



4

# Planning Commission Study Session

**TO:** PLANNING COMMISSION

**FROM:** NATHAN WILLIAMS, AICP, SENIOR PLANNER *NW*  
(480) 503-6805, NATHAN.WILLIAMS@GILBERTAZ.GOV

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

**MEETING DATE:** JULY 10, 2019

**SUBJECT:**

**A. GP18-14 CORDILLERA: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 39.9 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HIGLEY ROAD AND RIGGS ROAD FROM REGIONAL COMMERCIAL (RC) TO RESIDENTIAL > 2-3.5 DU/ACRE.**

**B. Z18-28 CORDILLERA: REQUEST TO REZONE APPROX. 54.7 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF HIGLEY ROAD AND RIGGS ROAD FROM REGIONAL COMMERCIAL (RC) TO APPROX. 35.8 ACRES OF SINGLE FAMILY 6 (SF-6), 4.08 ACRES OF SINGLE FAMILY 8 (SF-8) AND 14.8 ACRES OF REGIONAL COMMERCIAL (RC) ZONING DISTRICTS, ALL WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

<b>STRATEGIC INITIATIVE:</b> Community Livability
The proposed general plan amendment and rezoning would allow for a mixture of single-family residential development as well as commercial uses within a currently undeveloped property.

**RECOMMENDED MOTION**

A. No motion requested, and

B. No motion requested.

**APPLICANT**

Company: Pew & Lake, PLC  
Name: Ralph Pew  
Address: 1744 S. Val Vista Dr. #217  
Mesa, AZ 85204  
Phone: 480-461-4670  
Email: ralph.pew@pewandlake.com

**OWNER**

Company: BMFA, LLC  
Name: David Larcher  
Address: 2425 E. Cambelback Rd. #750  
Phoenix, AZ 85016  
Phone: 602-866-0900  
Email: dlarcher@vestar.com

**BACKGROUND/DISCUSSION**

**History**

<b>Date</b>	<b>Description</b>
<i>May 13, 2003</i>	<p>Town Council adopted Resolution No. 1472 and approved A02-01 to annex an approximate 680 acre area at the SWC of Higley and Riggs Roads</p> <p>Town Council adopted Resolution No. 2415 and approved GP02-08, establishing the Higley and Riggs Roads 54.7 acre commercial corner and the 600 acre residential area to the west known as Mountainwood.</p> <p>Town Council adopted Ordinance No. 1473 and approved Z02-01, zoning a 54.7 acre site from Maricopa County Rural-43 to Town of Gilbert C-2 General Commercial at the SWC of Higley and Riggs Roads and a 27.20 acre residential area along the west side from Maricopa County Rural-43 to Town of Gilbert RU-43. The 600 acre Mountainwood site was approved in the same zoning case but under a separate Ordinance No. 1474, due to amended standards.</p>
<i>March 3, 2005</i>	Town Council adopted Ordinance No. 1625 and approved the Land Development Code (LDC), modifying the zoning on the subject 54.74 acre site to Regional Commercial (RC).
<i>April 3, 2007</i>	Town Council adopted Resolution No. 2755, a Development Agreement with Vestar Arizona XL, LLC. regarding the 54.7 acre Greer Towne Center property located at the southwest corner of Higley and Riggs Roads.
<i>March 27, 2014</i>	Town Council denied GP13-07, the Vestar Major General Plan Amendment for residential land uses on the 54.7 acre subject site.

**Overview**

The subject site is currently an undeveloped 54.7 acre parcel with an existing land use designation of Regional Commercial (RC) and also subsequently zoned Regional Commercial (RC). The

applicant is requesting a change to 39.9 acres of the existing General Plan land use classification of Regional Commercial (RC) to allow for Residential > 2- 3.5 DU/ Acre and is also requesting a change in zoning from 54.7 acres of Regional Commercial (RC) to 35.8 acres of SF-6, 4.08 acres of SF-8 and 14.8 acres of Regional Commercial (RC,) all with a PAD overlay zoning district for the subject site.

**Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>	<b>Existing Use</b>
North	Residential > 2-3.5 DU/Acre	Single Family-6 (SF-6)	Riggs Road then Country Shadows II residential subdivision
South	Residential > 2-3.5 DU/Acre and Residential > 0-1 DU/Acre.	Single Family-35 (SF-35) and Single Family-15 (SF-15).	Greer Family owned large lot residential then Acacia subdivision
East	Shopping Center	Shopping Center (SC)	Higley Road then undeveloped/ vacant parcel.
West	General Commercial, Neighborhood Office and Residential > 1-2 DU/Acre.	General Commercial (GC), Neighborhood Office (NO) and Single Family-10 (SF-10)	Existing Extra Space Storage, LDS Church and Montaverde residential subdivision.
Site	Regional Commercial	Regional Commercial (RC)	Vacant, former dairy farm

**Project Data Table**

<b>Site Development Regulations</b>	<b>LDC Single Family 6 (SF-6)</b>	<b>Proposed Development for the Cordillera PAD SF-6 (Z18-28)</b>
Minimum Lot Area (sq. ft. per DU)	6,000	<b>7,000</b>
Minimum Lot Dimensions (width x depth)	55' x 100'	<b>60'x 117'</b>
Maximum Building Height	30'/ 2-story	30'/ 2-story
Setbacks:		
Front Yard	20'	20'
Side Yard	5' and 10'	5' and 10'
Rear Yard	20'	20'
Lot Coverage	45% single story 40% two-story	45% single story 40% two-story

<b>Site Development Regulations</b>	<b>LDC Single Family 8 (SF-8)</b>	<b>Proposed Development for the Cordillera PAD SF-8 (Z18-28)</b>
Minimum Lot Area (sq. ft. per DU)	8,000	<b>9,000</b>
Minimum Lot Dimensions (width x depth)	75' x 100'	<b>75'x 120'</b>
Maximum Building Height	30'/ 2-story	30'/ 2-story
Setbacks:		
Front Yard	20'	20'
Side Yard	10'	10'
Rear Yard	25'	25'
Lot Coverage	45% single story 40% two-story	45% single story 40% two-story

<b>Site Development Regulations</b>	<b>LDC Regional Commercial (RC)</b>	<b>Proposed Development for the Cordillera PAD RC (Z18-28)</b>
Maximum Building Height	55'	55'
<b>Building Setbacks:</b>		
Front Yard	25'	25'
Side Yard (Street)	20'	20'
Side Yard (Residential)	75'	<b>45' &amp; 62'</b>
Rear Yard (Residential)	75'	<b>45' &amp; 64'</b>
<b>Building Setbacks:</b>		
Front Yard	25'	25'
Side Yard (Street)	20'	20'
Side Yard (Residential)	40'	<b>30'</b>
Rear Yard (Residential)	40'	<b>30'</b>
Landscaping (% of net lot area)	15%	<b>20.7%</b>
Street Frontage Landscape Area at Arterial Intersection (LDC – 2.106.I.2)	50' x 250' (22,500 sq. ft.)	<b>Dimension and total area to be determined</b>

### **General Plan**

The General Plan request is to change the existing land use from 39.9 acres generally located at southwest corner of Higley Road and Riggs Road from Regional Commercial (RC) to Residential > 2-3.5 DU/Acre. The effect of this amendment will be to change the plan of development to allow residential uses as well as commercial uses on the subject site. The applicant notes that they are proposing a more viable mix of commercial and residential uses on the 54.7 acre subject site. The applicant has noted that the impacts of e-commerce and online retail has negatively impacted the demand for the original intent of the 54.7 acre site, which was planned in 2003 for a number of big box retailers within an overall power center.

Staff notes that the subject site has remained an undeveloped commercial parcel within the Santan Character Area, since it's rezoning in 2003. The subject site is also located in proximity to undeveloped parcels of Shopping Center (SC) zoning (approx. 25 acres) to the east and 6.5 acres of Community Commercial (CC) to the northeast.

### **Rezoning**

The applicant is requesting to rezone the 54.7 acre subject site, generally located at the southwest corner of Higley Road and Riggs Road from Regional Commercial (RC) to approx. 35.8 acres of Single Family 6 (SF-6), 4.08 acres of Single Family 8 (SF-8) and 14.8 acres of Regional Commercial (RC) zoning districts, all with a Planned Area Development (PAD) overlay zoning district.

The proposed Planned Area Development (PAD) overlay would establish a specific Development Plan for overall site design, allow for both residential uses and commercial uses on the subject site along with proposed modifications from the Land Development Code (LDC). The proposed modifications would be to increase the minimum lot area and dimensions for both the SF-6 and SF-8 portions of the request; and to reduce the required side and rear building and landscape setbacks as well as the minimum 50' x 250' landscape area and dimension at an arterial corner for the proposed 14.8 acre Regional Commercial (RC) parcel.

The SF-6 (107 lots) and SF-8 (11 lots) portion of the proposed Development Plan would provide for a total of 118 residential lots on a total of 39.9 acres (2.95 DU/Ac.) with lots ranging in size from a minimum of 7,000 sq. ft. for the SF-6 PAD portion, to 9,000 sq. ft. for the larger SF-8 PAD portion (southwestern corner) of the subject site.

The Development Plan illustrates two points of non-gated vehicular access from Riggs Road (primary entry) and Higley Road (secondary entry) for the residential portion of the proposed site. The reshaped Regional Commercial (RC) portion would provide for one point of access on Riggs Road and two points of access from Higley Road. There would be no direct vehicular access between the residential and commercial portions of the Development Plan. Pedestrian connectivity is something that can be addressed at time of zoning or at time of preliminary plat/open space plan for the residential portion or the future Design Review Board application for the commercial portion of the site.

