



14

# Planning Commission Continuance

**TO:** PLANNING COMMISSION

**FROM:** SYDNEY BETHEL, PLANNER II *SDB*  
(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:** Z19-03, LDC TEXT AMEND – HIGH DENSITY MULTI-FAMILY:  
REQUEST TO AMEND THE TOWN OF GILBERT LAND  
DEVELOPMENT CODE, CHAPTER I ZONING REGULATIONS,  
DIVISION 1 GENERAL PROVISIONS, DIVISION 2 LAND USE  
DESIGNATIONS, DIVISION 6 USE DEFINITIONS, THE  
GLOSSARY OF GENERAL TERMS AND THE APPENDIX 1  
GRAPHICS, RELATED TO THE CREATION OF A MULTI  
FAMILY – HIGH DENSITY ZONING DISTRICT.

**STRATEGIC INITIATIVE:** Community Livability

This strategic initiative provides direction to include livability considerations in all decision-making and service delivery. The proposed text amendment would create a higher density multi-family zoning district consistent with the existing General Plan land use classification.

**RECOMMENDED MOTION**

A. Move to continue Z19-03, to **June 5, 2019**.

## **BACKGROUND/DISCUSSION**

### **History**

Date	Description
<i>October 22, 2018</i>	At the Fall Retreat, Town Council discussed multi-family in Regional Commercial, a higher density multi-family, and a mixed use zoning district; and provided direction to staff to amend the LDC.
<i>November 13, 2018</i>	At the Joint Town Council/Planning Commission meeting, a recap of the Fall Retreat discussion was provided along with next steps of initiating a LDC text amendment.
<i>January 9, 2019</i>	The Planning Commission initiated a LDC text amendment to remove the CUP for Multi-Family from the RC zoning district.
<i>January 9, 2018</i>	The Planning Commission initiated a LDC text amendment to create a mixed use zoning district or overlay zoning district.
<i>April 3, 2019</i>	The Planning Commission initiated a LDC text amendment to create a high density multi-family zoning district.

### **Overview**

The primary goal of the proposed LDC text amendment is to create a zoning district that coordinates with the existing General Plan land use classification of Residential >25-50 DU/Acre. This new zoning district would allow for a higher density, more urban type of development within the town to provide a greater diversity of housing. The intent is to allow for denser developments, on a case by case basis, in appropriate areas in need of additional housing options while still maintaining the housing quality that Gilbert strives to achieve. Ideal locations for denser developments would be in close proximity to commercial services and employment districts to support existing commercial.

The Planning Commission (PC) initiated the LDC text amendment to create a high density multi-family zoning district on April 3, 2019. During the discussion, Commission members provided input and requested staff to research further into some questions that arose. Staff is requesting this continuance to allow for additional time to research.

### **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**

A. Move to continue Z19-03 to **June 5, 2019**.

Respectfully submitted,



Sydney Bethel  
Planner II

**Attachments and Enclosures:**

- 1) Notice of Public Hearing



## **NOTICE OF PUBLIC HEARING**

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

**Z18-30 LDC TEXT AMENDMENT – REMOVE MF IN RC:** Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.3 Commercial Districts, Section 2.306 Additional Use Regulations, related to the deletion of additional required findings for Multi-Family Use in Regional Commercial District, and Article 2.9 Use Regulations, Table 2.902 Use Regulations, related to the deletion of limitations and additional standards for Multi-Family uses in the Regional Commercial zoning district and Chapter II Design Standards and Guidelines, Article 1.10 Integrating Multi-Family Uses in Regional Commercial Zoning Districts Design Guidelines, related to the deletion of design guidelines. The effect of the amendment will be to remove Multi-Family as a conditional use in the Regional Commercial (RC) zoning district and to remove related cross references and design standards and methods to achieve the required use permit Findings for a Multi-Family use in a RC zoning district. Multi-Family uses will not be allowed; however, Loft Units will remain a permitted use in the RC zoning district.

**Z19-03 LDC TEXT AMENDMENT – HIGH DENSITY MULTI-FAMILY:** Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 1 General Provisions, Division 2 Land Use Designations, and Division 6 Use Definitions; the Glossary of General Terms; and the Appendix 1 Graphics, related to the creation of a Multi Family – High Density Zoning District. The effect of the amendment will be to create site development standards and use regulations applicable to a multi-family high density zoning district, and to update and add definitions, terms, and graphics for clarity and consistency. PC SS 4-3-19

**Z19-04 LDC TEXT AMENDMENT – HERITAGE SIGN PLANS:** Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.4 Sign Regulations, the Glossary of General Terms, and the Appendix 1 Graphics, to allow for a new type of rooftop sign in certain locations within the Heritage Village Center Zoning District. The effect of the amendment will be to allow rooftop signs of specific sizes and types for certain uses under a Heritage Sign Plan, to add approval criteria and standards for such signs related to the operation, location, placement, design, lighting, safety, and sizes of such signs, and to amend related terms and graphics for clarity and consistency.

**The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:**

**Planning Commission: Wednesday, May 1, 2019 at 6:00 p.m.**  
**Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**