. A05-03, Ordinance No. 1878 annexing 738 acres at Recker and Williams Field Roads.
<i>March 6, 2007</i>	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres for the Cooley Station – Residential, Office and Shopping Center PAD.
<i>July 17, 2007</i>	The Town Council adopted Ordinance No. 1995 in case Z06-96 to rezone approximately 124.5 acres for the Cooley Station – Village and Business Center PAD.
<i>June 24, 2008</i>	The Town Council adopted Ordinance No. 2179 in case Z07-117 approving an amendment to approx. 300 acres in the Cooley Station – Residential, Office and Shopping Center PAD to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying

	development standards for building and landscape setbacks, and revising the street exhibits.
<i>February 15, 2018</i>	Town Council approved Cooley Development Agreement in Resolution No. 3955 redefining the Cooley Station Village Center and respective construction and financial obligations.

Overview

Verde at Cooley Station is located on the southwest corner of Recker and Williams Field Roads at the heart of Cooley Station Village Center within the Gateway Character Area. The Development Plan illustrates the area bound to the north by Williams Field Road, east by Recker Road, west by Wade Road and follows the Union Pacific Railroad to the south. The area was annexed into the town in 2006 (A05-03) as part of the larger 738 acre Cooley Station area. Over the years, developers and staff have worked to capture the neo traditional feel of neighborhoods with the ability to walk to amenities, shops, school, work and the future commuter rail transit center at the village center. The Gateway Area streetscape guidelines and standards have created a walkable streetscape that embodies a more pedestrian friendly, urban feel that will compliment higher density development for the Village Center. The site is also located in the Mesa Gateway Airport Overlay District (Overflight Area 3).

Over the years, most of the streets and infrastructure have been constructed and the outside edges of the Cooley Station have developed with various residential styles. Residential homes now frame the vacant village center. The Cooley Family has recently under taken a re-visioning of the village center. Working in conjunction with Fulton Homes, Evergreen Development, Fry’s Food and Drug, and now SB2, the Cooley’s have brought forth 5 general plan amendments, 5 rezoning’s, 2 preliminary plats and new standard plans for the northwest and southeast corners of Recker and Williams Field Roads. The new vision of the Southwest corner reconfigures the zoning districts to provide additional Village Center zoning and a new layout surrounding the future commuter rail transit center.

The southwest corner (shown on the development plan) is approximately 99.9 gross acres, with parcels 4, 5, 20, 21, 22, and 23. The minor General Plan amendment request consists of approximately 21.95 acres of the corner (Parcels 5a, 5b, 21a, 21b, 22a, 22b). The rezoning and PAD request consists of approximately 57.16 acres of the corner (Parcels 5a, 5b, 21, 21a, 22a, 22b, and 23. Of the 57.16 acres, approximately 26.20 gross acres is shown on the development plan with two phases. The development will consist of commercial, office, and multi-family uses on the hard corner of Recker and Williams Field that will include a green pedestrian corridor leading towards the direction of the future commuter rail transit center. The intent is to integrate all uses for ease of access throughout Verde at Cooley Station. The first phase includes commercial and office uses, a daycare, a pedestrian corridor, and circulation roads with on street parking. The second phase will have the multi-family component and the continued pedestrian corridor.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >14-25	Multi-Family/Medium (MF/M)	Williams Field Road then

	DU/Acre and General Commercial	PAD and General Commercial (GC) PAD	Vacant (Cooley Station Parcel 26)
South	Utility/Transportation	Public Facility/Institutional	Union Pacific Railroad
East	General Commercial and Residential >5-8 DU/Acre	General Commercial (GC) PAD and Single-Family Detached (SF-D) PAD	Recker Road then (Parcels 27, 9 and 11)
West	General Commercial	General Commercial (GC)	Potato Barn
Site	Village Center, Business Park, and Residential >14-25 DU/Acre	Gateway Village Center (GVC) and Gateway Business Center (GBC) all with a PAD; Multi-Family/Medium (MF/M) PAD	Vacant/Agricultural

General Plan

The applicant is requesting to change the land use classification of approximately 21.95 acres of the subject site from Business Park and Residential >14-25 DU/Acre to Business Park, Residential > 14-25 DU/Acre and Village Center as shown in the table below:

General Plan Amendment Request	Existing Acres (Gross)	Proposed Acres (Gross)
Business Park	9.75	9.69
Residential > 14-25 DU/Acre	12.20	1.05
Village Center	0.00	11.21
Total	21.95	21.95

An overall breakdown of the 99.9 acres is shown below:

Land Use SWC Recker and Williams Field	Existing Total Acres (Gross)	Proposed Total Acres (Gross)
Business Park	35.09	35.03
Residential > 14-25 DU/Acre	49.83	38.69
Village Center	15.00	26.2
Total	99.9	99.9

The proposed minor amendment supports the goals and policies of the Town of Gilbert General Plan's Land Use and Economic Development chapters to promote mixed use development that encourages citizens to live, work and play.

