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Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: SYDNEY BETHEL, PLANNER II *SB*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *o/l*
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MEETING DATE: JULY 10, 2019

SUBJECT: A. UP19-15, AZ01-101 STELLA: A CONDITIONAL USE PERMIT FOR APPROX. 0.83 ACRES GENERALLY LOCATED WEST OF THE NORTHWEST CORNER OF COOPER ROAD AND MERRILL AVENUE, TO ALLOW A WIRELESS COMMUNICATION FACILITY IN THE LIGHT INDUSTRIAL (LI) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Technology Leader

To allow for a new Wireless Communications Facility to help improve the level of wireless service available in the Town of Gilbert.

RECOMMENDED MOTION

Move to continue UP19-15 AZ01-101 Stella to the August 7, 2019 public hearing.

APPLICANT

Company: Pinnacle Consulting
 Name: Danielle Grigsby
 Address: 1426 N. Marvin St., #101
 Gilbert, AZ 85233
 Phone: (480) 664-9588
 Email: Danielle.grigsby@pinnacleco.net

OWNER

Company: M and A Melba LLC
 Name:
 Address: 1426 N. Marvin St., #101
 Gilbert, AZ 85233
 Phone: (480) 664-9588
 Email: ben.feldman@pinnacleco.net

BACKGROUND/DISCUSSION

History

Date	Description
<i>July 8, 2003</i>	Town Council approved Z03-07, rezoning 9.733 acres from Agricultural (AG) to General Commercial (C-2) and 38.41 acres from Agriculture (AG) to Garden Industrial (I-1) for west of Cooper Road and south of Baseline Road.
<i>September 7, 2004</i>	Town Council approved Z04-20 (Ordinance No. 1593) to rezone approx. 37.32 acres from Garden Industrial (I-1) to Garden Industrial (I-1) with a Planned Area Development (PAD) overlay located approx. 700' west of the Cooper Road and Merrill Avenue intersection.
<i>October 11, 2005</i>	The approved Final Plat for the Fuller Commercial Center was recorded with Maricopa County.
<i>September 14, 2006</i>	The Design Review Board approved Bowman Concrete (DR06-44), on the subject site.
<i>February 14, 2008</i>	The Design Review Board approved Bowman Brothers Concrete, Storage Yard Expansion (DR07-150) on the subject site.

Overview

SunState Towers, on behalf of T-Mobile, is proposing a new Wireless Communications Facility (WCF), which includes a 75' monopole and a 40' by 40', 1,600 sf, fenced equipment enclosure area. The monopole and enclosure area will be owned by SunState Towers for the use of T-Mobile, allowing them to provide expanded wireless broadband internet and voice services for their customers. The subject site is presently a service yard for a concrete company and is located west of the northwest corner of Cooper Road and Merrill Avenue on approximately 0.83 acres.

Staff is requesting the continuance to the August 7, 2019 Planning Commission public hearing in order to provide the applicant additional time to meet all necessary noticing requirements.

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, except for the required sign on the subject site, which was incorrectly posted and will be rectified prior to the next hearing. Neighborhood notice was provided per the requirements of the Land Development Code Article 5.205

Staff has received no 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

Move to continue UP19-15 AZ01-101 Stella to the August 7, 2019 public hearing.

Respectfully submitted,



Sydney Bethel
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, July 10, 2019* TIME: 6:00 PM