The overall design of the residential portion of the site provides for a significant amount of usable open space primarily in the central portion of the subdivision. Landscape tracts and local residential roadways within the residential portion of the site, will separate the side and rear portions of the commercial development to the north and east.

### **PUBLIC NOTIFICATION AND INPUT**

To date two (2) neighborhood meetings were held on the subject request. The first neighborhood meeting was held on July 31, 2018 at the Basha Public Library and the second neighborhood meeting was held on June 24, 2019 at the Riggs Elementary School. Approximately 30 – 50 residents attended the various neighborhood meetings. The residents had a number of comments regarding the need for more neighborhood oriented commercial uses such as boutique grocery and retail stores, bakeries and so forth but generally did not want more storage facilities, senior living

or gas stations in the area. Additionally, some neighbors commented on the proposed houses being small for the surrounding area to the south, as well as questions about timing and process of the proposed development on the site.

**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.

**REQUESTED INPUT**

Planning Staff has completed multiple reviews of the project and provided comments to the applicant. Additional comment and feedback from the Planning Commission is requested at this time.

1. Input regarding the proposed balance of commercial and residential land uses for the overall 54.7 acre site.
2. Input regarding proposed development standard modifications for the commercial portion of the rezoning.
3. Input regarding overall site design – commercial and residential.

**STAFF RECOMMENDATION**

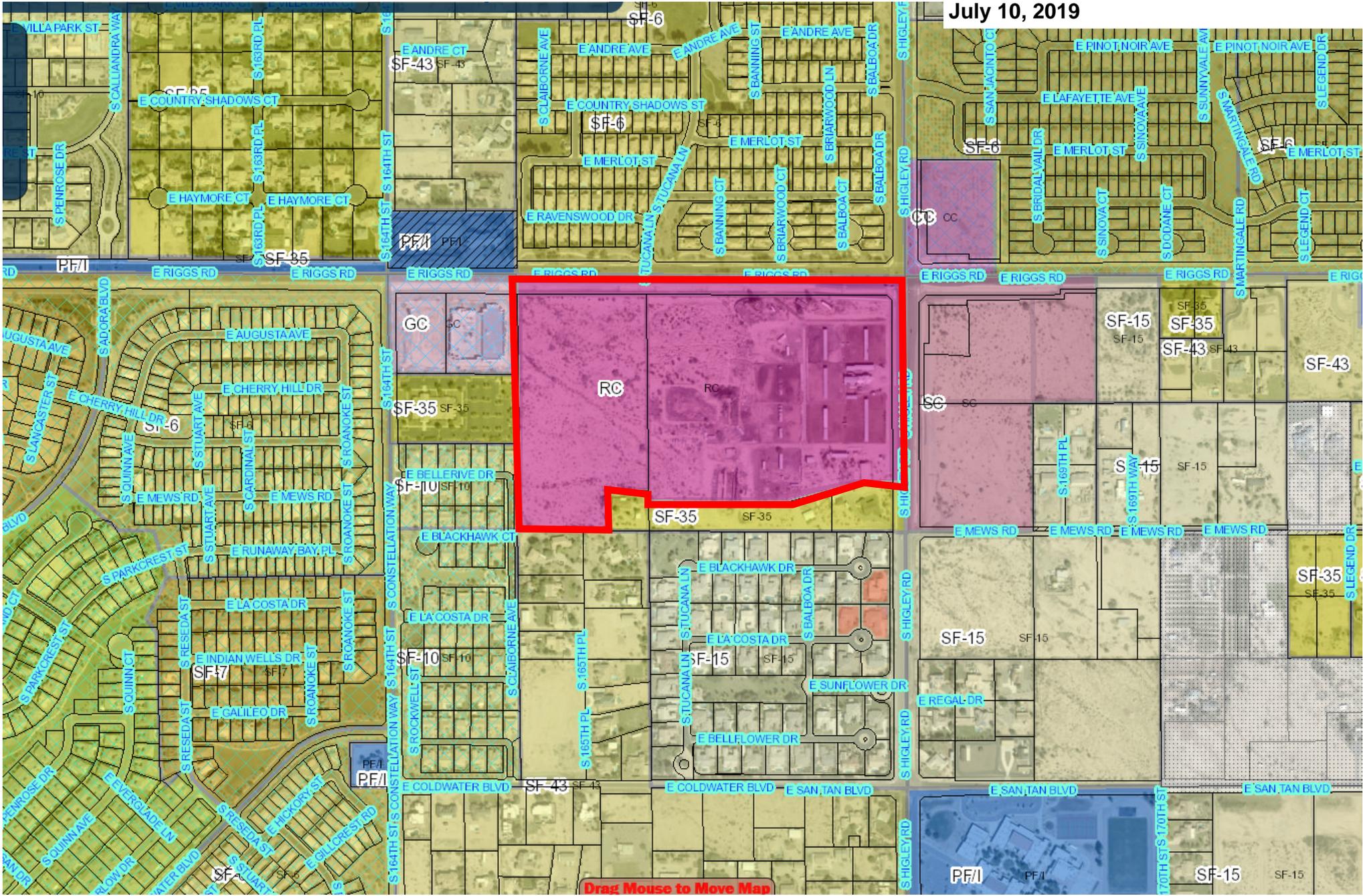
- A. Staff requests Planning Commission input; and
- B. Staff requests Planning Commission input.

Respectfully submitted,  
/S/  
Nathan Williams, AICP  
Senior Planner

**Attachments and Enclosures:**

- 1) Vicinity Map/ Aerial Photo
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Development Plan
- 5) Enlarged Commercial Site (reference only)
- 6) Overall Site Landscape and Amenity Plan – for reference only (6 pages)
- 7) Developer Market Analysis (8 pages)

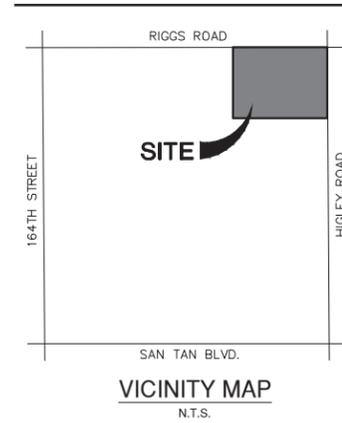
GP18-14 / Z18-28 Cordillera  
Attachment 1: Vicinity Map/Aerial Photo  
July 10, 2019





# ZONING EXHIBIT

A PORTION OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
1295 West Washington, Ste 108  
Tempe, Arizona 85281  
Phone: (480) 629-8830  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

**PROJECT TEAM**

**OWNER**

VESTAR  
2425 E CAMELBACK ROAD  
SUITE 750  
PHOENIX, ARIZONA 85016  
PH: 602.553.2657  
CONTACT: ANGIE KORY

**ARCHITECT**

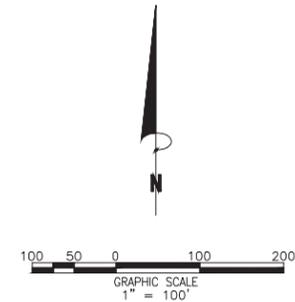
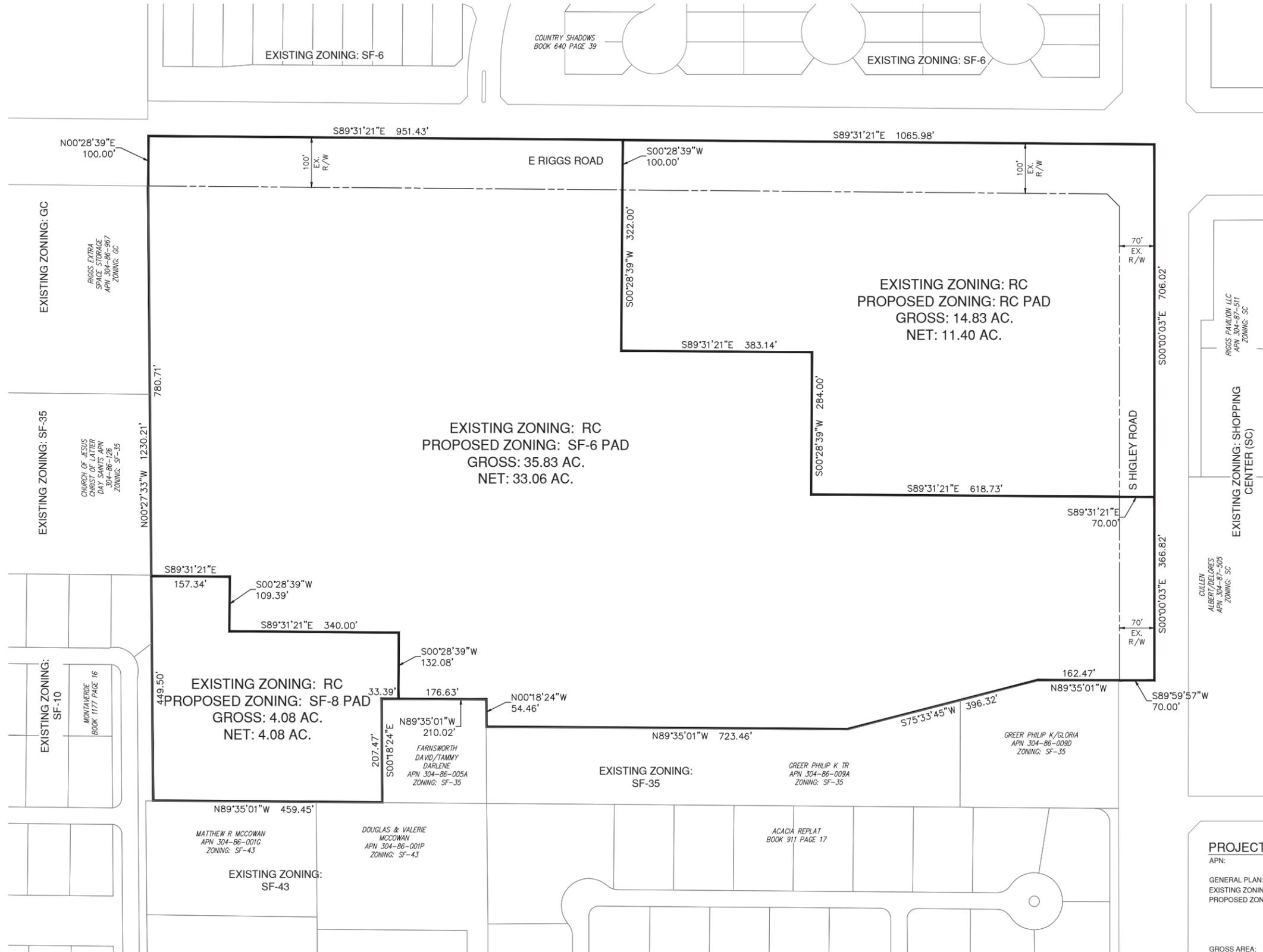
SUITE 6 ARCHITECTURE & PLANNING  
6111 N CATTLE TRACK ROAD  
SCOTTSDALE, ARIZONA 85250  
PH: 480.348.7800  
CONTACT: DEAN MUNKACHY