Rezoning

The rezoning request removes 57.16 acres from two existing PAD's and creates the Verde at Cooley Station PAD. Due to the unique product proposed and the intent to effectively integrate the commercial, office, and residential uses while still providing adequate connections for

vehicles and pedestrians, a Planned Area Development (PAD) overlay is being requested. An explanation of the zoning district breakdown is shown in the table below:

Rezoning Amendment Request	Existing Acres (Gross)	Proposed Acres (Gross)
GVC	15.00	26.21
MF/M	17.13	17.06
GBC	25.03	13.89
Total	57.16	57.16

The deviations from the base zoning district GVC are listed below **in bold**; staff and the applicant are still working through deviations for MF/M and GBC to ensure the transparency and frontages of future development meet the intent of the vision of Verde at Cooley Station:

Project Data Table

Site Development Regulations	Required per GVC	Proposed GVC
Floor Area Ratio	0.10-.75	0.10-.75
Minimum Building Height (ft.)/stories	15’/1	15’/1
Maximum Building Height (ft.)/Stories	90’/6	90’/6
Minimum Building Setbacks (ft.)		
Front	0	0
Side (Street)	0	0
Side (Nonresidential)	0	0
Side (Residential)	0	0
Rear (Nonresidential)	0	0
Rear (Residential)	20’	10’
Build-to Line (ft.)		
Front	0	0
Side (Street)	0	0
Landscape- On-Site	Minimum 5% net lot area	Minimum 5% net lot area
Storefronts and Access	75%	50%
Driveway Restrictions	Vehicular access from secondary street or alley	One vehicular access from Arterial

While the phasing plan only consists of 23.19 acres that are all within the proposed GVC zoning district at this time, the rezoning and PAD overlay encompasses 57.16 acres because zoning districts are reallocating to a layout that emphasizes a pathway connection from the Village Center to the future commuter rail transit center and the multi-family. The new zoning layout is generally keeping the previously intended acreages of GVC, GBC and MF/M zoning on the

southwest corner. The proposed zoning district layout has GBC zoning closer to the future transit center to assist with a transition to multi-family and to connect employment to the surrounding arterials.

The southwest corner of Recker and Williams Field Roads is poised to be the main village center of Cooley Station as parcel 26 to the north and parcel 27 to the east both previously rezoned out of the GVC zoning district to General Commercial. Verde at Cooley Station envisions a mixed-use development of multi-family, office, retail, restaurants and commercial uses surrounding a central green with an amphitheater type structure to be used for various family-friendly events. The green will lead from the intersection through the commercial and office uses, through the multi-family and leads down to the future transit center.

Circulation and Shared Parking

Verde at Cooley Section will utilize cross sections previously approved in Cooley Station. Street improvements have been installed on Recker and Williams Field Roads with curb cuts placed at standard intervals. The proposed development plan utilizes the existing curb cuts for circulation throughout the site. A 60' wide right-of-way (ROW) is proposed that will connect to the future commuter rail transit center. A collector road is proposed that will align with the intersection of Somerset Boulevard and Recker Road. Streets with one lane each way and on-street parallel parking are proposed through the village center per the Cooley Loop cross section. It is expected that one section of the street along the green could potentially be closed for events in the future while still providing access to uses through other streets.

A deviation to parking requirements may be requested based on an Administrative Use Permit for shared parking or deferment. A parking analysis is being conducted to analyze what uses will have different peak times and permit parking spaces to be used for multiple uses. The multi-family component will need to be fully parked with the allowance of some visitor parking from the on-street parking as it is within the existing Cooley Station PAD. The analysis will address bike, pedestrian and transit uses in the neo-traditional area to determine the proper parking ratio.

Conditional Use Permit

A Conditional Use Permit will be forth coming, because the applicant intends to request residential on the 1st floor as part of the multi-family component in the GVC zoning district.

Administrative Use Permit

An Administrative Use Permit will be forth coming based on the outcome of the parking analysis.

Requested Deviations for GVC

1. Minimum building setback at rear lot line reduced from 20' to 10' to residential.
-The requested deviation for a 10' building setback to the future multi-family to the south of the site will still be accomplishing the original requirement of a 20' buffer.
2. Decreased storefront and access on ground floor of residential and office uses.

-The requested deviation from 75% to 50% is requested for the residential and office space in order to provide more privacy to the multi-family 1st floor units and still provide transparency. According to the applicant, the request for office space will provide more flexibility in design while still providing desired transparency.

