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Planning Commission Continuance

TO: PLANNING COMMISSION /DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, PLANNER II *KN*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *chl*
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MEETING DATE: JUNE 5, 2019

SUBJECT: UP18-25: GILBERT RECYCLING CENTER

STRATEGIC INITIATIVE: Economic Development

Encourage development of land designated in the General Plan for Employment uses.

RECOMMENDED MOTION

Move to table UP18-25 Gilbert Recycling Center Conditional Use Permit

APPLICANT/OWNER

Company:	POCA Architecture & Design, LLC	Name:	Henry Baldenegro
Name:	Paul O'Connor	Address:	2332 E. Bishop Dr.
Address:	8686 N. Central Avenue, Suite 212 Tempe, Arizona 85282		Phoenix, Arizona 85020
Phone:	602-790-9935		
Email:	poconnor@POCAaz.com		

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 5, 1984</i>	Town Council approved A83-02 (Ordinance No. 377), annexing approximately 2,085 acres into the Town of Gilbert, including the subject site.

Overview

The applicant is proposing to develop a new salvage yard on the currently vacant site, including the construction of two new buildings (4,200 sf office/scale building and 2,000 sf processing building) to be used for office space, temporary storage, processing and recycling of metal materials. The site has historically been used for farming operations and equipment/materials storage since the 1940's. The subject land for the proposed development is generally located approx. 1,000 feet south of the southwest corner of Baseline Road and McQueen Road and is composed of two lots that total approximately 3.27 acres. The site is zoned General Industrial (GI) for heavy industrial uses.

Staff is requesting the project be tabled in order to provide the applicant additional time to address outstanding Engineering comments with respect to flood plain compliance. Tabling this case will require the applicant to send new notices of public hearing and update the public hearing sign posted on the project site.

STAFF RECOMMENDATION

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Respectfully submitted,



Keith Newman
Planner II