**CIVIL ENGINEER**

BOWMAN CONSULTING  
1295 WEST WASHINGTON STREET  
SUITE 108  
TEMPE, ARIZONA 85281  
PH: 480.629.8830  
CONTACT: NATHAN LARSON

**ATTORNEY**

PEW & LAKE, P.L.C.  
1744 S VAL VISTA DRIVE  
SUITE 217  
MESA, ARIZONA 85204  
PH: 480.461.4760  
CONTACT: RALPH PEW



**PROJECT DATA**

APN: 304-86-009E, 005B  
GENERAL PLAN: RESIDENTIAL > 2-3.5 DU/ACRE  
EXISTING ZONING: REGIONAL COMMERCIAL (RC)  
PROPOSED ZONING: REGIONAL COMMERCIAL w/PAD OVERLAY (14.83 ac GROSS, 11.40 ac NET) (27.1%)  
SF-6 w/PAD OVERLAY (35.83 ac GROSS, 33.06 ac NET) (65.5%)  
SF-8 w/PAD OVERLAY (4.08 ac GROSS & NET) (7.4%)

GROSS AREA: 54.74 ACRES  
NET AREA: 48.54 ACRES

ZONING EXHIBIT  
CORDILLERA  
MARICOPA COUNTY  
GILBERT, ARIZONA

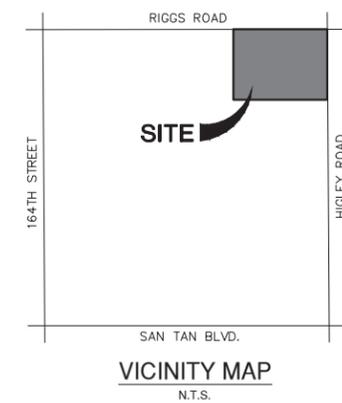
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
SKF	CRS NL
DESIGN	DRAWN CHKD
SCALE	H: 1" = 100'
	V: NONE
JOB No.	050472-01-001
DATE	5/9/19

1  
SHEET 1 OF 1

**GP18-14 / Z18-28 Cordillera  
Attachment 4: Development Plan  
July 10, 2019**



**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
1295 West Washington, Ste 108  
Tempe, Arizona 85281  
Phone: (480) 629-8830  
www.bowmanconsulting.com  
© Bowman Consulting Group, Ltd.

MARICOPA COUNTY

DEVELOPMENT PLAN  
CORDILLERA

GILBERT, ARIZONA

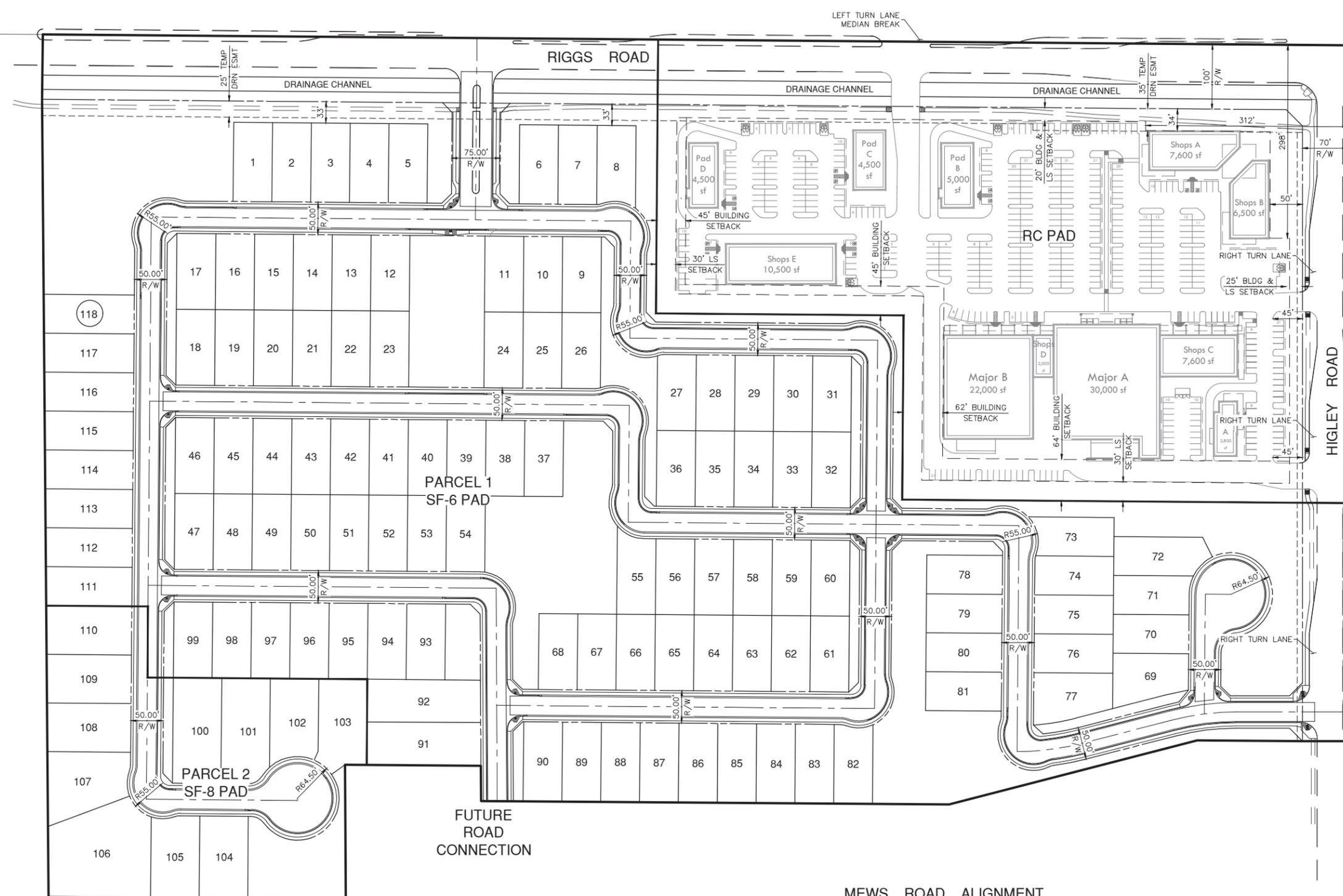
PROJECT NUMBER

PLAN STATUS

DATE	DESCRIPTION
	SKF NL
	DRAWN CHKD

SCALE: H: 1" = 80'  
V: NONE  
JOB No. 050472-01-002  
DATE: 5/9/19

DP1  
SHEET 1 OF 1



**OWNER**  
VESTAR  
2425 E CAMELBACK ROAD  
SUITE 750  
PHOENIX, ARIZONA 85016  
PH: 602.553.2657  
CONTACT: ANGIE KORY

**ARCHITECT**  
SUITE 6 ARCHITECTURE & PLANNING  
6111 N CATTLE TRACK ROAD  
SCOTTSDALE, ARIZONA 85250  
PH: 480.348.7800  
CONTACT: DEAN MUNKACHY

**CIVIL ENGINEER**  
BOWMAN CONSULTING  
1295 WEST WASHINGTON STREET  
SUITE 108  
TEMPE, ARIZONA 85281  
PH: 480.629.8830  
CONTACT: NATHAN LARSON

**ATTORNEY**  
PEW & LAKE, P.L.C.  
1744 S VAL VISTA DRIVE  
SUITE 217  
MESA, ARIZONA 85204  
PH: 480.461.4760  
CONTACT: RALPH PEW

