18, 19

Planning Commission
Staff Report
ADDENDUM

TO: **PLANNING COMMISSION**

FROM: **KEITH NEWMAN, PLANNER II**
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: **CATHERINE LORBEER, AICP, PRINCIPAL PLANNER**
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MEETING DATE: **MARCH 4, 2020**

SUBJECT:

A. GP19-10 THE BUNGALOWS ON RAY: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 16.62 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF RAY RD. AND SAN TAN VILLAGE PKWY., FROM COMMUNITY COMMERCIAL (CC) TO RESIDENTIAL >8-14 DU/ACRE.

B. Z19-22 THE BUNGALOWS ON RAY: REQUEST TO REZONE APPROX. 16.62 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF RAY RD. AND SAN TAN VILLAGE PKWY. FROM COMMUNITY COMMERCIAL (CC) TO MULTI-FAMILY-LOW (MF-L) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow a single-story multi-family development near the mixed-use environment of the San Tan Regional Shopping Center.

RECOMMENDED MOTION

A. Move to recommend to Town Council approval of GP19-10, a Minor General Plan Amendment; and

B. For the reasons set forth in the staff report, move to recommend approval to the Town Council for Z19-22, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: Pew & Lake
Name: Sean B. Lake
Address: 1744 S. Val Vista Dr., Ste. 217
Mesa, AZ 85204
Phone: 480-461-4670
Email: sean.lake@pewandlake.com

OWNER

Name: Michael B. Wood

Address: 4667 S. Lakeshore Dr., Ste. 2
Tempe, AZ 85282

BACKGROUND/DISCUSSION

History

Date	Description
October 19, 2004	Town Council approved Ordinance No. 1599 for case A03-9 annexing an approx. 3 acre portion of the subject property.
November 10, 2007	Town Council approved Ordinance No. 2071 for case A06-82 annexing a 12.16 acre portion of the subject property.
December 18, 2007	Town Council adopted Resolution No. 2855 amending the General Plan for the subject site from Residential >0-1 DU/Acre to Community Commercial (CC) for approx. 24 acres of property at the northwest corner of Ray Rd. and San Tan Village Pkwy.
January 8, 2020	Planning Commission reviewed GP19-10 and Z19-22 as a study session item.

Overview

The applicant is requesting to change the existing General Plan land use classification and zoning for approximately 16.62 gross acres located at the northwest corner of Ray Rd. and San Tan Village Pkwy. The land use classification is proposed to change from Community Commercial (CC) to Residential >8-14 DU/Acre with a rezoning request from Community Commercial (CC) to Multi-Family/Low (MF/L) with a Planned Area Development (PAD) overlay to modify development standards and ultimately allow the construction of a 159-unit single story apartment home development.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Utility/Transportation Corridor (U/TC)	Public Facilities/ Institutional (PF/I)	Union Pacific Rail Road then Crossroads Park

South	Residential > 14 - 25 DU/Acre and Regional Commercial (RC)	Multi-Family Medium (MF/M PAD) and Regional Commercial (RC)	Ray Rd. then undeveloped land
East	Community Commercial (CC)	Community Commercial (CC)	San Tan Village Pkwy. then undeveloped land
West	Residential > 0- 1 DU/Acre	County Rural-43 and TOG Single Family-43 (SF-43)	Vacant land along Ray Rd. and then existing large lot single family homes
Site	Community Commercial	Community Commercial PAD	Undeveloped land

General Plan

In order to develop the property as proposed, the applicant is requesting a minor General Plan amendment to Residential >8-14 DU/Acre, which is consistent with their request for a density of 9.57 DU/Acre. The site is near a mixed-use environment consisting of existing and recently approved multi-family to the south and Top Golf and the San Tan Regional Shopping center to the southeast of the site.

The applicant has stated that they believe they conform to the General Plan for the following reasons (applicant response in *italics*):

2.4 Land Use and Growth Areas

- **Goal 1.0, Policy 1.1:** Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.
  - *The Bungalows on Ray will create a neighborhood identity centered on single family living with high quality project design.*
- **Goal 1.0, Policy 1.3:** Encourage residential development that allows for a diversity of housing types for all age groups and is accessible to a range of income levels.
- **Goal 4.0, Policy 4.1:** Provide an adequate supply of appropriately zoned land to accommodate a variety of future housing needs
  - *Develops an infill property with a balance of single-story housing types that support future housing demand.*
- **Goal 1.0, Policy 1.4:** Plan areas for community services, including sites for schools, public safety, utilities, parks, trails and open spaces within new development projects. Surrounding residential densities should be appropriate to these non-residential areas and their uses.
  - *They will provide residential open space, trails, amenities and qualities that promote long term occupancy and investment in the community. Clustering homes around the pathways, courtyards, nodes and open space amenities which connects neighbors to one another and promotes an active lifestyle and quality living environment.*

- **Goal 2.0, Policy 2.1:** Encourage landscape buffers between existing developed areas and new development.
- **Goal 4.0, Policy 4.2:** Encourage appropriate locations for multi-family residential uses that do not adversely impact lower density residential neighborhoods.
    - *Designing rear yards and common landscape areas that will be professionally maintained by a single owner entity.*
- **Goal 3.0, Policy 3.5:** Promote appropriate mixed-use development within existing land use classifications in identified growth areas that have multi-modal transportation options, including transit or high capacity transportation routes.
    - *Promoting principles of sustainability by creating connections and pathways to support multiple modes of transportation and by locating residential uses near non-residential uses.*
- **Goal 5.0:** Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals.
    - *Supporting the local economy by bringing potential consumers with closer proximity to existing and proposed commercial uses.*
- **Goal 7.0, Policy 7.1:** Balance traffic circulation needs with the goal of creating pedestrian-oriented neighborhoods and convenient employment/retail centers.
- **Goal 7.0, Policy 7.2:** Incorporate transit related improvements and connectivity in each Growth Area.
- **Goal 7.0, Policy 7.3:** Interconnect neighborhoods, retail and employment areas with a system of pedestrian and bicycle routes and trails.
    - *Balancing traffic circulation by providing a diverse housing development near commercial and employment uses, which provides opportunities for people to live closer to where they work.*

Rezoning

The applicant is requesting a rezoning for the subject site from Community Commercial (CC) to Multi Family/Low (MF/L) with a PAD overlay to accommodate the development of a multi-family, single-story, attached and detached gated apartment community with 159 total units at a proposed density of 9.57 DU/Acre. According to the conceptual site plan data, the unit mix will include single-family detached and attached (twin) units, as follows:

Units	**Count**	**% of Total Units**
1 Bedroom	52	33%
2 Bedroom	72	45%
3 Bedroom	35	22%
Total	159	100%

The proposed units are designed in a cluster configuration with typically 4-8 units clustered around common open space areas and connected pedestrian courtyards. According to the applicant, common amenities and open spaces will be placed in central locations with easy access for all residents while providing a level of privacy and security with each courtyard by not connecting

the pedestrian network between each cluster of homes. Each unit will include a private backyard that will be landscaped with an access gate.

Access to the development will take place via one entrance off Ray Rd. and include a landscape median and design features that will create a prominent sense of arrival. A secondary emergency only access will be provided out to San Tan Village Parkway at the south east corner of the development and consists of a compacted DG surface with a secured access gate. The main entrance will lead to a farmhouse style clubhouse that will also contain a leasing office. Branching off the main entry and parking lot are gated access points that connect to a looped system of private drives and parking areas for the residents. All proposed parking will take place off the looped drive and contain individual parking stalls, enclosed garages and parking canopies. The parking lot will also include trash enclosures located in various areas close to the residents. Perimeter fencing will consist of 8' tall cmu walls on the northern, southern and western boundaries. Fencing along the eastern boundary will consist of existing wrought iron fencing installed upon the construction of the railroad overpass and a new section at the south end that will be 8' tall cmu with an emergency access gate.

