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Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: JOSH ROGERS, PLANNER II *JR*
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THROUGH: AMY TEMES, INTERIM PRINCIPAL PLANNER *AT*
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MEETING DATE: MAY 1, 2019

SUBJECT: A. GP18-15 CADIZ: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 9.99 ACRES GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF S. GREENFIELD AND E. GERMANN ROADS FROM RESIDENTIAL >0-1 DU/ACRE TO RESIDENTIAL > 3.5-5 DU/ACRE.

B. Z18-29 CADIZ: REQUEST TO REZONE APPROXIMATELY 9.99 ACRES OF REAL PROPERTY GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF S. GREENFIELD AND E. GERMANN ROADS FROM SINGLE FAMILY-43 (SF-43) TO SINGLE FAMILY-DETACHED (SF-D) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Community Livability

To allow for diverse residential development.

RECOMMENDED MOTION

- A. Move to continue GP18-15 Cadiz, a Minor General Plan Amendment; and
- B. Move to continue Z18-29 Cadiz, to June 5, 2019

APPLICANT/OWNER

Company: Bowman Consulting
Name: Nathan Larson
Address: 1295 W. Washington St, Suite 108
Tempe, AZ 85281
Phone: 480-2480-629-8830
Email: nlarson@bowmanconsulting.com

Company: Mint Properties LLC
Address: 4860 E. Baseline Rd., Suite 107
Mesa, AZ 85206
Phone: 480-848-4064

BACKGROUND/DISCUSSION

History

Date	Description
<i>October 10, 2006</i>	Town Council approved the annexation of 664.77 acres (Ordinance No. 1853)
<i>March 6, 2007</i>	Town Council approved rezone of 170 acres of Agricultural (AG) and R-43 to SF-15, SF-6, SC, and CC zoning districts (Ordinance No. 1926).
<i>December 5, 2018</i>	Planning Commission discussed GP18-15 and Z18-29 at Study Session.
<i>February 6, 2019</i>	Applicant requested a continuance to the March 6, 2019 Public Hearing.
<i>March 6, 2019</i>	Applicant requested a continuance to the April 3, 2019 Public Hearing.
<i>April 3, 2019</i>	Staff requested a continuance to the May 1, 2019 Public Hearing to review proposed changes to the internal private drives.
<i>May 1, 2019</i>	Applicant requested a continuance to the June 5, 2019 Public Hearing.

Overview

The subject property is located south of the southeast corner of Greenfield and Germann Roads inside the northern boundary of the Santan Character Area. The applicant is requesting a minor General Plan amendment, a PAD rezoning and a Preliminary Plat in order to develop a medium density single family residential community on 9.99 vacant acres, including 50 single family detached homes. The applicant has requested a continuance to the June 5, 2019 hearing.

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.

The applicant held a neighborhood meeting August 7, 2018 with approximately six neighbors attending. The following is a summation of the key points brought up at the meeting:

- Plans for Superstition Drive improvements and possible utility location in the ROW;

- Neighbor was not pleased with the proposed number of homes, privacy, and potential crime increase.

Staff has not received any comment from the public.

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. Move to continue GP18-15; and
- B. Move to continue Z18-29 to June 5, 2019.

Respectfully submitted,



Josh Rogers
Planner II