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Planning Commission Tabled

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
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MEETING DATE: AUGUST 7, 2019

SUBJECT: DR19-46, MASERATI ALFA ROMEO

STRATEGIC INITIATIVE: Prosperous Community

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 table DR19-46 Maserati Alfa Romeo.

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.

Staff is requesting the project be tabled in order to provide the applicant additional time to work through project coordination efforts. 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 prior to Planning Commission action.

STAFF RECOMMENDATION

Move to table DR19-46 Maserati Alfa Romeo.

Respectfully submitted,

Ashlee MacDonald

Ashlee MacDonald, AICP
Senior Planner