**SF-6 PAD DEVELOPMENT STANDARDS**

STANDARD	REQUIRED	PROPOSED
MINIMUM LOT AREA	6,000 SF	7,000 SF
MINIMUM LOT WIDTH	55'	60'
MINIMUM LOT DEPTH	100'	117'
MAXIMUM HEIGHT/STORIES	30/2	30/2
MINIMUM BUILDING SETBACKS		
FRONT	20'	20'
SIDE	5' & 10'	5' & 10'
REAR	20'	20'
MAXIMUM LOT COVERAGE		
ONE-STORY	45%	45%
TWO-STORY	40%	40%

**SF-8 PAD DEVELOPMENT STANDARDS**

STANDARD	REQUIRED	PROPOSED
MINIMUM LOT AREA	8,000 SF	9,000 SF
MINIMUM LOT WIDTH	75'	75'
MINIMUM LOT DEPTH	100'	120'
MAXIMUM HEIGHT/STORIES	30/2	30/2
MINIMUM BUILDING SETBACKS		
FRONT	20'	20'
SIDE	10'	10'
REAR	25'	25'
MAXIMUM LOT COVERAGE		
ONE-STORY	45%	45%
TWO-STORY	40%	40%

**RC PAD DEVELOPMENT STANDARDS**

STANDARD	REQUIRED	PROPOSED
MAXIMUM HEIGHT	55'	55'
MINIMUM BUILDING SETBACKS		
FRONT (HIGLEY)	25'	25'
SIDE (RIGGS)	20'	20'
SIDE (RESIDENTIAL)	75'	45' & 64'
REAR (RESIDENTIAL)	75'	45' & 62'
SEPARATION BETWEEN BUILDINGS		
SINGLE STORY	15'	15'
TWO STORY	20'	20'
MINIMUM REQUIRED PERIMETER LANDSCAPE AREA		
FRONT (HIGLEY)	25'	25'
SIDE (RIGGS)	20'	20'
SIDE (RESIDENTIAL)	40'	30'
REAR (RESIDENTIAL)	40'	30'
LANDSCAPING (% OF NET LOT AREA)	15%	20.7%
PARKING (1/250 SF)	412 SPACES	450 SPACES
DRIVE AISLE SETBACK	80'	45'
CORNER SETBACK	50'x250'	50' x 296' (HIGLEY) 34' x 312' (RIGGS)

**ZONING DISTRICT SUMMARY**

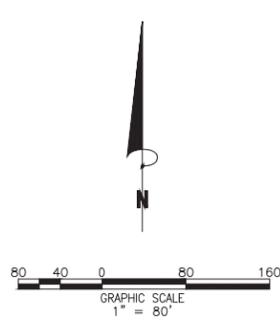
	GROSS	NET
COMMERCIAL (RC PAD)	14.83 ac	11.40 ac
RESIDENTIAL	39.91 ac	37.14 ac
SF-6 PAD	35.83 ac	33.06 ac
SF-8 PAD	4.08 ac	4.08 ac

**RESIDENTIAL SUMMARY**

ZONING DISTRICT	MINIMUM LOT AREA	LOT SIZE	NUMBER OF LOTS
SF-6 PAD	7,000 SF	60'x117'	107
SF-8 PAD	9,000 SF	75'x120'	11
TOTAL:			118
RESIDENTIAL DENSITY (gross)		3.0 DU/AC	

**COMMERCIAL SUMMARY**

TOTAL GLA	103,000 SF
LOT COVERAGE	20.7%
PARKING REQUIRED (1/250)	412 sp
PARKING PROVIDED	450 sp
	(4.4 sp/1000)





SWC Riggs Rd  
 and Higley Rd  
 Gilbert, Arizona

- ▲ Development Review Set
- △ Bid Set
- △ City Submittal
- △ Construction Set

Revisions:

Ownership of Instruments of Service:  
 This drawing is not to be used or reproduced without the consent of Suite 6 Architecture + Planning, Inc. The designs, images, and concepts on this drawing are the property of Suite 6 Architecture + Planning, Inc.