PAD Request

The applicant is requesting two modifications to the Land Development Code standards as part of the Planned Area Development (PAD) overlay zoning for the proposed development listed in the table below in **bold**.

Site Development Regulations	**Required per LDC MF/L**	**Proposed MF/L PAD**
Maximum Height (ft.)/Stories	36'	**25'/One story**
Minimum Building Setbacks (ft.)		
Front	25'	25'
Side (Single Family Residential)	25'	25'
Side (Street)	25'	25'
Rear (Non-residential)	20'	20'
Minimum Perimeter Landscape Area (ft.)		
Front	20'	25'
Side (Single Family Residential)	20'	20'
Side (Street)	20'	25'
Rear (Non-residential)	20'	20'
Private Open Space (sq. ft./unit)	60'	60'
Common Open Space (Min.)	40% of net site	46.3%
Separation between Buildings (ft.) Single or two story	20'	**10' ***

* The development standards above shall govern, except that the building separation standard can be reduced by the building or fire code officials. Minor modifications to the configurations on the

site plan shall be approved by the Planning Manager. All buildings shall comply with building codes and fire codes, which may result in a loss of units.

Building Separation Reduction

The minimum separation between residential buildings will be less than 20 ft. for one-story buildings. This modified minimum 10-foot separation supports the development's efficient and cohesive site design in conformance with the site's pedestrian and open space system. Individual buildings will be clustered and oriented toward pedestrian walkways and centered on open space pathways, and they will comply with all applicable building and fire safety code requirements. Between the buildings, sidewalks will be laid out with landscaping, shading, and a pattern of shared common area spaces. Garage buildings, since they are accessory structures and not habitable, may be closer than 10' per building code requirements depending on the square footage.

Staff has reviewed the request and determined the building separation reduction can be compatible with the Town's applicable building code standards.

PLANNING COMMISSION STUDY SESSION, JANUARY 8, 2020:

During the Study Session, the following comments were brought forth by the Planning Commission Members:

- Commissioners questioned if the single-entry point was reviewed by the Fire Dept. and if they had any concerns.
    - The applicant has revised all plans and is now providing a secondary access out to San Tan Village Parkway at the southeast corner of the development.

- Commissioners questioned if there were walls between each individual units.
    - The only walls are between the rear yards of the units and the walls along the perimeter of the development.

- Commissioners commented that some of the side elevations should have a little more architectural character.

- Commissioners expressed concern about the general rezoning of the area away from commercial to residential and did not think it was the highest and best use for this property.

- Commissioners expressed that the constraints on this site make it a reasonable candidate for residential development. There are access constraints and limited marketing opportunities because the frontage is so minimal due to the elevation of adjacent roads and due to the location of the railroad overpass.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on July 1, 2019 at the Double Tree Hotel in Gilbert. Approximately 15 residents attended the meeting. Below is a summary of all concerns and questions brought up at the meeting:

- Questions were asked about timing and when construction will begin;
- Rental rates and expected type of residents/households;
- Quality of development/units and long-term investment in the Town;
- Concern over residents letting off fireworks near residents' animals along the western boundary;
- Concerns over proposed right of way improvements, access to the neighborhood to the west, and that the median in Ray Rd. be removed to improve residents' access to 156th St.;
- Concerns over how the new development will impact the current school bus stop for kids;
- Questions were raised over the main access and if emergency access will be provided;
- Concerns over the re-location and removal of existing irrigation facilities and lines along Ray Rd.;
- Questions were asked about possible erosion or maintenance issues to the proposed perimeter wall, which may be located near existing irrigation ditches along west boundary;
- Concerns expressed over SRP access to existing residential properties along west boundary;
- Concerns expressed over parking and whether overflow parking will take place within the adjacent neighborhood to the west;
- It was suggested that Oleanders not be used as a landscape material along the western boundary due to them being poisonous to horses;
- Concerns expressed over how existing wildlife on the site will be re-located;
- Will there be a wall between the homes and the railroad tracks?
- Concerns over wall height along the western property boundary. Residents want the code required 8' tall solid wall;
- Is the clubhouse single story and will it be close to the main entrance?;
- Some residents expressed that they would prefer uses such as self-storage and large lot residential similar to their lots;
- Will the proposed one-story units ever be changed to two story in the future after the zoning approval?

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 in the case file.

STAFF RECOMMENDATION

A. Recommend to the Town Council approval of GP19-10, to change the land use classification of approx. 16.62 acres, generally located at the northwest corner of Ray Rd. and San Tan

Village Parkway from Community Commercial (CC) to Residential > 8-14 DU/Acre land use classification; and

B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z19-22 rezoning approx. 16.62 acres, generally located at the northwest corner of Ray Rd. and San Tan Village Parkway from Community Commercial (CC) to Multi-Family/Low (MF/L) with a Planned Area Development (PAD) overlay, subject to the following conditions:

a. Dedication to Gilbert for Ray Road and San Tan Village Parkway rights-of-way that are adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Failure to complete dedication prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification.

b. Dedication of Ray Road and San Tan Village Parkway shall extend 70 feet from the monument line.

c. Construction of off-site improvements to Ray Road and San Tan Village Parkway adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earliest.

d. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.

e. To the extent that any landscaping, open space, recreational facility, private street, utility, or other facility is held in common ownership, Developer shall create a Property ~~Home~~ Owner's Association (P~~H~~OA) for the ownership, maintenance, landscaping, improvements and preservation of said areas as required by the Town of Gilbert Land Development Code." ~~all common~~ areas ~~and open space areas, of the landscaping within the rights-of-way, and of the landscaping within the SRP Easement adjacent to the Property.~~

f. To the extent that any landscaping, open space, recreational facility, private street, utility, or other facility is held in common ownership, Developer shall record easements to be owned by the POA for pedestrian, bicycle, or trail system purposes at the time of final plat recordation, or earlier if required by the Town Engineer. ~~In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.~~

g. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.

h. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

Site Development Regulations	**Proposed MF/L PAD**
Maximum Height (ft.)	**25'/1 story**
Separation between Buildings (ft.) Single or two story	**10' ***

* The development standards above shall govern, except that the building separation standard can be reduced by the building or fire code officials. Minor modifications to the configurations on the site plan shall be approved by the Planning Manager. All buildings shall comply with building codes and fire codes, which may result in a loss of units.

i. The maximum number of dwelling units shall be limited to the maximum allowed under the Gilbert General Plan.

j. Prior to the first certificate of occupancy for the Project, Developer shall record a restrictive covenant on the Property as well as requiring a provision in the lease agreement with future tenants, that requires garages be used by residents for vehicle parking. Enforcement of the parking restrictions described in this condition shall be the responsibility of the POA or the Developer's designated property manager. Nothing in this condition shall be interpreted to restrict emergency vehicles or to prohibit the parking of public service and public safety emergency vehicles pursuant to A.R.S. § 33-1809.