3. Increased ground floor transparency

-The code requires windows, window displays, and doors to be provided between 2 and 8 feet above grade adjacent to the principal building frontage. The request will provide greater transparency than required by allowing between 0 and 8 feet.

4. Driveway access to major arterials

-There are pre-existing curb cuts along Recker and Williams Field roads that will be used with the development. One curb cut along Recker Road is proposed to allow direct access to the residential multi-family component of the development, the reasoning for the deviation.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on March 28, 2018 at Best Western Legacy Inn & Suites, no residents attended the meeting.

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

- A. Staff request Planning Commission input; and
- B. Staff requests Planning Commission input on:
 - a. Proposed deviations
 - b. Development layout and overall development concept.

Respectfully submitted,

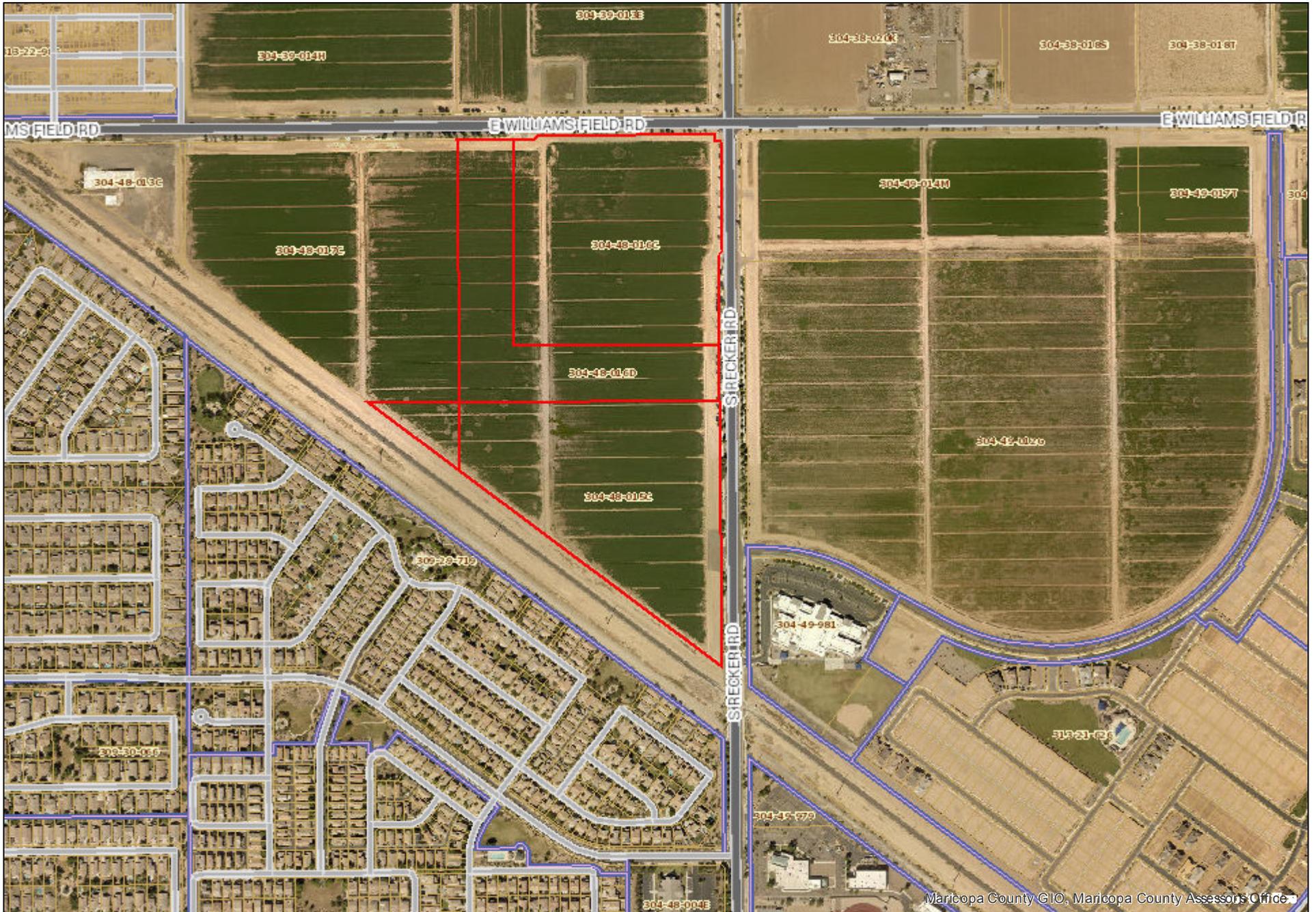


Stephanie Bubenheim
Planner II

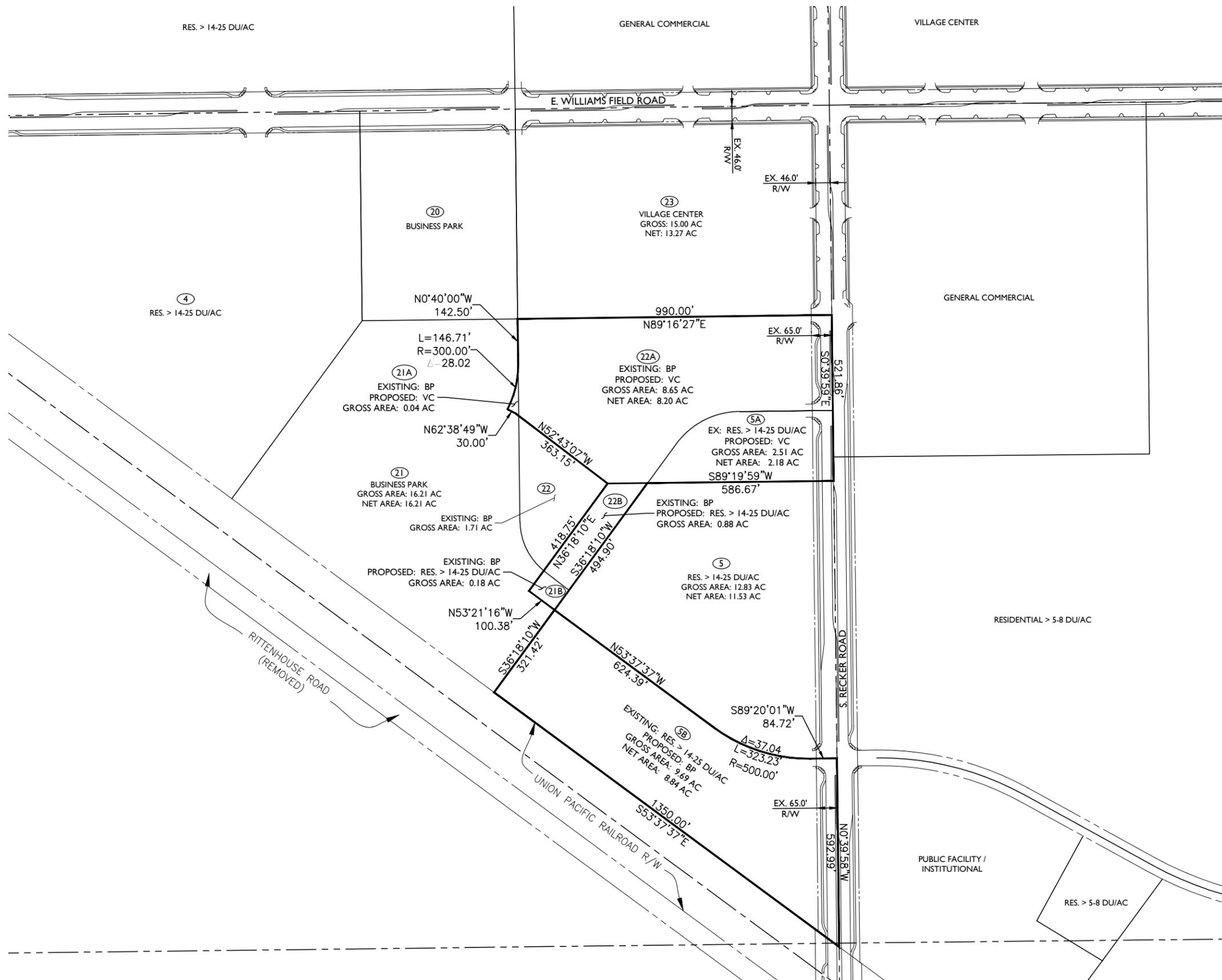
Attachments and Enclosures:

- 1) Vicinity Map
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Development Plan
- 5) Phasing Plan

Parcel Map

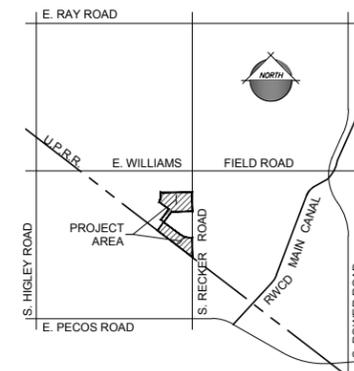


GENERAL PLAN EXHIBIT FOR VERDE AT COOLEY STATION



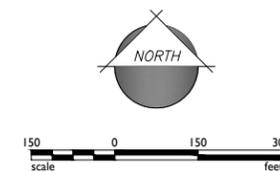
VICINITY MAP

N.T.S.