Seal

Date: May 2, 2019

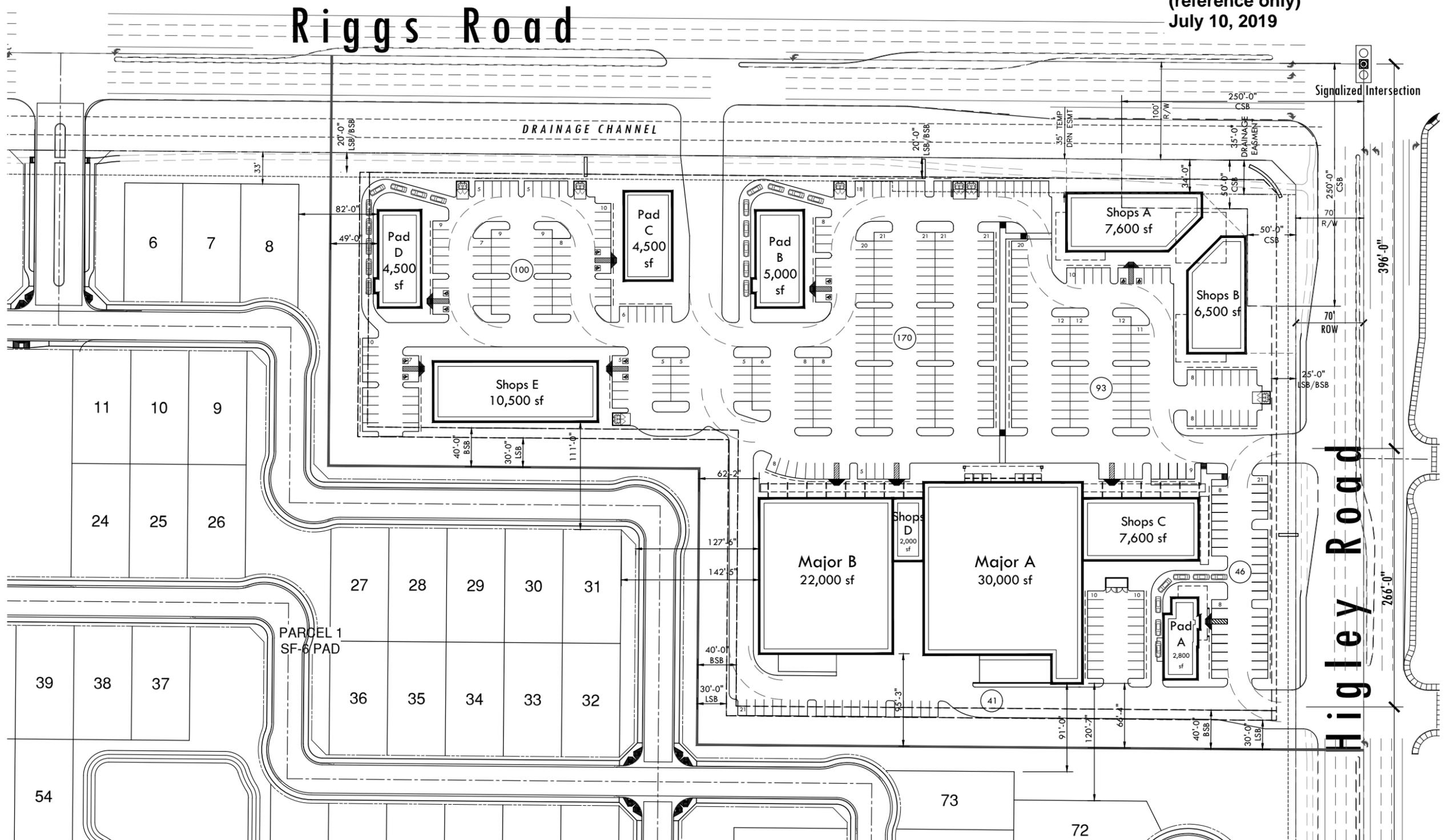
Project Number: 260

Drawn by: dm/rdb

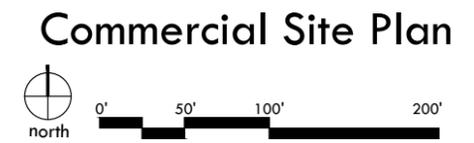
Sheet Number

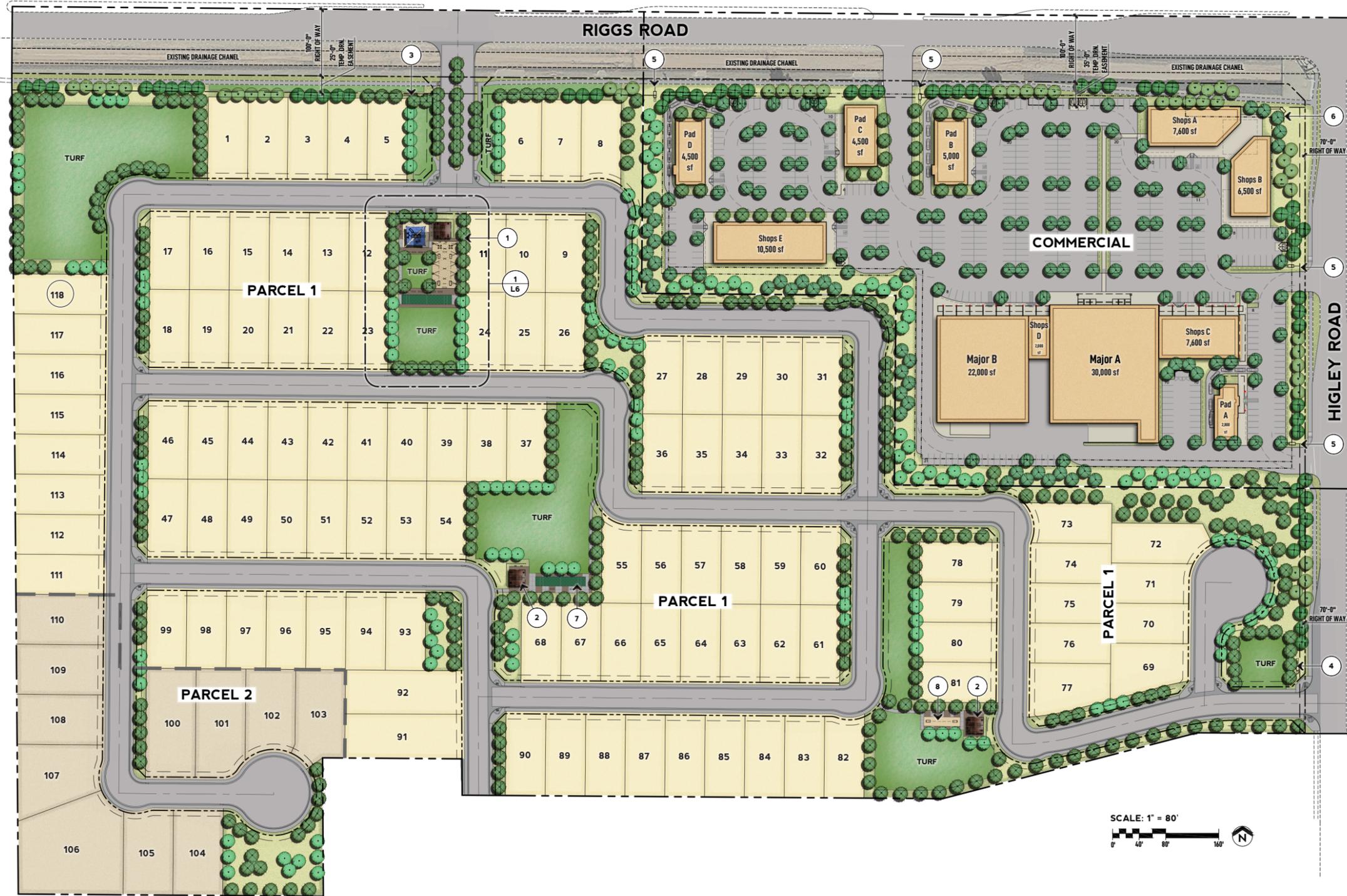
**A1.0**

SITE PLAN



<b>Retail Parcel</b>	
Net Site Area	± 496,478 sf
	± 11.4 ac
Total GLA	103,000 sf
Lot Coverage	20.7%
Parking Required (1/250)	412 sp
Parking Provided	450 sp
	(4.4/1000)





### LANDSCAPE LEGEND & SCHEDULE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
<b>TREES</b>		
	<i>PISTACIA X 'RED PUSH'</i> RED PUSH PISTACHE	24" BOX
	<i>PARKINSONIA X 'SONORAN EMERALD'</i> SONORAN EMERALD PALO VERDE	24" BOX
	<i>PARKINSONIA PRAECOX</i> PALO BREA	24" BOX
	<i>CERCIDIUM X 'DESERT MUSEUM'</i> DESERT MUSEUM PALO VERDE	24" BOX
	<i>ULMUS PARVIFOLIA 'SEMPEVIRENS'</i> EVERGREEN ELM	24" BOX
<b>LARGE SHRUBS</b>		
	<i>TECOMA X 'ORANGE JUBILEE'</i> ORANGE JUBILEE	5 GAL.
	<i>DODONAEA VISCOSA 'PURPUREA'</i> PURPLE HOPSEED BUSH	5 GAL.
<b>SHRUBS</b>		
	<i>LEUCOPYLLUM LANGMANIAE</i> 'LYNNS LEGACY' LYNNS LEGACY SAGE	5 GAL.
	<i>NERIUM OLEANDER</i> 'PETITE PINK' PETITE PINK OLEANDER	5 GAL.
	<i>EROMOPHILA MACULATA</i> 'VALENTINE' VALENTINE BUSH	5 GAL.
	<i>RUPELLIA BRITTONIANA</i> RUPELLIA	5 GAL.
	<i>NANDINA DOMESTICA</i> 'GULFSTREAM' GULFSTREAM NANDINA (HEAVENLY BAMBOO)	5 GAL.
	<i>RUSSSELLIA EQUITIFORMIS</i> CORAL FOUNTAIN	5 GAL.
<b>ACCENTS</b>		
	<i>HESPERALOE FUNIFERA</i> GIANT HESPERALOE	5 GAL.
	<i>HESPERALOE P. 'BRAKELIGHTS'</i> RED HESPERALOE	5 GAL.
	<i>BOUGAINVILLEA 'SAN DIEGO RED'</i> SAN DIEGO RED BOUGAINVILLEA	5 GAL.
<b>GROUND COVER</b>		
	<i>ROSMARINUS OFFICINALIS</i> 'HUNNINGTON CARPET' TRAILING ROSEMARY	1 GAL.
	<i>LANTANA MONTIVENDESIS</i> PURPLE TRAILING LANTANA	1 GAL.
	<i>LANTANA X 'NEW GOLD'</i> NEW GOLD LANTANA	1 GAL.
	<i>DALEA CAPITATA 'SIERRA GOLD'</i> SIERRA GOLD DALEA	1 GAL.
	<i>WEDILIA TRILOBATA</i> YELLOW DOT	1 GAL.
<b>TURF</b>		
	TURF CYNODON DACTYLON 'MIDIRON'	SOD
<b>TURF BORDER</b>		
	CONCRETE TURF HEADER REGULAR GRAY	6" x 6"
<b>TOP DRESSING</b>		
	DECOMPOSED GRANITE EXPRESS BROWN	1/2" SCREENED
	ANGULAR RIP RAP EXPRESS GOLD	3"-6" ANGULAR

### PROJECT TEAM

<b>OWNER</b> Vestar 2425 EAST CAMELBACK RD   SUITE 750 PHOENIX, AZ 85016 P: 602.553.2657 CONTACT: ANGIE KORY	<b>LANDSCAPE ARCHITECT</b> THOMAS + CROWLEY LLC 124 E. CONSTITUTION COURT GILBERT, AZ 85296 P: (480) 878.4708 CONTACT: PAUL THOMAS	<b>CIVIL ENGINEER</b> BOWMAN CONSULTING 1295 N. WASHINGTON STREET, SUITE 108 TEMPE, AZ 85281 PH: (480) 429.8830 CONTACT: NATHAN LARSON
---	---	---

### LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	ROAD CENTER LINE

### KEYED NOTES (X)

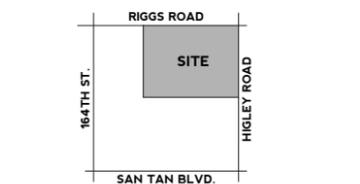
- 1 THE "GAME ROOM" PARK, SEE DETAIL 1, SHEET L6
  - (1) 24' x 24' RAMADAS
  - (1) PLAY STRUCTURE
  - (1) HORSESHOE COURT
  - (2) HORSESHOE GRILL
  - (2) GAME TABLES
  - (12) PARK BENCHES
  - (2) PICNIC TABLES
  - (2) DOGGIE POTS
  - (3) TRASH RECEPTACLE
- 2 24' x 24' RAMADA, SEE DETAIL 3, SHEET L6
- 3 RESIDENTIAL PRIMARY ENTRY MONUMENT, SEE DETAIL 1, SHEET L3
- 4 RESIDENTIAL SECONDARY ENTRY MONUMENT, SEE DETAIL 2 SHEET L3
- 5 COMMERCIAL WAY FINDING MONUMENT, SEE DETAIL 1, SHEET L4
- 6 COMMERCIAL CORNER MONUMENT, SEE DETAIL 2, SHEET L4
- 7 BOCCIE BALL COURT
- 8 HORSESHOE COURT

### SITE DATA

	GROSS	NET
COMMERCIAL:	14.83 AC	11.48 AC
SINGLE FAMILY RESIDENTIAL:	39.91 AC	37.14 AC
RESIDENTIAL OPEN SPACE:	6.55 AC	(16.4% GROSS) (17.4% NET)