Respectfully submitted,

Keith Newman
Planner II

Attachments and Enclosures:

1) Notice of Public Hearing
2) Vicinity/Aerial Map
3) Project Narrative
4) General Plan Land Use Exhibit
5) Zoning Exhibit
6) Development Plan
7) Minutes from the Planning Commission Study Session on January 8, 2020

Notice of Public Hearing

PLANNING COMMISSION DATE: ***Wednesday, March 4, 2020 TIME: 6:00 PM****
TOWN COUNCIL DATE: ***Tuesday, April 7, 2020 TIME: 6:30 PM***

***Call Planning Division to verify date and time: (480) 503-6812**

LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296

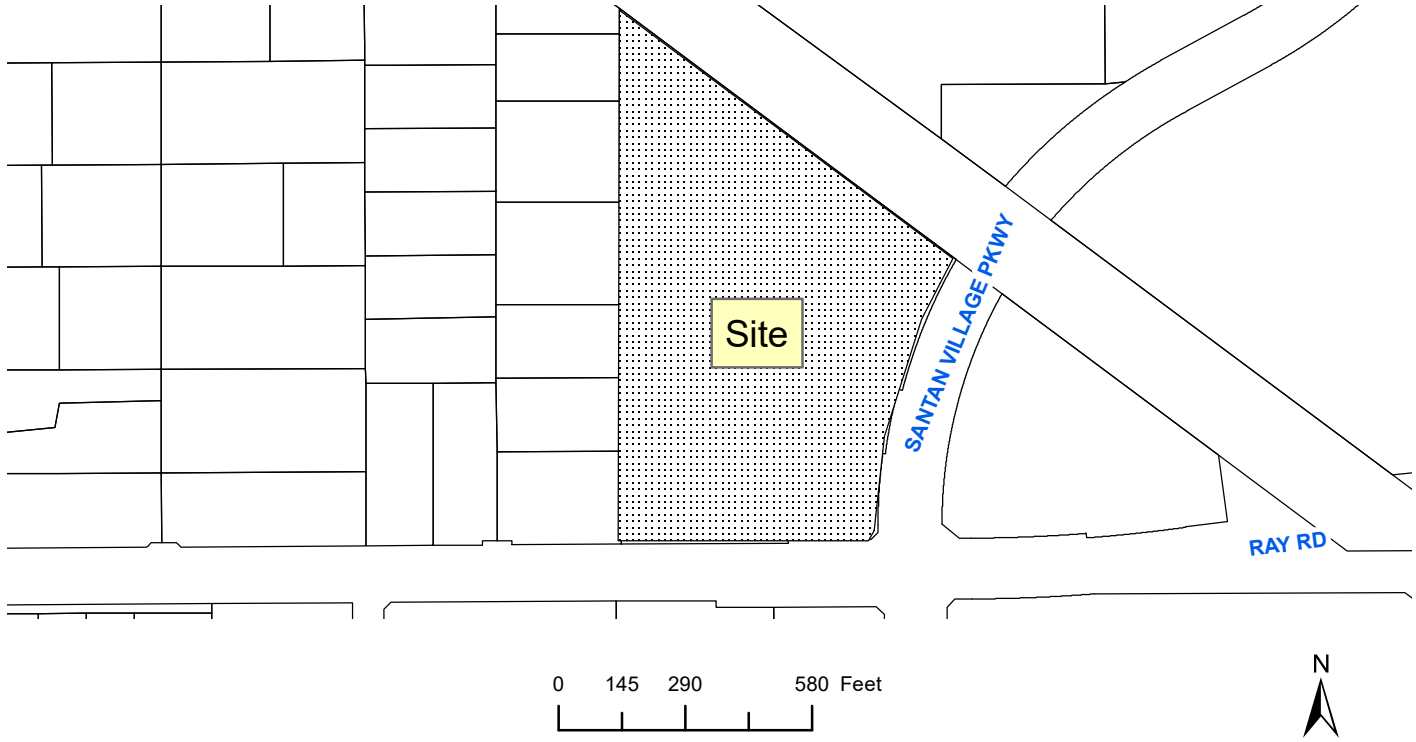
* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

GP19-10 THE BUNGALOWS ON RAY: Request for Minor General Plan Amendment to change the land use classification of approx. 16.62 acres generally located at the northwest corner of Ray Rd. and San Tan Village Pkwy., from Community Commercial (CC) to Residential >8-14 DU/Acre. The effect will be to permit the development of a single-story multi-family development near the San Tan Regional Shopping Center.

Z19-22 THE BUNGALOWS ON RAY: Request to rezone approx. 16.62 acres generally located at the northwest corner of Ray Rd. and San Tan Village Pkwy. from Community Commercial (CC) to Multi-Family-Low (MF-L) zoning district with a Planned Area Development overlay zoning district (PAD). The effect of this rezone will be to allow residential development with modified development standards as follows: reduction in building separation requirements and to limit the building height to one story.

SITE LOCATION:



APPLICANT: Pew & Lake PLC
CONTACT: Sean B. Lake
ADDRESS: 1744 S. Val Vista Dr., Suite 217
Mesa, AZ 85203

TELEPHONE: (480) 461-4670
E-MAIL: Sean.Lake@pewandlake.com

Aerial Parcel Map
NWC Ray Road &
Santan Village Pkwy.

the BUNGALOWS™

NWC of Santan Village Pkwy. & Ray Road

Project Narrative

General Plan Minor Amendment, Rezoning/PAD

Submitted by:

Applicant: Pew & Lake, PLC
Sean B. Lake
1744 S. Val Vista Drive
Suite 217
Mesa, AZ 85204

Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

Planning + Landscape Architecture
Mark Reddie
120 South Ash Avenue
Tempe, AZ 85281

RVi

On Behalf of:

Advanced Acquisitions, LLC

February 14, 2020

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1. Introduction

Pew & Lake, PLC, on behalf of Advanced Acquisitions, LLC (an affiliate of Cavan Companies), is pleased to submit this project narrative and related exhibits in support of a General Plan Minor Amendment and a Rezoning/PAD on the approximately 16.61 gross-acre vacant property located at the northwest corner of Ray Road and Santan Village Parkway (APNs 304-26-648, -050C, -050D, -890, and -891). These requests are for the proposed development of *The Bungalows at Santan and Ray*, a professionally managed single-family residential attached and detached gated community with one-story rental homes. The proposed development incorporates lifestyle amenities and a lush landscape and open space plan that will bring about a high-quality development to complement and enhance the area. The site aerial is depicted below:

Figure 1 – Site Aerial

2. Requests

The applicant requests Town of Gilbert approval of the following:

a. General Plan Minor Map Amendment to change the General Plan land use category from Community Commercial (CC) to Residential < 8-14 DU/acre;

b. Rezoning from CC to Multifamily/Low Density (MF/L) and Planned Area Development (PAD) overlay; and

c. Design Review (by separate, concurrent application).

3. General Plan Designation and Zoning Classification

The property is designated on the Town of Gilbert General Plan as Community Commercial (CC) and is zoned CC (see below Figures 2-5, which indicate the existing and proposed designations).