GENERAL PLAN DATA

A.P.N.	304-48-016C; PORTIONS OF 3304-48-016D; 304-48-015C
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 21.95 ACRES
EXISTING GENERAL PLAN:	
BUSINESS PARK (PARCEL 21)	+/- 0.23 GROSS AC. (1%)
BUSINESS PARK (PARCEL 22)	+/- 9.52 GROSS AC. (43%)
RES. > 14-25 DU/AC (PARCEL 5)	+/- 12.20 GROSS AC. (56%)
PROPOSED GENERAL PLAN:	
VILLAGE CENTER (PARCEL 21A)	+/- 0.04 GROSS AC. (<1%)
VILLAGE CENTER (PARCEL 22A)	+/- 8.65 GROSS AC. (39%)
VILLAGE CENTER (PARCEL 22B)	+/- 2.51 GROSS AC. (11%)
RES. > 14-25 DU/AC (PARCEL 5A)	+/- 0.18 GROSS AC (1%)
RES. > 14-25 DU/AC (PARCEL 21B)	+/- 0.88 GROSS AC (4%)
RES. > 14-25 DU/AC (PARCEL 22B)	+/- 0.88 GROSS AC (4%)
BUSINESS PARK (PARCEL 5B)	+/- 9.69 GROSS AC. (44%)



16-245

2045 S. Vineyard Ave,
Mesa, AZ 85210
T:480.503.2250 | F:480
www.epsgroup.com



VERDE AT COOLEY STATION
GILBERT, AZ
GENERAL PLAN EXHIBIT

Project:
Revisions:
APRIL 24, 2018 - PRE-APPLICATION SUB
JULY 2, 2018 - 1ST ZONING & GENERAL PLAN SUB.

Designer: BAN
Drawn by: BAN

Preliminary
Not For
Construction
Or
Recording

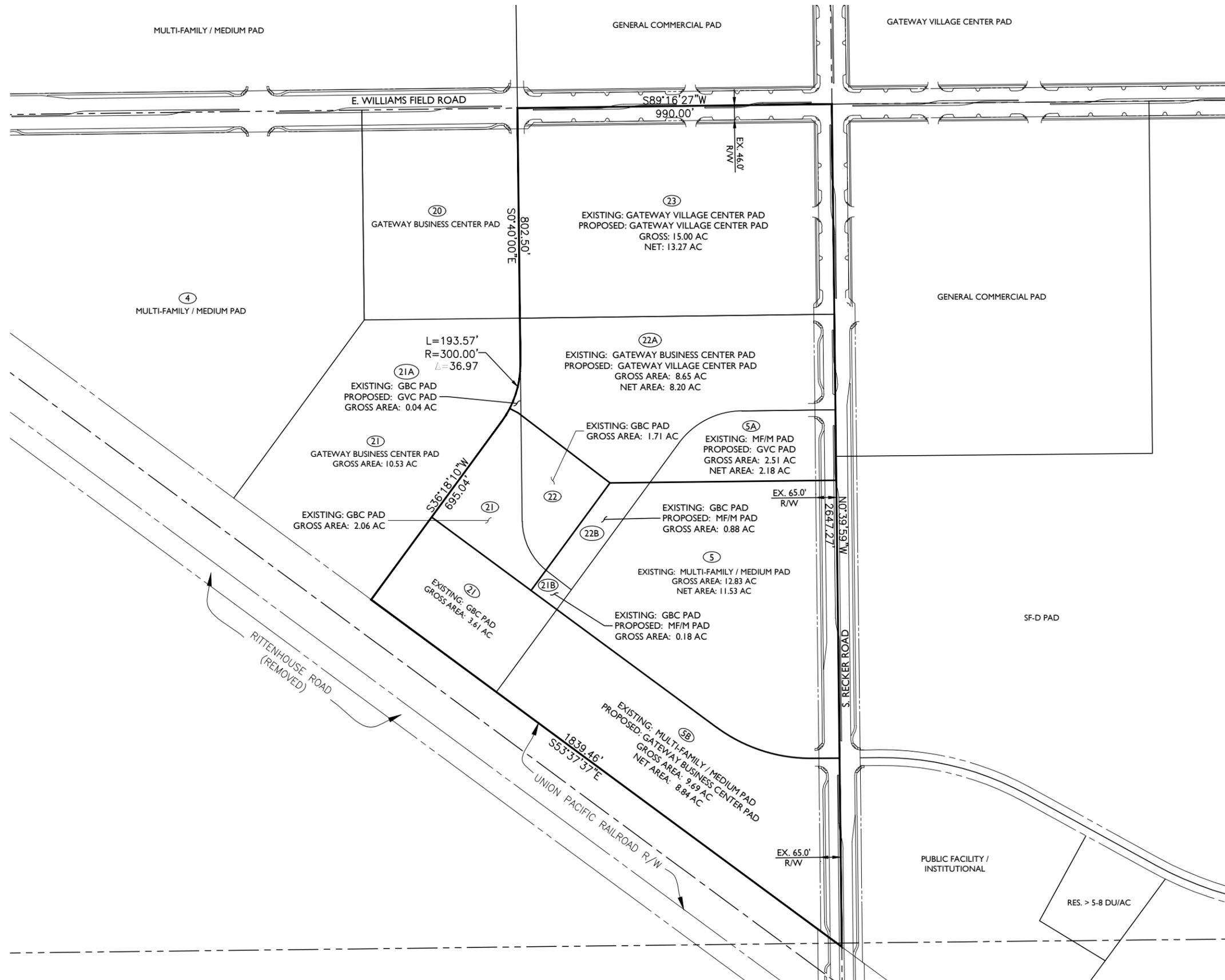
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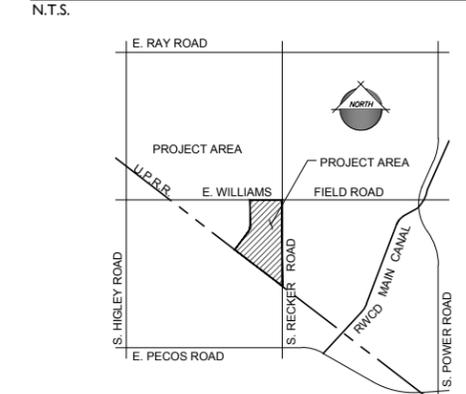
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ZONING EXHIBIT FOR VERDE AT COOLEY STATION