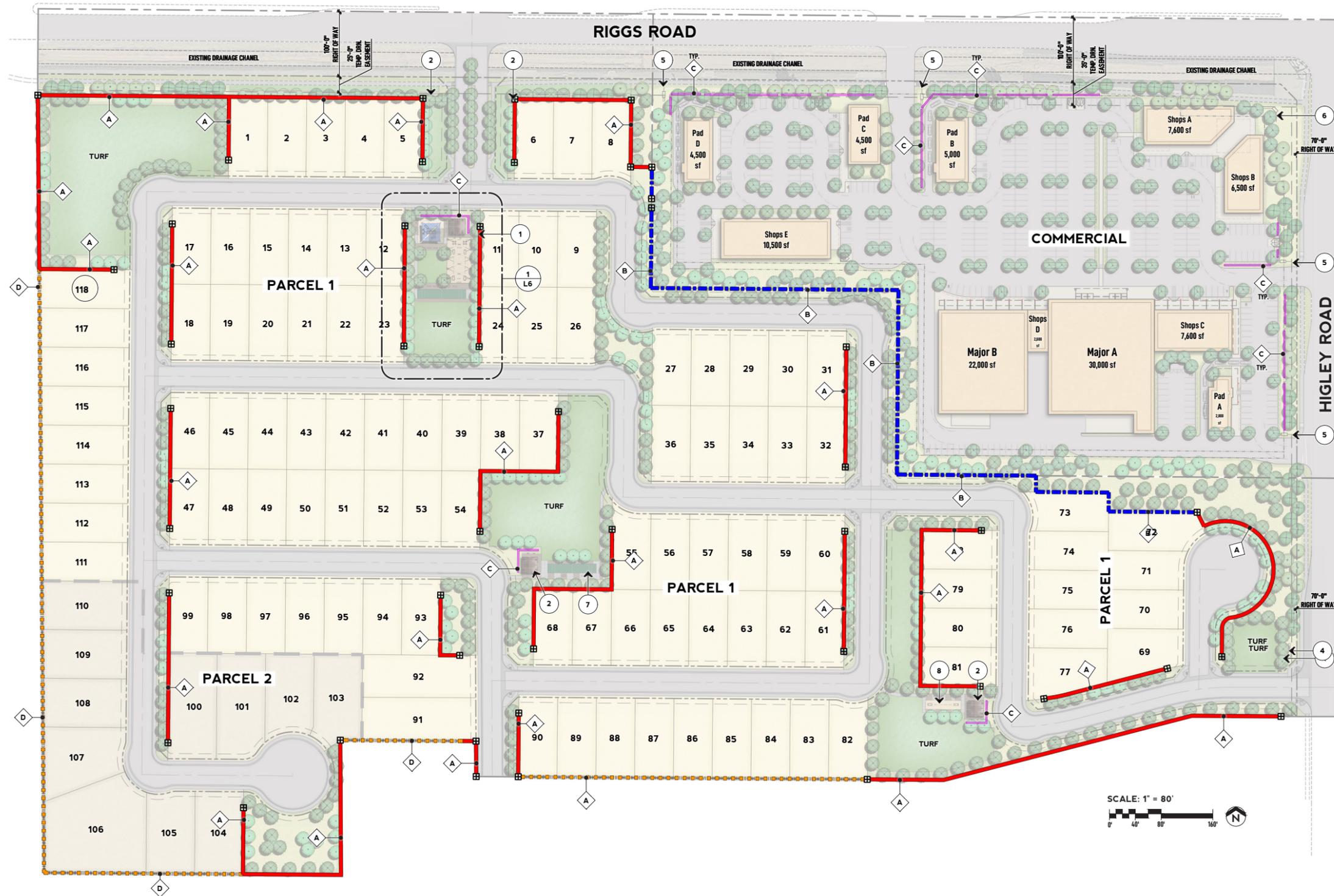
### LOT TABLE

PARCEL	ZONING	LOT AREA	LOT SIZE	LOTS
1	SF-7	7,020 S.F.	60' x 117'	111
2	SF-8	9,000 S.F.	75' x 120'	11
				<b>TOTAL</b> 122



VICINITY MAP  
 PLAN SCALE: N.T.S.





### WALL LEGEND

- A — PRIMARY THEME WALL
- B — SECONDARY THEME WALL
- C — SCREEN WALL
- D — BUILDER WALL PER TOWN OF GILBERT STANDARD DETAILS

### WALL NOTES

1. SEE L3 FOR ALL WALL DETAILS
2. ALL LOT & PROPERTY LINES (WITHOUT A WALL SYMBOL) THAT REQUIRE A WALL SHALL BE CONSTRUCTED OF BUILDER WALL (OR EQUAL) PER TOWN OF GILBERT STANDARDS.
3. WALLS FOLLOW REAR AND SIDE LOT PROPERTY LINES UNLESS OTHERWISE SHOWN (SEE ENGINEERING FINAL PLAN FOR DIMENSIONS).
4. A 6"x6" CONCRETE HEADER SHALL BE PLACED BETWEEN THE WALL COLUMN SETBACK & SIDEWALK WHERE PROPERTY LINE OCCURS.
5. ALL WALLS SHALL BE CONSTRUCTED OUTSIDE OF RIGHT OF WAYS, PUBLIC UTILITY EASEMENTS AND SIGHT VISIBILITY TRIANGLES PER TOWN OF GILBERT STANDARDS

### KEYED NOTES (X)

1. THE "GAME ROOM" PARK, SEE DETAIL 1, SHEET L6
  - (1) 24' x 24' RAMADAS
  - (2) GAME TABLES
  - (1) PLAY STRUCTURE
  - (12) PARK BENCHES
  - (1) BOCCIE BALL COURT
  - (2) PICNIC TABLES
  - (2) HORSESHOE COURT
  - (2) DIGGI POTS
  - (2) BBQ GRILL
  - (3) TRASH RECEPTACLE
2. 24' x 24' RAMADA, SEE DETAIL 3, SHEET L6
3. RESIDENTIAL PRIMARY ENTRY MONUMENT, SEE DETAIL 1, SHEET L3
4. RESIDENTIAL SECONDARY ENTRY MONUMENT, SEE DETAIL 2 SHEET L3
5. COMMERCIAL WAY FINDING MONUMENT, SEE DETAIL 1, SHEET L4
6. COMMERCIAL CORNER MONUMENT, SEE DETAIL 2, SHEET L4
7. BOCCIE BALL COURT
8. HORSESHOE COURT



DATE: 5.12.19



**A** THEME WALL  
ELEVATION

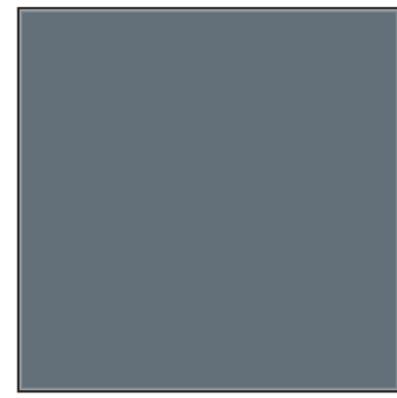
SCALE: 3/8" = 1'-0"

**B** SECONDARY THEME WALL  
ELEVATION

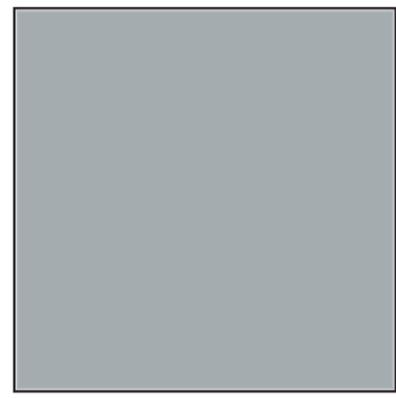
SCALE: 3/8" = 1'-0"

**C** SCREEN WALL  
ELEVATION

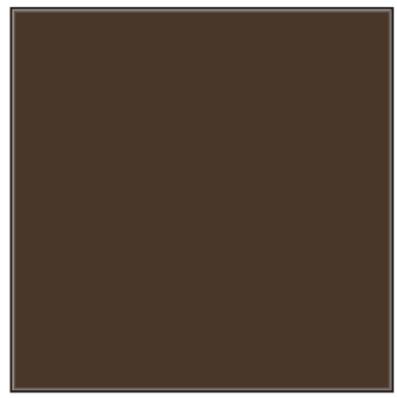
SCALE: 3/8" = 1'-0"



**REGULAR CMU ACCENT**  
STAIN SHERWIN WILLIAMS #6257 GIBRALTAR



**REGULAR CMU**  
STAIN SHERWIN WILLIAMS #6254 LAZY GRAY



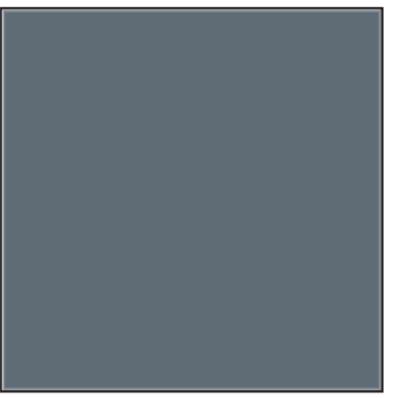
**SOLID OR SLUMP BLOCK CAP**  
STAIN SHERWIN WILLIAMS #9091 HALF-CAFF



**BOARD FORM CONCRETE**  
REGULAR GRAY CONCRETE WITH ROUGH BOARD FINISH



**RUSTED STEEL**  
NATURAL RUST FINISH



**STEEL**  
POWDER COAT TO MATCH SHERWIN WILLIAMS #6257 GIBRALTAR



**1 RESIDENTIAL PRIMARY ENTRY MONUMENT**  
ELEVATION

SCALE: 3/8" = 1'-0"