Figure 2 – Existing General Plan Land Use

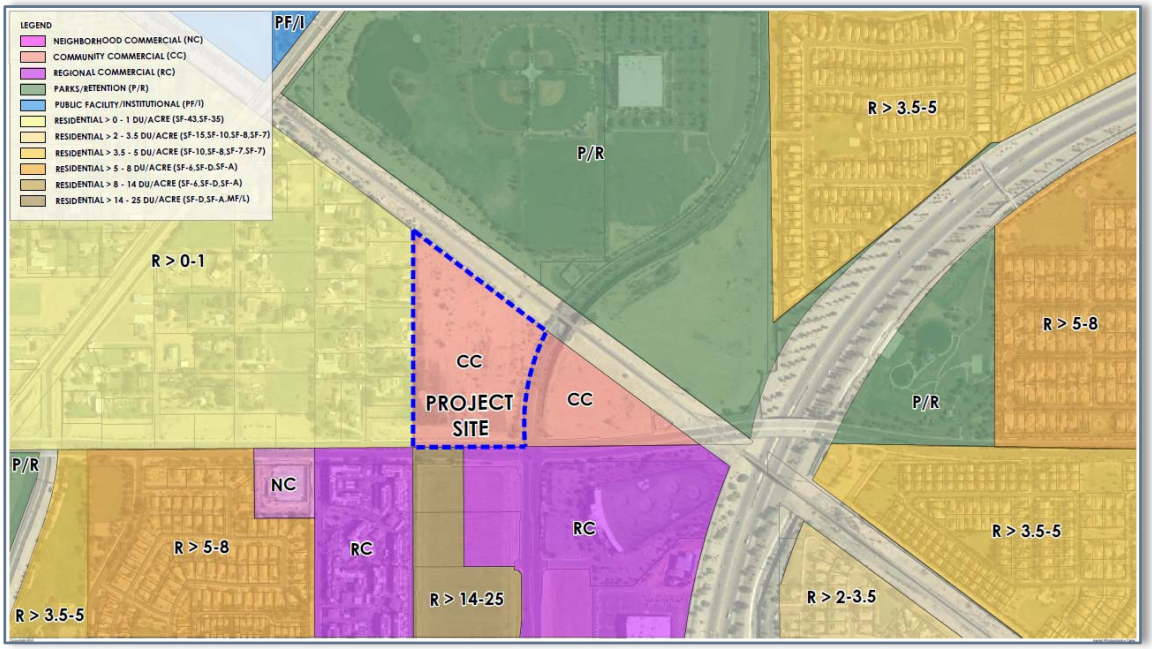


Figure 3 – Proposed General Plan Land Use

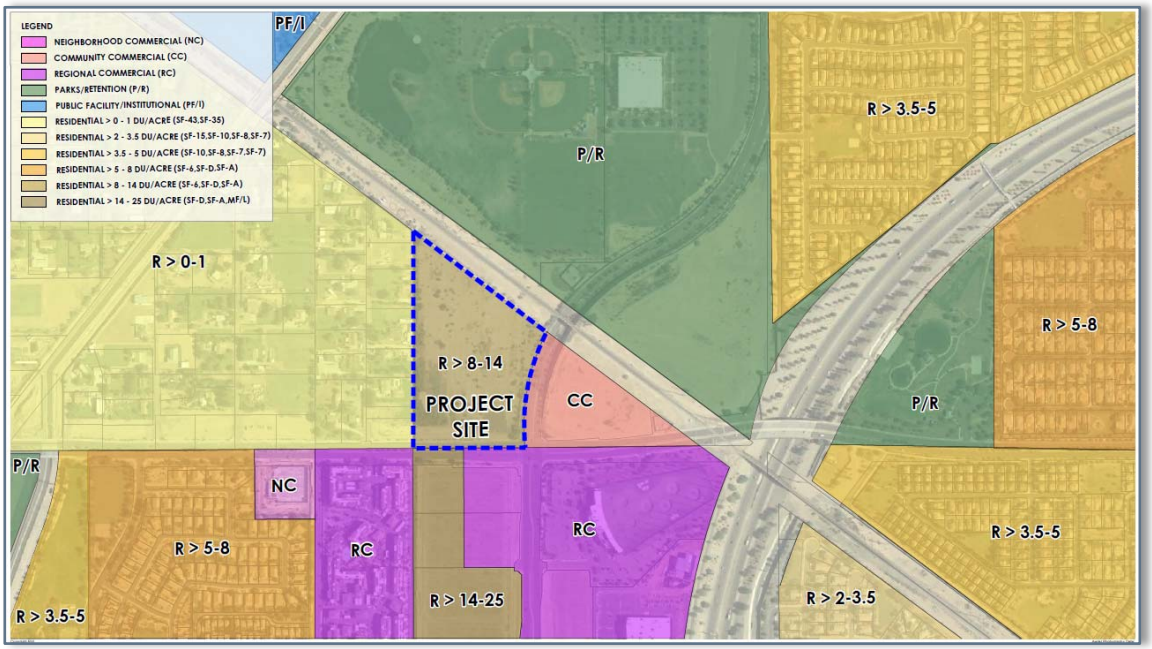


Figure 4 – Existing Zoning Map

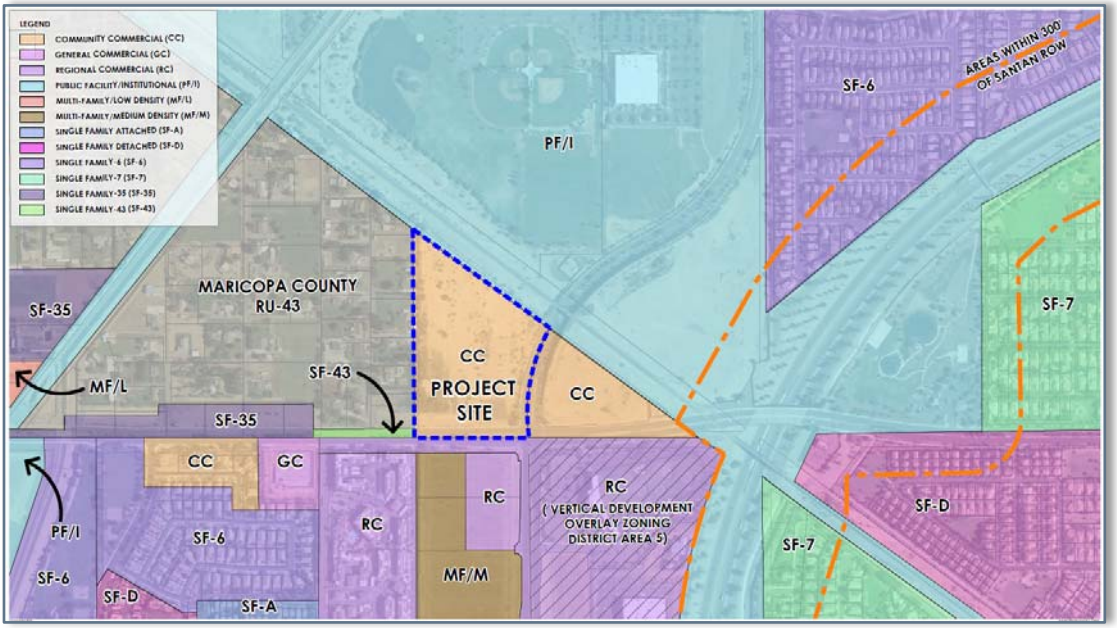
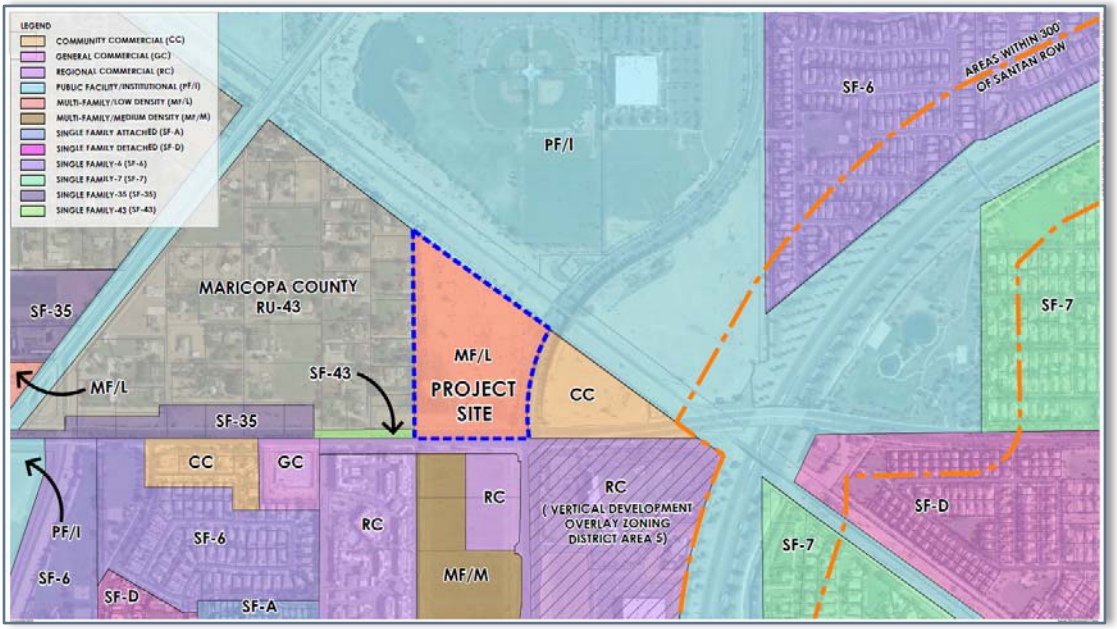