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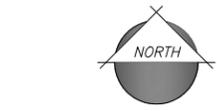


VICINITY MAP



ZONING DATA

A.P.N.	304-48-016C; 304-48-016D; 304-48-015C; 304-48-014A
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 57.16 ACRES
EXISTING ZONING:	
GATEWAY VILLAGE CENTER PAD (PARCEL 23)	+/- 15.00 GROSS AC. (26%)
GATEWAY BUSINESS CENTER PAD (PARCEL 21)	+/- 5.90 GROSS AC. (10%)
GATEWAY BUSINESS CENTER PAD (PARCEL 22)	+/- 11.23 GROSS AC. (20%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 5)	+/- 25.03 GROSS AC. (44%)
PROPOSED ZONING:	
GATEWAY VILLAGE CENTER PAD (PARCEL 23)	+/- 15.00 GROSS AC. (26%)
GATEWAY VILLAGE CENTER PAD (PARCEL 21A)	+/- 0.04 GROSS AC. (<1%)
GATEWAY VILLAGE CENTER PAD (PARCEL 22A)	+/- 8.65 GROSS AC. (15%)
GATEWAY VILLAGE CENTER PAD (PARCEL 5A)	+/- 2.51 GROSS AC. (4%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 5)	+/- 12.83 GROSS AC. (23%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 21B)	+/- 0.18 GROSS AC. (<1%)
MULTI-FAMILY / MEDIUM PAD (PARCEL 22B)	+/- 0.88 GROSS AC. (2%)
GATEWAY BUSINESS CENTER PAD (PARCEL 5B)	+/- 9.69 GROSS AC. (17%)
GATEWAY BUSINESS CENTER PAD (PARCEL 21)	+/- 5.67 GROSS AC. (10%)
GATEWAY BUSINESS CENTER PAD (PARCEL 22)	+/- 1.71 GROSS AC. (3%)



2045 S. Vineyard Ave., S
 Mesa, AZ 85210
 T:480.503.2250 | F:480.5
 www.epsgroup.com



VERDE AT COOLEY STATION
 GILBERT, AZ
ZONING EXHIBIT

Project: VERDE AT COOLEY STATION

Revisions:
APRIL 24, 2018 - PRE-APPLICATION SUB
JULY 2, 2018 - 1ST ZONING & GENERAL PLAN SUB.

