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Planning Commission Continuance

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *AM*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: JULY 10, 2019

SUBJECT: DR19-46, MASERATI ALFA ROMEO

STRATEGIC INITIATIVE: Economic Development

This project will further the Economic Development initiative in attracting, retaining and growing unique retail business that serve a regional customer base as a means to increase Gilbert’s sales tax revenue.

RECOMMENDED MOTION

Move to continue DR19-46 Maserati Alfa Romeo to the August 7, 2019 public hearing.

APPLICANT/OWNER

Company: John Mahoney Architect, LLC
 Name: Jennifer Smithey
 Address: 850 W. Elliot Rd. #108
 Tempe, AZ 85284
 Phone: 480-345-8457
 Email: jennifer@mahoneyarch.com

Company: Maserati/Alfa Romeo of Gilbert
 Name: Richard Cvijanovich
 Address: 1010 S. Gilbert Rd
 Chandler, AZ 85286
 Phone: 480-994-7913
 Email: richardc@porschechandler.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>February 28, 2006</i>	Town Council approved case A05-20 annexing the subject site.
<i>February 28, 2006</i>	Town Council approved case Z05-22 (Ord. No. 1706) rezoning the 68 acre Esplanade site to Regional Commercial (RC).
<i>October 10, 2006</i>	Design Review Board approved case DR06-55 for the Gilbert Esplanade retail and office development (now expired).
<i>December 10, 2012</i>	Town Council approved the Rivulon Development Agreement with Nationwide Reality Investors for site improvements and timing.
<i>December 12, 2013</i>	Town Council approved Z13-33, an amendment to the Rivulon PAD (Ord. No. 2464) to amend conditions and development standards.
<i>April 9, 2015</i>	Design Review Board approved DR14-44, Rivulon Master Sign Plan
<i>December 10, 2015</i>	Design Review Board approved DR15-50, Mercedes Benz.
<i>May 1, 2019</i>	Planning Commission reviewed DR19-46 as a study session item.
<i>June 5, 2019</i>	Planning Commission continued DR19-46 to the July 10, 2019 meeting.

Overview

The proposed project consists of a Maserati Alfa Romeo automotive dealership to be constructed on a 1.95 acre site within the Rivulon development. The site is zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. The proposed Maserati Alfa Romeo site includes a 17,755 square foot (sf) building oriented towards Gilbert Road that includes a showroom, sales and administrative offices, training and conference rooms, customer lounge, restrooms, parts and storage, and a service department with 12 service bays. The site has been designed to accommodate new car sales and all associated automotive services typical with a new car dealership.

The applicant has requested a continuance to the August 7, 2019 Planning Commission hearing to work through project coordination issues.

PUBLIC NOTIFICATION AND INPUT

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 (LDC) Article 5.205.

Staff has received feedback from the property owner to the south and continues to work through concerns related to the relocation of the private drive that bisects the Maserati site and provides an additional access point to the Mercedes-Benz dealership.

STAFF RECOMMENDATION

Move to continue DR19-46 Maserati Alfa Romeo to the August 7, 2019 public hearing.

Respectfully submitted,

Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, June 5, 2019* TIME: 6:00 PM

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

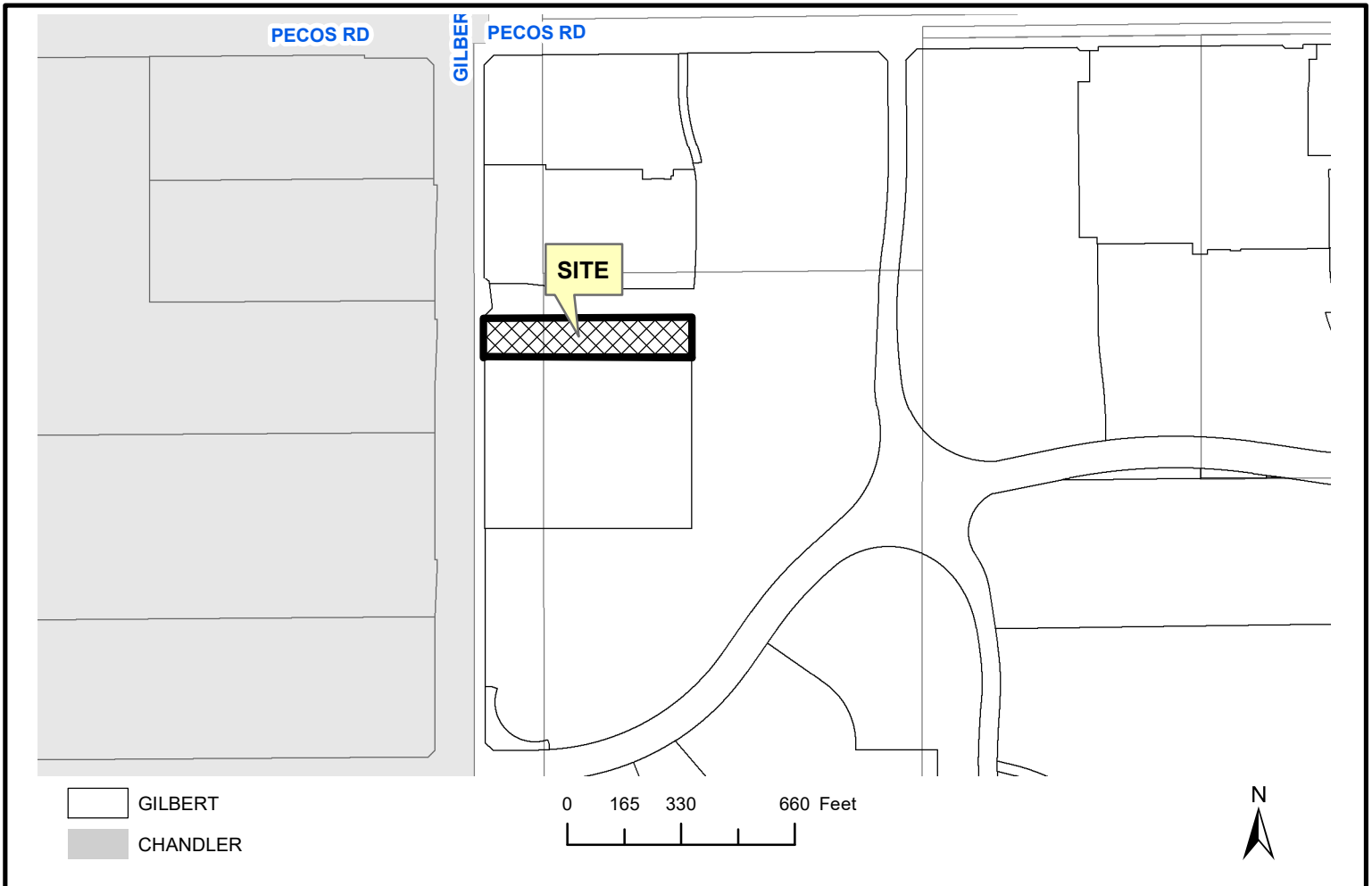
*** Call Planning Department to verify date and time:
(480) 503-6748**

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

REQUESTED ACTION:

DR19-46 MASERATI ALFA ROMEO: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.95 acres, generally located south of Pecos Road on the east side of Gilbert Road, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



**APPLICANT: John Mahoney Architect LLC
CONTACT: Jennifer Smithey
ADDRESS: 850 W. Elliot Rd. #108
Tempe, AZ 85284**

**TELEPHONE: (480) 345-8457
E-MAIL: jennifer@mahoneyarch.com**