Figure 5 – Proposed Zoning Map



4. Compliance with the General Plan Vision, Goals, and Policies

The proposed development of *The Bungalows at Santan and Ray* supports the vision, goals, and policies of the Town of Gilbert General Plan, as follows:

- Creates a neighborhood identity centered on single-family living with high quality project design (Goal 1.0, Policy 1.1);

- Promotes a blend of synergistic land uses that transition from areas of higher intensity and major streets to areas of lower intensity, for example, transitioning from the multi-story residential uses, nonresidential uses, and adjacent traffic to the south and east (Goal p. 1; Goal 2.0, Policy 2.1; Goal 4.0, Policy 4.2);
- Develops an infill property that has unique site constraints, such as limited access, with a balance of single-story housing types that support future housing demand (Land Use Goal 1.0 Policy 1.3; and Growth Areas Goal 2.2, Goal 4.0, Policy 4.1);
- Providing residential open space, trails, amenities and qualities that promote long-term occupancy and investment in the community (Goal 1.0, Policy 1.4);
- Clustering homes around the pathways, courtyards, nodes, and open space amenities, which connects neighbors to one another and promotes an active lifestyle and quality living environment (Goal 4.0, Policy 4.6);
- Designing rear yards and common landscape areas that will be professionally maintained by a single owner entity (Goal 2.0, Policy 2.1);
- Supporting the local economy by bringing potential consumers within closer proximity to existing and proposed commercial uses (Goal 5.0);
- Balancing traffic circulation by providing a diverse housing development near commercial and employment uses, which provides opportunities for people to live closer to where they work (Goal 7.0, Policies 7.1-7.3); and
- Promoting principles of sustainability by creating connections and pathways to support multiple modes of transportation and by locating residential uses near nonresidential uses (Goal 3.0, Policy 3.5).

5. Existing Site Conditions

The property is vacant with unremarkable topography. Along the adjacent Ray Road and Santan Village Parkway frontages, right-of-way improvements are in place for six-lane major arterial roads, including a raised median, curb/gutter, bike lanes, sidewalks, and street lighting. Also, an underpass is located along the property's east boundary, which retaining walls restrict access as well as visibility, with the exception of a limited area at the corner which views are often missed by drivers because of the curve and descent of the road.

6. Relationship to Surrounding Properties

The property abutting the subject site's north property line is a 92-acre Town of Gilbert public park known as Crossroads Park and ball fields. East of the subject property are Santan Village Parkway and then vacant land owned by the Town of Gilbert. Abutting the south property line are Ray Road and then existing and approved multi-family residential uses. Abutting the west property line are single-family homes located in unincorporated Maricopa County and one vacant property in the Town of Gilbert.

Table 1 – Existing and Surrounding Land Use Context

Direction	General Plan Land Use	Existing Zoning	Existing Use
Project Site	Community Commercial (CC)	CC	Vacant
North	Public Facility/ Retention (P/R)	PF/I	Union Pacific RR, then Crossroads Park
East	CC	CC	Santan Village Pkwy., then vacant TOG property
South	Regional Commercial (RC) Residential < 14-25 du/acre	RC, MF-M PAD	Ray Road; approved multi-family residential; Vistara at Santan Village Apartments
West	Residential < 0-1 du/acre	MC RU-43 Gilbert SF-43	Single family Residential, vacant

7. Planned Area Development

The requested Multi Family/Low with a PAD overlay allows for the development of a project's innovative and quality design and a design that incorporates creativity, flexibility, and consistency with the General Plan objectives and purposes of the Gilbert Land Development Code (LDC). The proposed requests are to allow the development of *The Bungalows at Santan and Ray*, a single-family attached and detached gated residential luxury rental community with approximately 159 units. The site area is approximately 16.61 gross acres and 14.48 net acres, which establishes a density of approximately 9.57 units/acre (gross). According to the conceptual site plan data, the preliminary unit mix will include single-family detached and attached (twin) units, as follows:

Table 2 – Unit Mix

Units	Count	% of Total
1 Bedroom	52	33%
2 Bedroom	72	45%
3 Bedroom	35	22%
Total	**159**	**100%**

The applicant is proposing housing units with a more defined brand and greater focus on the single-family, and not the multi-family, component of this hybrid housing product. The residential units are designed in a cluster configuration, with typically 4-8 units clustered around common connected pedestrian courtyard. Common amenities and open spaces are provided in central locations with easy access for all residents, and a perimeter landscape setback includes a pedestrian trail for the benefit of the residents. Each unit will include a private enclosed backyard for additional outdoor open space within the development, which is similar to a single-family development. The submitted Conceptual Site Plan is depicted in Figure 6 below.

Figure 6 – Preliminary Site Plan

a. Site Access and Circulation

The community entry for *The Bungalows at Santan and Ray* will be located off Ray Road, which will include a landscaped median and design features that will create a prominent sense of entry. It will lead to a distinctly designed residential clubhouse and leasing accommodations building with a large front porch and rear shaded patio area. Branching off from the main entry are code-compliant gated driveways that connect to a looped system of private drives and parking areas. A secondary, emergency only access will connect to Santan Village Parkway.

The circulation and parking plan will comply with the applicable Town of Gilbert requirements. The proposed parking plan will offer individual parking garages, covered spaces, and open public parking, which will address the anticipated parking demand for residents and visitors. To minimize the impact of the waste disposal containers, enclosures will be discretely located and situated to promote site safety and functionality for the collection vehicles.

b. Open Space and Landscape Design

As shown on the preliminary site plan, the proposed development will offer a generous amount of landscaping, courtyards, amenities, and a connected pedestrian circulation system. Whereas approximately 45% of common open space is required, proposed is minimum 46% of common open space with various features that create a resort-style living environment for the future residents. Also, 1.5% of private open space (60 SF/unit) is required, and approximately 8% of private open space is provided (329 SF/unit), which is more than five times greater than the minimum standard. The private open space areas include private backyard enclosures maintained by the professionally managed ownership entity. These areas will enable each owner to enjoy greater privacy, space for pets, and will provide room to locate a table, shade umbrella, and seating.

The project site will feature a central community amenity area, which may include, but is not limited to, a welcoming clubhouse building, a resort-style pool and spa, turf lawn, BBQ amenities, and gathering areas with seating and shade trees and structures. Secondary open space amenities include, among other things, a dog park, connecting pathways with landscaping and shading, and outdoor seating. The center of the project has an open space-pedestrian corridor that leads to a convenient access to Sunview Park to the east. The overall sidewalk design will focus connectivity from each cluster to the open space amenity areas while not connecting each cluster together. This will maintain some level of privacy for residents within the cluster courtyard areas, which according to past experience, is a feature enjoyed by residents.