Designer: BAN
 Drawn by: BAN

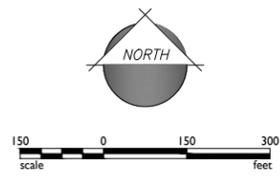
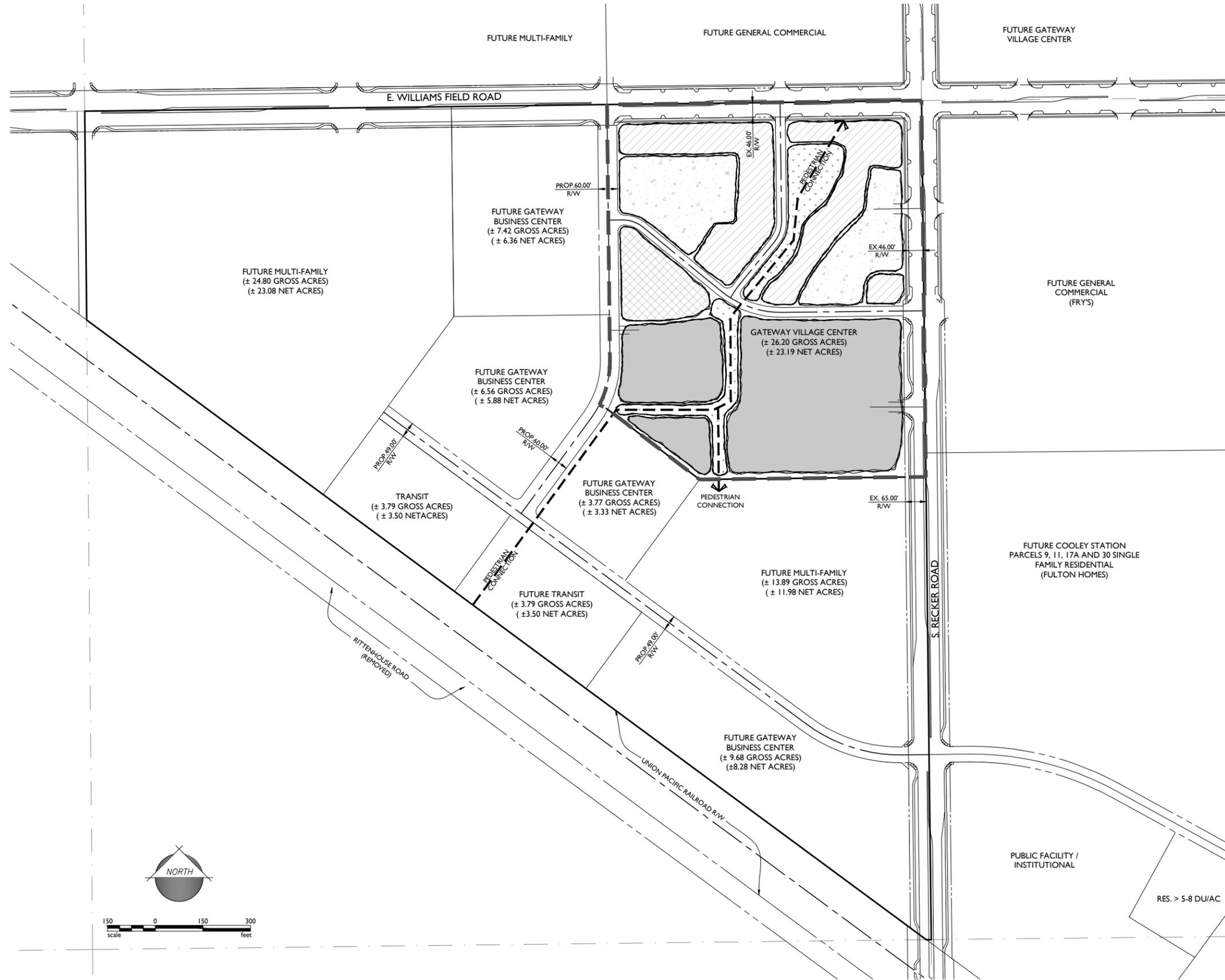
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DEVELOPMENT PLAN FOR VERDE AT COOLEY STATION



VICINITY MAP
N.T.S.



SITE DATA

A.P.N.	304-48-016C; PORTIONS OF 3304-48-016D; 304-48-015C
CURRENT LAND USE:	AGRICULTURAL
GROSS AREA:	+/- 99.90 ACRES
NET AREA:	+/- 89.09 ACRES

LEGEND

	BOUNDARY OF COOLEY STATION VERDE
	OVERALL BOUNDARY
	PEDESTRIAN CONNECTION
	PROPOSED RIGHT OF WAY
	PROPOSED CENTER LINE
	MIXED USE (OFFICE / RETAIL / DINING)
	DAY CARE
	MULTI-FAMILY
	THE GREEN / PEDESTRIAN CORRIDOR
	PARKING FIELD



VERDE AT COOLEY STATION DEVELOPMENT PLAN

Project: VERDE AT COOLEY STATION, GILBERT, AZ

Revisions:

APRIL 24, 2018 - PRE-APPLICATION SUBMITTAL	
JULY 2, 2018 - 1ST ZONING & GENERAL PLAN SUB.	

