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Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: SYDNEY BETHEL, PLANNER II *SB*
(480) 503-6721, SYDNEY.BETHEL@GILBERTAZ.GOV

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

MEETING DATE: MAY 1, 2019

SUBJECT: DR19-14, VAL VISTA & PECOS

STRATEGIC INITIATIVE: Economic Development

Attract and retain businesses that serve the local community.

RECOMMENDED MOTION

Move to continue DR19-14 Val Vista & Pecos to the June 5, 2019 public hearing.

APPLICANT/OWNER

Company: Diversified Partners
 Name: Alexandra Schuchter
 Address: 7500 E. McDonald Dr., #100A
 Scottsdale, AZ 85250
 Phone: (480) 205-9652
 Email: alexandra@dpcrc.com

Company: Diversified Partners
 Name: Walt Brown
 Address: 7500 E. McDonald Dr., #100A
 Scottsdale, AZ 85250
 Phone: (480) 947-8800
 Email: waltb@dpcrc.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 28, 1999</i>	The Town Council approved a General Plan Amendment and Specific Area Plan (GP98-5) for the Spectrum at Val Vista. The Town Council approved Ordinance No. 1209 (Z99-6) to rezone the site to Shopping Center (SC) PAD zoning district.
<i>March 9, 2006</i>	The Design Review Board approved DR05-102, Spectrum Shopping Centre, the final site plan for the overall shopping center for approximately 75,000 sq. ft. of commercial separated into Shops A, B, and C and Pads 4, 5, and 6.
<i>May 10, 2007</i>	The Design Review Board approved DR07-29, a Comprehensive Sign Program for Spectrum Shopping Centre.
<i>February 14, 2008</i>	The Design Review Board approved DR07-141, revisions to the Spectrum Shopping Centre site plan.
<i>January 15, 2015</i>	The Design Review Board approved DR14-38, Deseret Industries Retail Store, for the construction of a 60,127 retail store and offices.
<i>March 6, 2019</i>	The Planning Commission heard S19-01 and DR19-14, Val Vista & Pecos, as a study session item.

Overview

The subject site is generally located at the northeast corner of Val Vista Drive and Pecos Road on approximately 11.2 acres, zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. The proposed project contains six (6) commercial developments intended for a variety of commercial uses including restaurant, retail, and group fitness. There are two (2) phases anticipated for the project with the first phase including three (3) of the pads (Pad-1, Pad-2, and the Fitness Center) and their correlating parking, landscaping, and drive aisles. The second phase includes the other three (3) pads (Pad-A, Pad-B, and Pad-C) and their corresponding on-site improvements. The first phase will be built at one time, but the second phase timeline is undetermined.

Staff is requesting a continuance to the June 5, 2019 Planning Commission hearing in order to provide the applicant additional time to address review comments.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Move to continue DR19-14 Val Vista & Pecos to the June 5, 2019 public hearing.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'S. Bethel'.

Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing

Notice of Public Hearing

DR19-14 Val Vista & Pecos
Attachment 1: Notice of Public Hearing
May 1, 2019

PLANNING COMMISSION DATE:

Wednesday, May 1, 2019 TIME: 6:00 PM*

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona 85296**

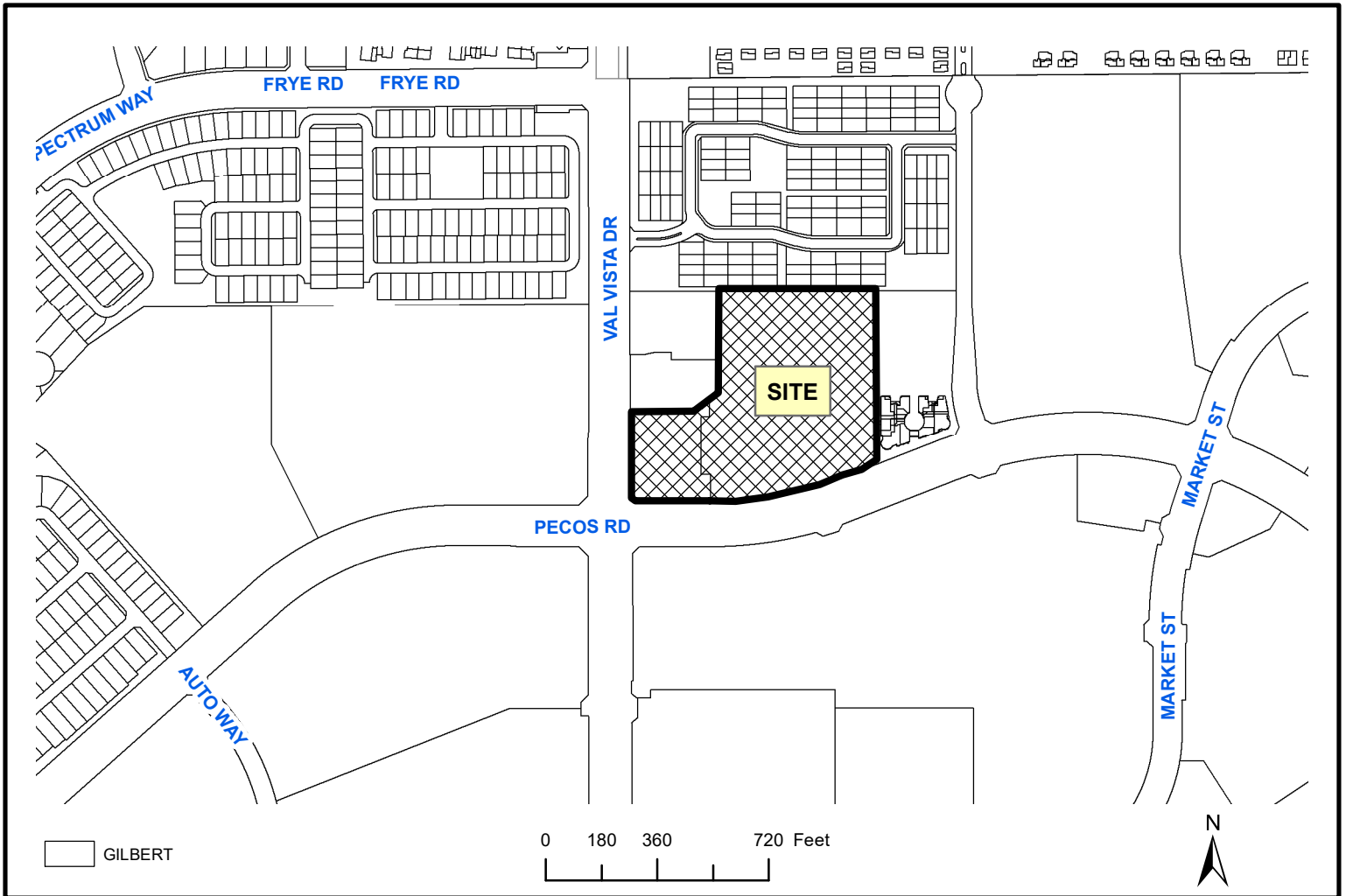
* Call Planning Department to verify date and time: (480) 503-6721

* 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 prior to the meeting at <https://www.gilbertaz.gov/departments/development-services/planning/planning-commission>

REQUESTED ACTION:

DR19-14 VAL VISTA & PECOS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 11.2 acres, generally located the northeast corner of Val Vista Drive and Pecos Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



**APPLICANT Diversified Partners
CONTACT: Alexandra Schuchter
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Scottsdale, AZ 85250**

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