Perimeter landscaping will be provided along Ray Road, Santan Village Parkway, and along the south portion of the west property line with trees and landscaping that will soften the feel along the property's perimeter. The configuration of buildings will be broken up with the site landscaping, including the 50 ft. x 250 ft. setback to screen views to the site from the public streets. Along the remaining north and west property lines, a pedestrian trail will be incorporated into this common area landscaping. It is noted that the subject property is not visible from Santan Village Parkway as the roadway is significantly below grade and depressed to proceed under the railroad. Within the right-of-way, the Town constructed solid retaining walls and protective fencing for added safety.

c. PAD Development Standards

The Bungalows at Santan and Ray meets or exceeds the development standards for MF-L zoning, except for a few minor modifications that may be approved under a PAD as they are justified by the unique characteristics of the proposed development, site constraints, and surrounding land uses. Table 3 below provides a summary with modifications provided in **bold**:

Table 3 – Modified Development Standards

Development Standards	Required MF-L Gilbert LDC	Proposed Standard (Modifications in Bold)
Maximum Height (ft.)/Stories	36 ft.	**26 ft. / 1-story**
Building Separation, 1-story, Table 2.204	20 ft.	**10 ft.**

Justification for Modified Standards

a. **Building Separation:** The minimum separation between buildings will be less than 20 ft. for one-story buildings. This modified minimum 10-foot separation will provide for the development's efficient and cohesive site design in conformance with the site's pedestrian and open space system. Individual buildings will be clustered and oriented toward pedestrian walkways and centered on open space pathways, and they will comply with all applicable building code requirements. Between the buildings, sidewalks will be laid out with landscaping, shading, and a pattern of shared common area spaces.

b. **Building Height:** In response to a request by Town Staff, the proposed development will be limited to a height of 1-story and 26 feet. This promotes enhanced compatibility with the adjacent properties.

c. **Similarity to Single Family Uses:** One of the main premises for the proposed development is to develop a highly desired single-family product in the residential marketplace. Based on the developer's extensive experience in delivering high-quality rental housing, the proposed housing product has proven attractive to residents for many reasons. For one, the project is set up more like single-family homes, which have no units above or below as in the case of traditional apartments, and no common walls for the two-bedroom or three-bedroom units (the one-bedroom units being twin homes with a common wall on one side only). This arrangement allows allow more natural lighting to enter each unit on three to four sides of the buildings. The project design enhances the comfort of the interior spaces and access to the pedestrian pathways and outdoor amenities. As a result, *The Bungalows on Santan and Ray* establishes a cohesive plan and a desirable, resort-like environment.

d. **Open Space Plan Exceeds Standards:** The proposed development plan exceeds both the common and private open space requirements, which overall benefits to the open feeling provides support for the requested deviation in building separation. The increased private open space is the result of the larger-than-required backyards for each unit. The hierarchy of public, semi-private, and private open space creates an enhanced feeling in the project that will contribute to a more livable environment, which promotes neighborhood stability and quality for the area.

e. **Proposed Open Space Exceeds Comparable Single-Family Requirements:** Because of the hybrid housing type, the project's development standards are comparable to SF/A and SF-6 standards. According to the Gilbert Residential Guidelines, single-family developments do not have a minimum open space percentage if they are less than 20 acres in size. For those greater than 20 acres in size, 10% of common active and passive open space is required. In this case, 46% of common outdoor open space is proposed on a 14.85-acre site, and a balance

of active and passive open space permeates the proposed project, which generous open space helps support the requested deviation.

f. **Exceeds other standards**: The modified standards are further justified by the instances where the project exceeds standards, which is the case in terms of the building height, clubhouse size, tree counts, open space amenities, and building setbacks in some situations.

8. Preliminary Design Concepts

The design will be addressed in the separately submitted Design Review application. A synopsis is provided here to illustrate the quality of the proposed development and the cohesive themes that create a unique sense of place.

At the primary entry to the site, a landscaped boulevard and residential clubhouse building will create a prominent sense of arrival for the community. The entry features, combined with the development's walls, gates, landscaping, street design, and monumentation will make a statement as to the project's low-intensity residential character and high quality craftsman design theme with modern elements. Residential units will likewise incorporate a craftsman architectural style. Elevations will be punctuated with various design materials, details, and colors harmonious with high-quality trends.

Interior spaces will include quality design features, such as ten-foot ceilings, larger scale windows, patios that transition to outdoor spaces, and private backyards. As designed, the project will be ideal for families, pet owners, and individuals who enjoy the outdoors and who seek to be long-term residents in the community.

9. Compliance with General Plan Amendment Criteria

The Bungalows at Santan and Ray supports the vision, goals, and policies of the Town of Gilbert General Plan, which promotes a blend of synergistic land uses that transition from areas of higher intensity and major streets to areas of lower intensity. It encourages the development of a balance of housing types that support future housing demand. In addition to the above discussion on consistency with specific General Plan goals and policies, the proposed development fulfills the criteria for General Plan amendments, as examined below.

a. Unique Site Constraints and Surrounding Neighborhood Support a Residential Use

- No vehicular access on Santan Village Park and limited frontage on Ray Road;
- Lack of visibility at the underpass along the east property line;
- The property's irregular configuration with an angled north corner, a narrow width, significant depth, and a curved road leading away from the site on Santan Village Parkway;
- The intersection approach increases the right-of-way widths, which cuts into the property in stages and increases the amount of landscaping to be maintained by the applicant; and
- The nearby recreational and parks and open space in the area make the subject site an advantageous location for a residential use. Specifically, there are two parks within walking distance of the subject site, including Cosmo Dog Park east of Santan Village Parkway and Crossroads District Park.

b. Suitability: Site History and Market Conditions Support a Residential Development

The history of the subject property and market trends in the area for commercial land uses have proven that a residential use is highly suitable for the site and illustrate why the commercial zoning that has been in place has not come to fruition, as summarized below:

- **Multi-family:** This use category has the highest occupancy and highest demand of the various categories in that area, showing some of the lowest vacancy rates of 4-5% (Cushman & Wakefield, 2019; Costar, 2019). Demand for housing with high quality amenities is causing new residential units to fill up quickly.

- **Offices:** Office uses are lagging in the Gilbert market compared to other locations. The area's vacancy rate is as high as 29-32%, the highest in the Metro Phoenix Area (Cushman & Wakefield, 2019). While there has been some office growth in specified areas, including Gilbert's Rivulon area and Chandler's Price Road corridor, the office market is at its lowest levels since 2008 (C&W, 2019).

- **Retail/Services/Commercial:** The region is saturated with retail, services, and commercial uses and land available for additional sites that are at better locations, and more suitably located vacant land is located in the nearby vicinity. The proposed residential use will strengthen the existing businesses in the area by bringing in new potential consumers.

    - **Class A retail is challenging and trends toward other types of properties:** In the broader market, the Retail-Commercial category is lagging behind residential, with vacancies around 9% in the Gilbert market area (Avison Young, Gilbert Retail Data, 2019). Generally, Class A retail is trending toward at main arterial corners with better access, freeway frontages (US-60), and specific areas such as Santan Village Market Place and Heritage District, where the properties attract visitors from a larger area.

    - **Approximately 150 acres of available land closer to Santan Village Marketplace:** Specifically, the Santan Village Marketplace area south of the subject site has a variety of available land that is located on properties that are more competitive given their access to arterials roads and proximity to historically successful centers. Santan Village Marketplace alone has approximately 1.2 million square feet of retail, commercial, and service uses, many of which are permitted uses in the property's NC zoning (www.macerish.com). The adjoining area has large plots of vacant land along Santan Village Parkway and the Loop 202, which is predominantly zoned for commercial uses. A 2019 estimate of total vacant land not counting any recent Town submittals totals approximately 150+ acres. This suggests that the Santan Village general area has way to go until build-out.