Scale: 1" = 80'

Designer: BAN
Drawn by: BAN

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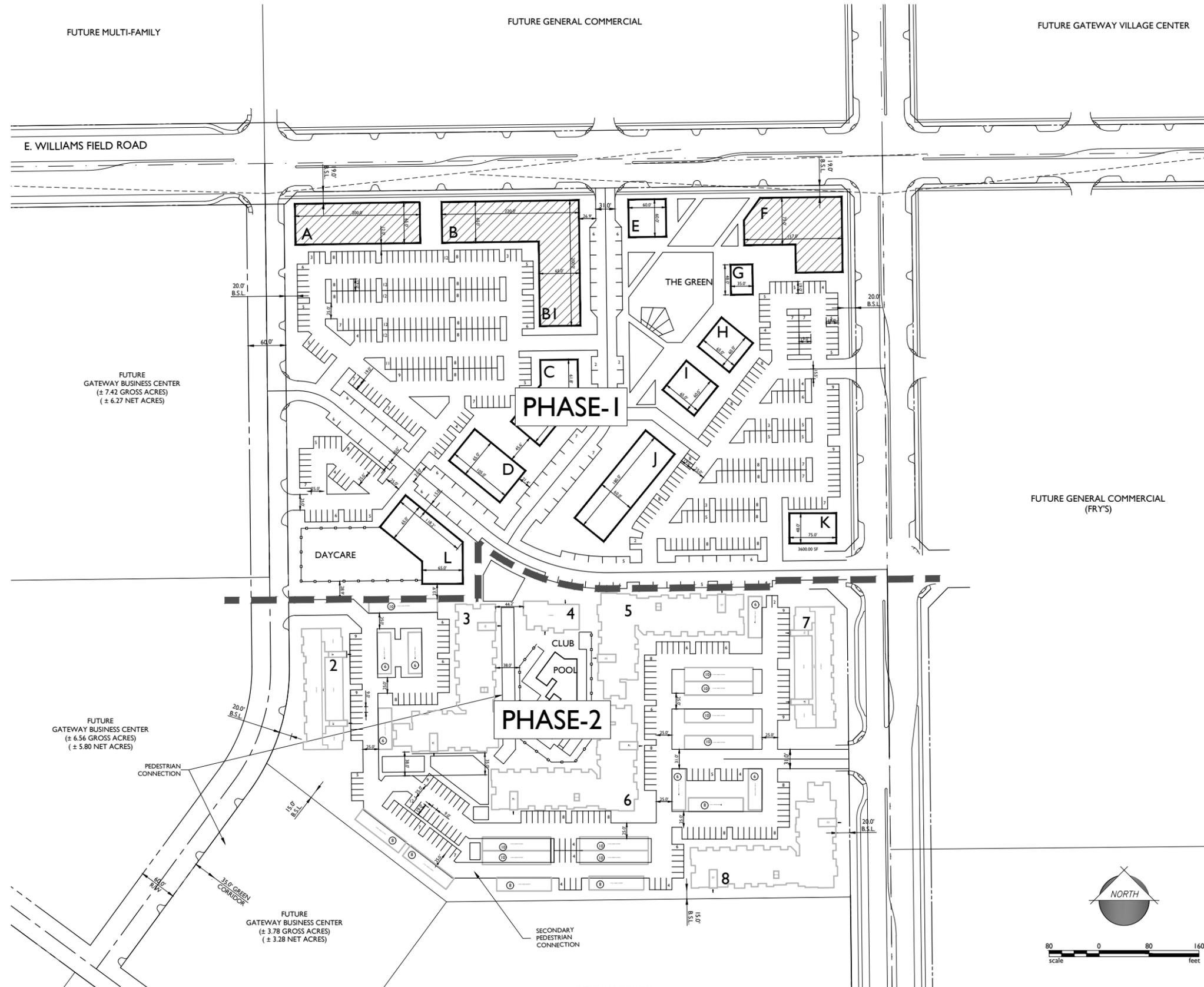
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PHASING PLAN EXHIBIT FOR VERDE AT COOLEY STATION

NOTES

- * PHASE 1 COMMERCIAL / OFFICE
- PHASE 2 MULTI - FAMILY

- * WILL DEVELOP IN MULTIPLE PHASES AS USERS ARE IDENTIFIED



18-147

Jul 17, 2018 3:18pm S:\Projects\2018\18-147\Planning\Exhibit\18-147 - Phasing Plan.dwg jjuarez



Project: COOLEY STATION VERDE
 GILBERT, AZ
 PHASING PLAN EXHIBIT

Revisions:

No.	Description



Designer: BAN
 Drawn by: BAN

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PS01

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