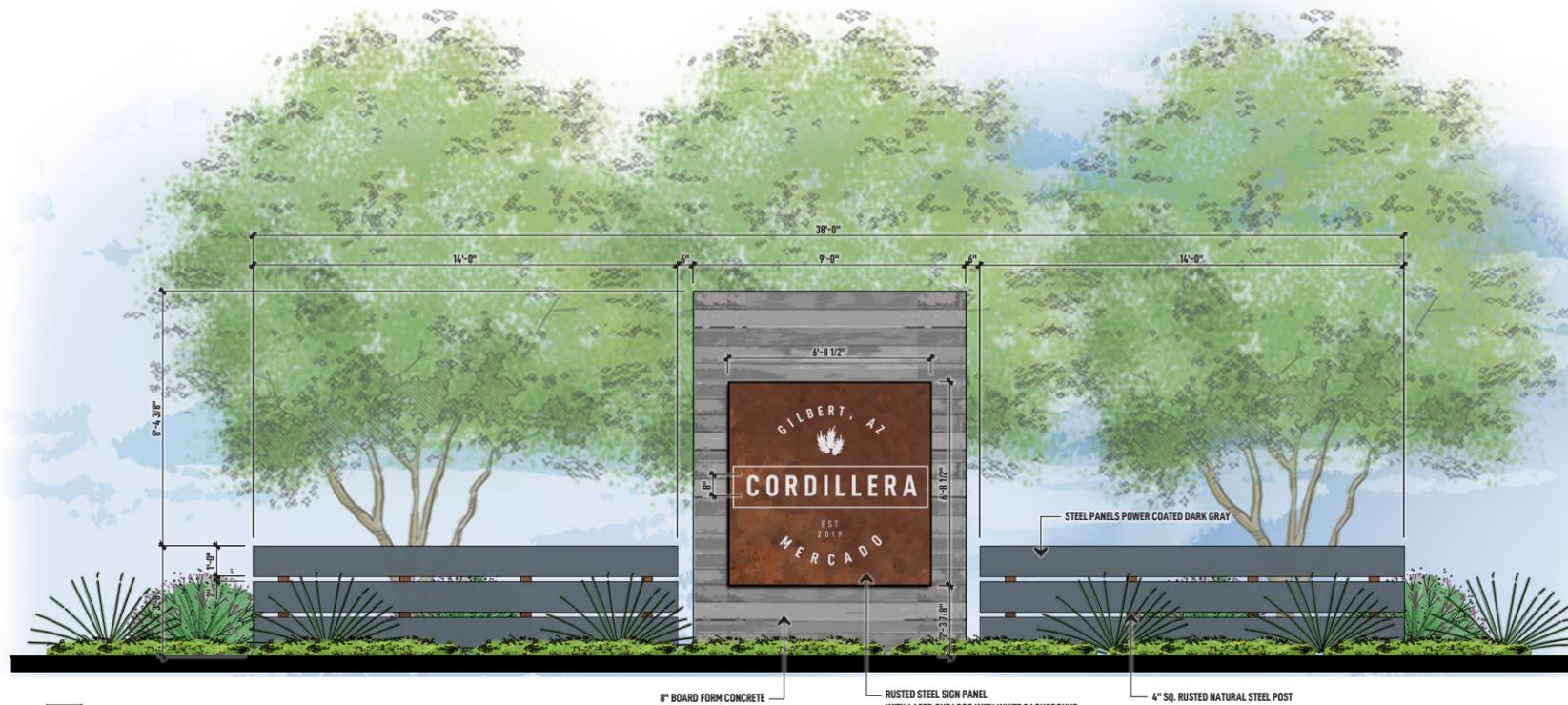
**2 RESIDENTIAL SECONDARY ENTRY MONUMENT**  
ELEVATION

SCALE: 3/8" = 1'-0"



**3** COMMERCIAL WAYFINDING MONUMENT  
ELEVATION

SCALE: 3/8" = 1'-0"



**4** COMMERCIAL CORNER MONUMENT  
ELEVATION

SCALE: 3/8" = 1'-0"



**1 AMENITY AREA ENLARGMENT**  
PLAN



**2 RAMADA STREET ELEVATION**

SCALE: 3/8" = 1'-0"



BENCHES



TRASH RECEPTACLE



GAME TABLES



PICNIC TABLES



BOCCE BALL COURT



PLAY STRUCTURE WITH SHADE SAIL

# Riggs & Higley Rezoning Review and Analysis

Prepared for:



September 14, 2018



Rounds Consulting Group



## Introduction

As part of the submittal requirements established by the Town of Gilbert (Gilbert, or Town) for rezoning, the applicant, Vestar, requested that Rounds Consulting Group, Inc. (RCG) analyze the 48-acre property located at the southwest corner of Riggs and Higley Roads in Gilbert, Arizona. As part of the analysis, RCG was tasked with examining the proximate area's economic characteristics and providing an opinion on the proposed rezoning. *This economic review identifies the Town will be best served with the development of the proposed residential units in this specific area versus the current potential for overproduction/designation of retail space.*

## Rezoning/Project Details

Vestar is proposing to rezone a portion of the property from its existing Regional Community (RC) designation to Single Family-7 (SF-7) and Single Family-8 (SF-8) – while leaving the remaining acres zoned as RC. The site is located at the southern edge of Gilbert near Pinal County and the Gila River Indian Community. The property is bound by residential homes to the north and south; vacant commercial property to the east; and a mix of residential, commercial, and religious property to the west.

### Study Area: SW Corner of Riggs & Higley Roads



Source: Maricopa County Assessor's Office

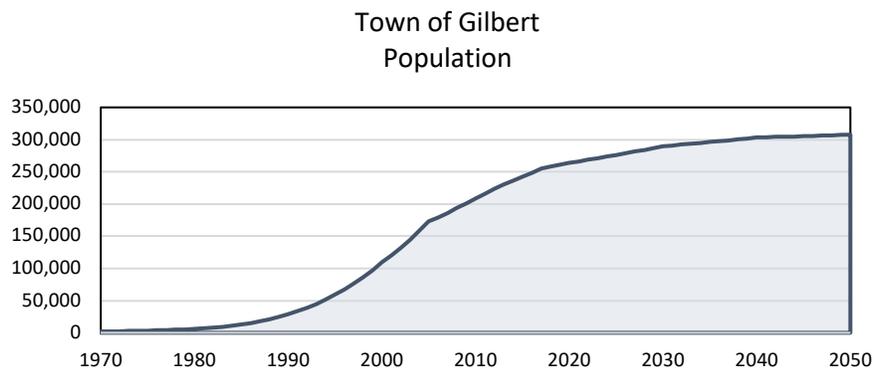
As proposed, the rezoning would allow for 115 single family housing units to be built on lots ranging between 7,800 and 9,000 square feet in size. The remaining acreage would be developed into the Greer Towne Center. As planned, the commercial development would include 44,600 square feet of retail space. The proposed site plan follows.



## Brief Market Analysis

**Population:** Gilbert is home to approximately 245,000 residents. The median age of the Town's population is 33.3. Over the past decade the Town has realized considerable growth. Since 2007, the population count has increased 25% according to the Arizona Office of Economic Opportunity (OEO). By 2030, the Town's population is expected to be over 300,000 as the community is fully built out.

The median household size in the Town is 3.15, compared to 2.75 for Maricopa County, indicating a larger than average share of families. The Town's median household income is \$85,600, which is approximately 55% higher than the region's median income.



Source: U.S. Census Bureau; Town of Gilbert; Maricopa Association of Governments

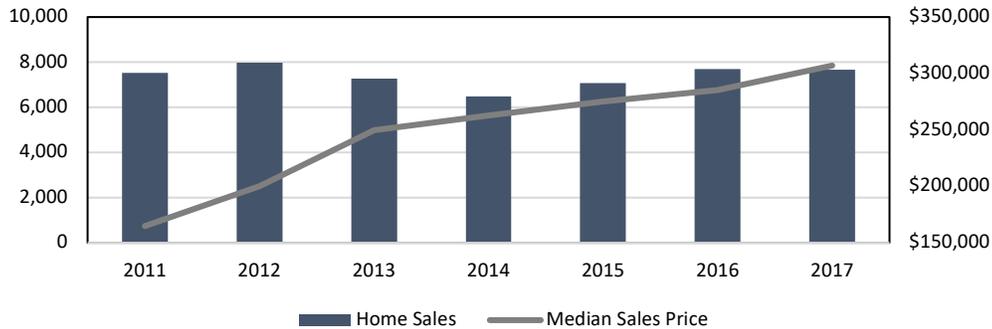
According to the Maricopa Association of Governments (MAG), approximately 12,382 residents live within a 1-mile radius of the Riggs and Higley site. Within a 3-mile radius, there are approximately 50,212 residents. By 2030, as the area reaches build-out, the number of residents living within a 1- and 3-mile radius is expected to increase to 14,635 and 67,418, respectively.

**Housing:** According to MAG, the Town has roughly 84,800 housing units. By 2030, as the community reaches build-out, the number is expected to increase by 20%, to 101,900 housing units. Approximately 86% of housing units are single family detached homes. The Town has considerably more homeowners than renters. Approximately 72% of occupied housing units were owner-occupied. The median value of the owner-occupied homes was \$264,700.

In 2017, housing sales remained modest with additional upward potential moving forward. The median sales price in the Town was \$307,000 – up 7.7% during the previous year. The median sales price of a new home was \$381,100 compared to \$300,000 for normal resales.