    - **Existing Commercial Centers are located near the subject site:** Regarding existing commercial developments in the subject property's vicinity, the site is within a 2-mile radius for several local commercial centers with retail and services, such as Val Vista and Warner's Target-Fry's-Home Depot shopping centers and small shops. Another commercial center at Higley and Warner is the developing CVS-San Savino center. At the northeast corner of Higley and Ray is the Higley Park Commons development with

its small retail, service, and office uses, as well as other small commercial uses on the other corners. Val Vista and Williams Field Road have the Kohl's-anchored commercial center. Furthermore, there are 8 grocery stores within an approximately 10-minute drive.

In every direction, these are examples of existing and developing centers that are attracting the attention away from the subject site in terms of potential retail, service, and other commercial uses. This evidences a saturation in existing and planned commercial uses, which are already meeting the needs of the surrounding communities.

c. Compatibility with Surrounding Land Uses

- Proposed density is compatible with the abutting Parks/Retention category to the north and the single-family homes to the west in unincorporated Maricopa County;
- Proposed Multi-Family/Low development is less intense than Community Commercial in terms of building coverage, height and allowed uses, which is more harmonious to the residential use to the west;
- Proposed single story buildings, open space plan, and reduced traffic compared to a non-residential use suggest that the proposed category is compatible with the residential neighborhood to the west;
- The land use provides an effective transition in every direction; and
- Less intense use in terms of building scale and overall open space.

d. Availability of Public Infrastructure

- Right-of-way improvements have been developed along Ray Road and Santan Village Parkway;
- Infill location makes efficient use of land near existing utilities, such as water, sewer, power, gas, and telecommunications;
- Based on a preliminary analysis, there is adequate capacity for services; and
- Infrastructure and services will comply with all applicable Town codes and standards.

e. Fiscal Impact

- The proposed use promotes the fiscal stability of the Town by developing an underutilized property in a manner that minimizes effects on public services.
- The developer will be responsible for all applicable costs of the development.
- At the appropriate stage of development, development fees will be paid to support the Town's capital improvements and facilities.
- Development of the property will increase the property value, which can indirectly increase the values of surrounding properties in Gilbert. Added tax revenues will ultimately benefit funding of city services and public schools.
- The proposed residential units will promote economic development by bringing potential consumers in closer proximity to developing regional commercial developments properties, thereby increasing consumer spending in Gilbert.

f. Sustainability of Physical, Cultural, and Environmental Resources

- The proposed residential land use supports principles of sustainable communities, where

strategically planned housing is designed in areas, including infill properties – as opposed to the fringe.

- Proposed is a smart growth type of land use that makes efficient use of the Town's physical, cultural, and environmental resources.
- This development will develop an infill property with unique constraints, which avoids new development that disturbs the native desert.
- Proximity to commercial and recreational resources (walking/biking distance) will support the nearby business centers and promote the active and healthy lifestyle of future residents.
- Internal site amenities within close proximity to each residential unit will contribute to a healthy lifestyles for residents, which will encourage longer term residency and investment in the community.
- Site landscaping will comply with Town requirements and incorporate low-water plant material.
- Trees in the perimeter landscaping and throughout the site will reduce the heat island effect and provide shade along pedestrian paths and open space amenities.
- Homes will be designed in compliance with recent building codes and promote energy efficiency.

10. Public Utilities and Infrastructure

a. Utilities and Services

Utilities in the property's vicinity include Town of Gilbert for water, sewer, police, fire, and waste disposal. The property is in Southwest Gas's service area for natural gas, and in SRP's electric supply service area, and based on a preliminary analysis, there is adequate capacity to service the proposed development. Utility installation will be consistent with Town standards.

Regarding water services, the site will connect to a 12-inch water line in Ray Road, which is available for connections that create an onsite looped water system. Sewer services are also available, with a 15-inch line in Ray Road. All other services are in close proximity to the subject property.

Based on the applicant's experience with the proposed housing product, it anticipates negligible effect on the surrounding public schools. According to a preliminary analysis, there are approximately 16 schools within a nine minute drive, four of which are public and private high schools. Improvement of the property as planned will increase the assessments in a manner that will contribute to the long-term sustainability of local schools.

b. Right-of-way Improvements

Along the property's south frontage, the Ray Road and Santan Village Parkway improvements are in place as described previously.

c. Drainage

Proposed Drainage for the project will comply with the Town of Gilbert's standards for onsite and

offsite drainage and retention. The property falls within FEMA Zone "X" Shaded per the Maricopa County, Arizona and Unincorporated Areas Flood Insurance Rate Map (FIRM). It will retain runoff generated onsite from a 50-year, 24-hour storm event, as well as from any proposed offsite improvements. The volume of retention will accommodate any runoff from onsite stormwater. Given the proposed development is single-owner, retention areas will be professionally maintained by a single-owner entity and may include a combination of surface retention and underground storage tanks.

11. Project Phasing

Following Town approval of the development plans, the project will be developed in one phase.

12. Neighborhood Outreach

In compliance with Gilbert's pre-application and neighborhood notification requirements, the applicant for *The Bungalows at Santan and Ray* has filed a pre-application package and held a neighborhood meeting on June 1, 2019, which afforded an opportunity for nearby property owners to learn about the preliminary development concepts and discuss comments with the applicant for the project. A copy of the neighborhood meeting summary is included with this submittal. The summary notes that the neighbors liked the proposed single-story height and the lower intensity of the land use compared to other possibilities in that zoning district. The proposed development as submitted addresses many of their comments vis-à-vis the project's quality, the gated community feature, the open space plan and perimeter landscaping, preservation of the underground utilities that service those properties, and professional management of the property. The applicant will welcome additional feedback from the community as the development process advances.

13. Conclusion

The proposed *The Bungalows at Santan and Ray* development will bring a quality addition to the area and establish a unique, high quality residential development. The community design, product types, and open space plan are sensitively designed to be compatible with the surrounding area. The proposed plans meet or exceed standards and possesses the elements of a viable and sustainable place in which to live.