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

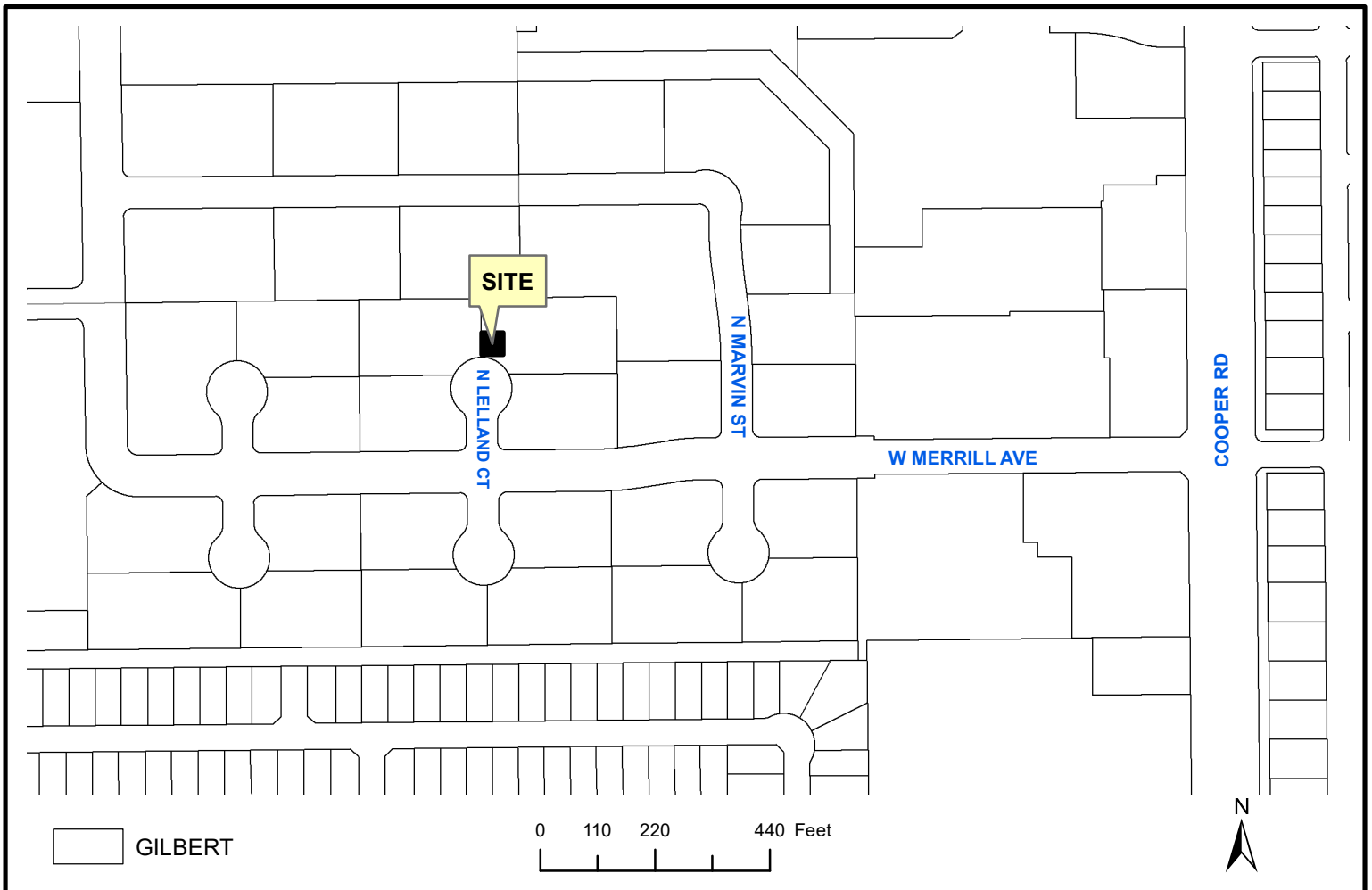
* Call Planning Division to verify date
and time: (480) 503-6721

* The application is available for public review at the Town of Gilbert Development Services Department Monday - Thursday 7 a.m. - 6 p.m. Staff reports are available prior to the meeting at <https://www.gilbertaz.gov/departments/clerk-s-office/boards-commissions/current-boards/planning-commission>

REQUESTED ACTION:

UP19-15 AZ01-101 STELLA: Request to approve a Conditional Use Permit for approximately .83 acres of real property located west of the northwest corner of Cooper Road and Merrill Avenue to permit a Wireless Communication Facility (75' feet high) in the Light Industrial (LI) zoning district with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: Pinnacle Consulting
CONTACT: Danielle Grigsby
ADDRESS: 1426 N. Marvin St., #101
Gilbert, AZ 85233

TELEPHONE: (480) 664-9588, Ext. 238
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