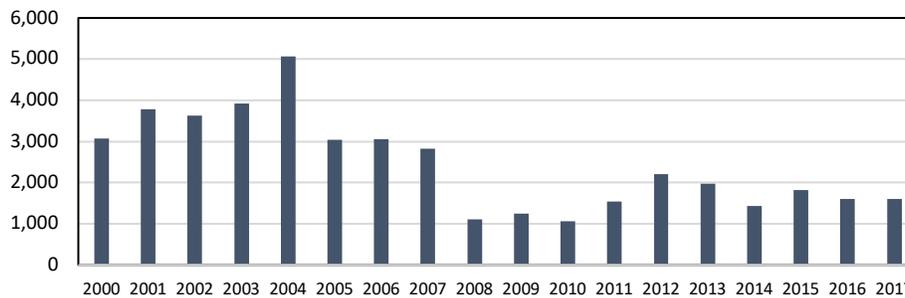


### Town of Gilbert Home Sales



Source: Cromford Report

### Town of Gilbert Single Family Permits



Source: U.S. Census Bureau

**Retail Market:** According to CoStar, retail development activity in Gilbert has slowed recently. Through the second quarter of 2018 there was approximately 201,262 square feet of retail space under construction. That level of construction is 56% lower than the same period in 2017. Construction within a 3-mile radius of the site has been limited in recent years – with only 28,650 square feet of retail space built since 2015.

As of the second quarter of 2018, approximately 842,789 square feet of leasable retail space was available throughout the Town (i.e. a 6.9% vacancy rate). Of the total available square feet, 29,315 was located within 3-miles of the site.

Lease rates have been relatively stable. As of the second quarter of 2018, the Town’s average asking lease rate per square foot was \$18.38. The lease rate within a 1- and 3-mile radius of the site was \$35.00 and \$25.07, respectively.



**Town of Gilbert  
Retail Market**

Quarter	Inventory Sq. Ft.	Vacant Sq. Ft.	Vacancy Rate	NNN Lease Rate	Net Absorption Sq. Ft.	Under Construction Sq. Ft.
2018 Q2	12,228,189	842,789	6.9%	\$18.38	78,885	201,262
2018 Q1	12,172,360	865,845	7.1%	\$18.47	15,178	252,091
2017 Q4	12,126,803	835,466	6.9%	\$19.08	139,337	235,248
2017 Q3	11,958,268	806,268	6.7%	\$18.85	294,046	241,817
2017 Q2	11,685,106	827,152	7.1%	\$18.08	76,241	457,490
2017 Q1	11,601,053	819,340	7.1%	\$18.33	59,951	351,890
2016 Q4	11,537,154	815,392	7.1%	\$17.93	76,583	357,857
2016 Q3	11,495,700	850,521	7.4%	\$17.48	49,718	145,914
2016 Q2	11,474,930	879,469	7.7%	\$17.41	210,865	69,264
2016 Q1	11,309,025	924,429	8.2%	\$16.50	41,247	236,064
2015 Q4	11,264,539	921,190	8.2%	\$16.07	-1,059	222,939
2015 Q3	11,254,493	910,085	8.1%	\$16.92	48,899	58,487
2015 Q2	11,246,793	951,284	8.5%	\$16.04	11,375	35,253
2015 Q1	11,233,451	949,317	8.5%	\$15.70	52,809	26,100

Source: CoStar

**1-Mile Radius from Site  
Retail Market**

Quarter	Inventory Sq. Ft.	Vacant Sq. Ft.	Vacancy Rate	NNN Lease Rate	Net Absorption Sq. Ft.	Under Construction Sq. Ft.
2018 Q2	128,271	-	-	\$35.00	-	-
2018 Q1	128,271	-	-	\$35.00	-	-
2017 Q4	128,271	-	-	\$35.00	6,500	-
2017 Q3	128,271	6,500	5.1%	\$35.00	2,000	-
2017 Q2	128,271	8,500	6.6%	\$35.00	-	-
2017 Q1	128,271	8,500	6.6%	\$35.00	-	-
2016 Q4	128,271	8,500	6.6%	\$35.00	-	-
2016 Q3	128,271	8,500	6.6%	\$35.00	-	-
2016 Q2	128,271	8,500	6.6%	\$35.00	-	-
2016 Q1	128,271	8,500	6.6%	\$35.00	-	-
2015 Q4	128,271	8,500	6.6%	\$35.00	-	-
2015 Q3	128,271	8,500	6.6%	\$35.00	-	-
2015 Q2	128,271	8,500	6.6%	\$35.00	-	-
2015 Q1	128,271	8,500	6.6%	\$35.00	-	-

Source: CoStar



**3-Mile Radius from Site  
Retail Market**

Quarter	Inventory Sq. Ft.	Vacant Sq. Ft.	Vacancy Rate	NNN Lease Rate	Net Absorption Sq. Ft.	Under Construction Sq. Ft.
2018 Q2	536,505	29,315	5.5%	\$25.07	-3,330	-
2018 Q1	536,505	25,985	4.8%	\$25.31	5,600	-
2017 Q4	536,505	31,585	5.9%	\$20.52	5,453	-
2017 Q3	524,915	25,448	4.8%	\$23.05	-3,707	11,590
2017 Q2	524,915	21,741	4.1%	\$21.08	4,200	11,590
2017 Q1	524,915	25,941	4.9%	\$21.25	-2,509	11,590
2016 Q4	524,915	23,432	4.5%	\$18.58	15,530	11,590
2016 Q3	515,305	29,352	5.7%	\$19.23	700	21,200
2016 Q2	515,305	30,052	5.8%	\$19.23	10,819	21,200
2016 Q1	507,855	33,421	6.6%	\$19.26	3,162	19,040
2015 Q4	507,855	36,583	7.2%	\$17.84	-	11,590
2015 Q3	507,855	36,583	7.2%	\$19.72	59	-
2015 Q2	507,855	36,642	7.2%	\$19.51	8,517	-
2015 Q1	507,855	45,159	8.9%	\$18.75	143	-

Source: CoStar

**Vacant Retail Land Use:** According to the Town of Gilbert, 30.2% (about 990.5 acres) of the Town’s retail designated land is vacant. Of that, 46.1% (about 459.9 acres) is specifically zoned for Regional Commercial (RC).

Within a 3-mile radius of the site, there is approximately 176.0 acres of vacant retail land. About 81.2 acres is located within a mile of the site. This amount would currently be considered excessive.

**Town of Gilbert  
Available Land (Acres)**

Land Use Code	Total	Vacant	Vacancy Rate	Vacant within 1-Mile	Vacant within 3-Miles
NC (Neighborhood Commercial)	215.9	62.8	29.1%	0.0	5.0
CC (Community Commercial)	392.0	107.9	27.5%	4.5	45.2
SC (Shopping Center)	745.3	163.1	21.9%	28.6	77.7
GC (General Commercial)	710.4	156.5	22.0%	0.0	0.0
RC (Regional Commercial)	1,146.9	456.9	39.8%	48.1	48.1
VC (Village Center)	68.4	43.3	63.2%	0.0	0.0
<b>Total</b>	<b>3,278.9</b>	<b>990.5</b>	<b>30.2%</b>	<b>81.2</b>	<b>176.0</b>

Source: Town of Gilbert; Maricopa County Assessor’s Office

**Future Retail Demand – Town of Gilbert:** The Town has approximately 990.5 acres of available retail land. This would accommodate a total of 12.9 million square feet of retail development. The long-term annual absorption rate for retail space in Gilbert is approximately 750,000 square feet, thus, the Town will not exhaust its supply of land for retail use until the year 2035. Given that the Town is expected to approach built-out by roughly 2035, and full absorption (vacancy rate of 0%) is unlikely, there appears to be adequate supply of retail land to meet future demand.

The Town-wide information is primarily to provide some general perspective on the issue. However, the specific submarket must also be reviewed.



**Future Retail Demand – Sub-Market:** When examining a smaller area a different approach is required that looks at per capita demand. This includes a review of trends in the various development categories. Regarding retail there has been a clear trend of reduced number of square feet per person which is directly tied to dramatic increases in online sales activity.

According to retail and population statistics from CoStar and OEO, in 2007 there was approximately 48.10 square feet of retail space demanded for every person in Greater Phoenix. That per capita estimate has since declined to 45.72 square feet. By 2030 (projected built-out), if trends continue, the per capita estimate is projected to decrease further to about 40.60 square feet. This would be considered a conservative amount given that the ratio of online sales to in-store sales will likely increase further.

If the recent trends and resulting projections are applied to the 1-mile area surrounding the Riggs and Higley site, by 2030 the expected population would create the demand for an additional 6,500 square feet of retail space. If that radius is extended to 3 miles, about 303,100 square feet of new retail space would be demanded. With the current land availability, there is the potential to build up to 1.1 million square feet of retail space within a mile of the site, and another 1.2 million square feet within 3 miles of the site (2.3 million square feet total). Therefore, using a separate analysis, there still appears to be an excessive amount of retail land available in the immediate area.

**Additional Considerations:**

There is approximately 24.9 acres of vacant retail land at the adjacent northeast and southeast corners of Riggs and Higley Roads. If developed, these two sites could provide up to 325,400 square feet of retail space (based on a FAR of 0.3).

The site is located near the southern edge of Gilbert bordering an underdeveloped section of the Gila River Indian Community and near low density residential. Thus, the area surrounding the retail corners may not generate the demand to support retail space development at all three corners. Because the area may not generate enough demand, the development of one corner may come at the expense of developing another corner.



## Findings/Conclusions

A review of the Town and immediate area's economic characteristics, development trends, and retail market supports the conclusion that changes from retail land to residential uses is appropriate at this particular site.

- There appears to be an adequate supply of vacant land available for retail use within close proximity of the site to meet current and future demand – including the adjacent northeast and southeast corners of Riggs and Higley Roads.
- Available alternatives exist for retail uses in the Town and sites remain underdeveloped in the immediate area.
- Housing supply is still lagging demand and additional product and density opportunities should be explored.

*Conclusion: Given the Town's retail development trends and available retail alternatives, it is recommended the Town approve the request.*