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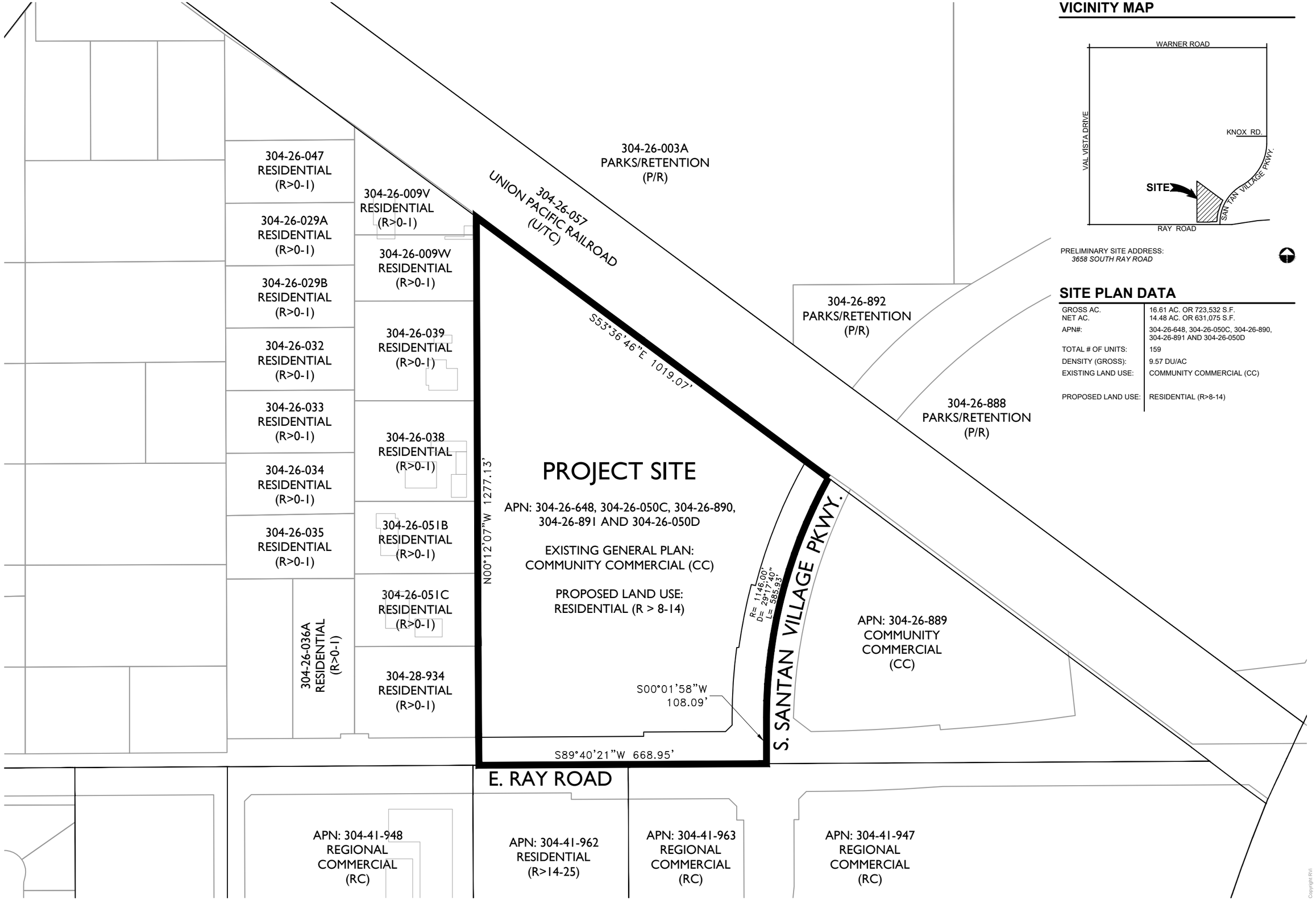

VICINITY MAP

PRELIMINARY SITE ADDRESS:
3658 SOUTH RAY ROAD

SITE PLAN DATA

GROSS AC. NET AC.	16.61 AC. OR 723,532 S.F. 14.48 AC. OR 631,075 S.F.
APN#:	304-26-648, 304-26-050C, 304-26-890, 304-26-891 AND 304-26-050D
TOTAL # OF UNITS:	159
DENSITY (GROSS):	9.57 DU/AC
EXISTING LAND USE:	COMMUNITY COMMERCIAL (CC)
PROPOSED LAND USE:	RESIDENTIAL (R>8-14)

0 100' 200'

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

BUNGALOWS ON RAY • EXHIBIT 5: GENERAL PLAN EXHIBIT

GILBERT, ARIZONA
FEBRUARY 20, 2020
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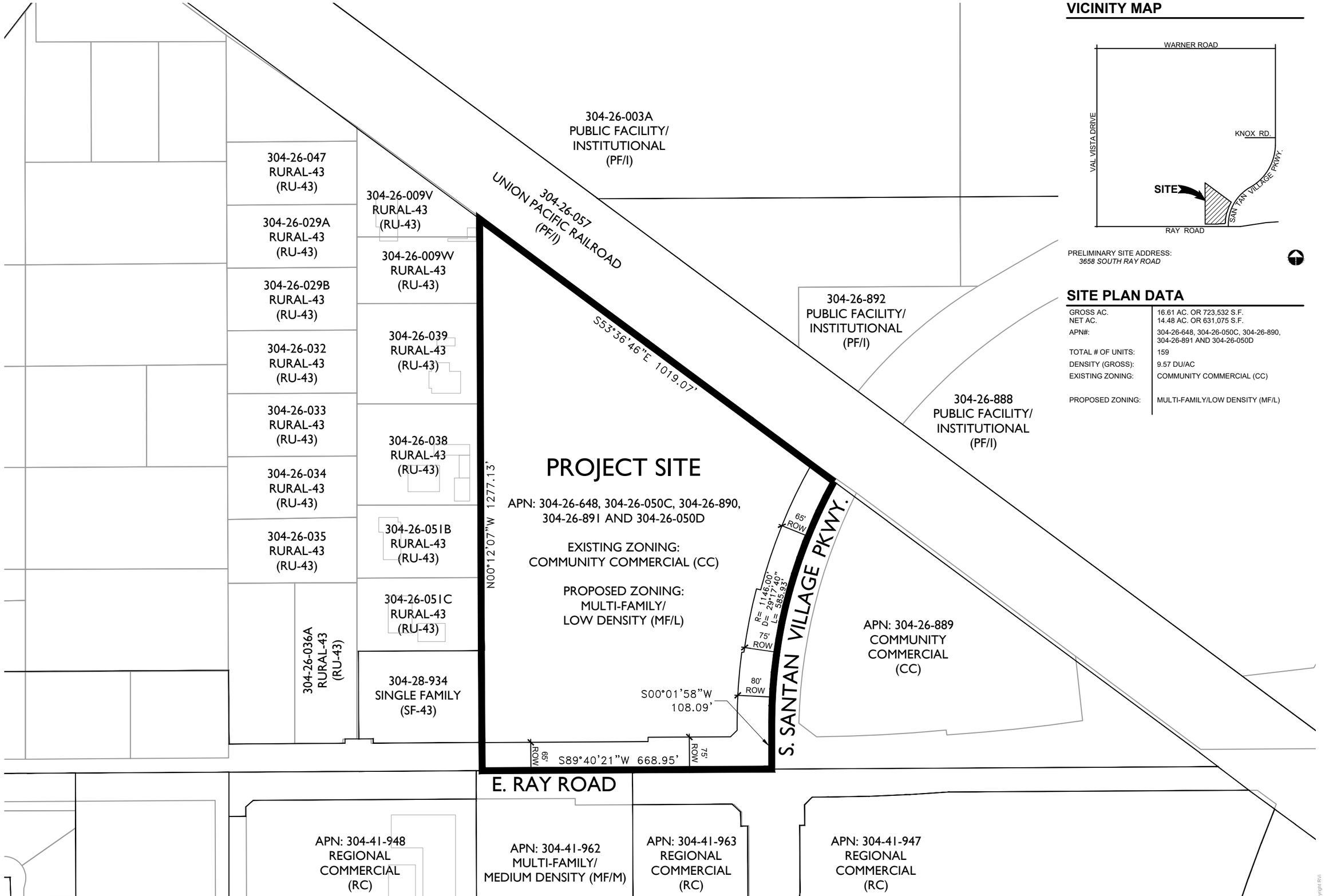
L:\19000715-SANTAN PKWY & RAY-GILBERT-CAVAN\5-PLANNING\1-CAD\8-SUPPORTING EXHIBITS\RVI-0715-EXHIBIT 8-ZONING EXHIBIT.dwg



VICINITY MAP

PRELIMINARY SITE ADDRESS:
3658 SOUTH RAY ROAD

SITE PLAN DATA

GROSS AC. NET AC.	16.61 AC. OR 723,532 S.F. 14.48 AC. OR 631,075 S.F.
APN#:	304-26-648, 304-26-050C, 304-26-890, 304-26-891 AND 304-26-050D
TOTAL # OF UNITS:	159
DENSITY (GROSS):	9.57 DU/AC
EXISTING ZONING:	COMMUNITY COMMERCIAL (CC)
PROPOSED ZONING:	MULTI-FAMILY/LOW DENSITY (MF/L)

0 100' 200'

Information furnished regarding this property is from sources deemed reliable. RVI has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

BUNGALOWS ON RAY • EXHIBIT 8: ZONING EXHIBIT

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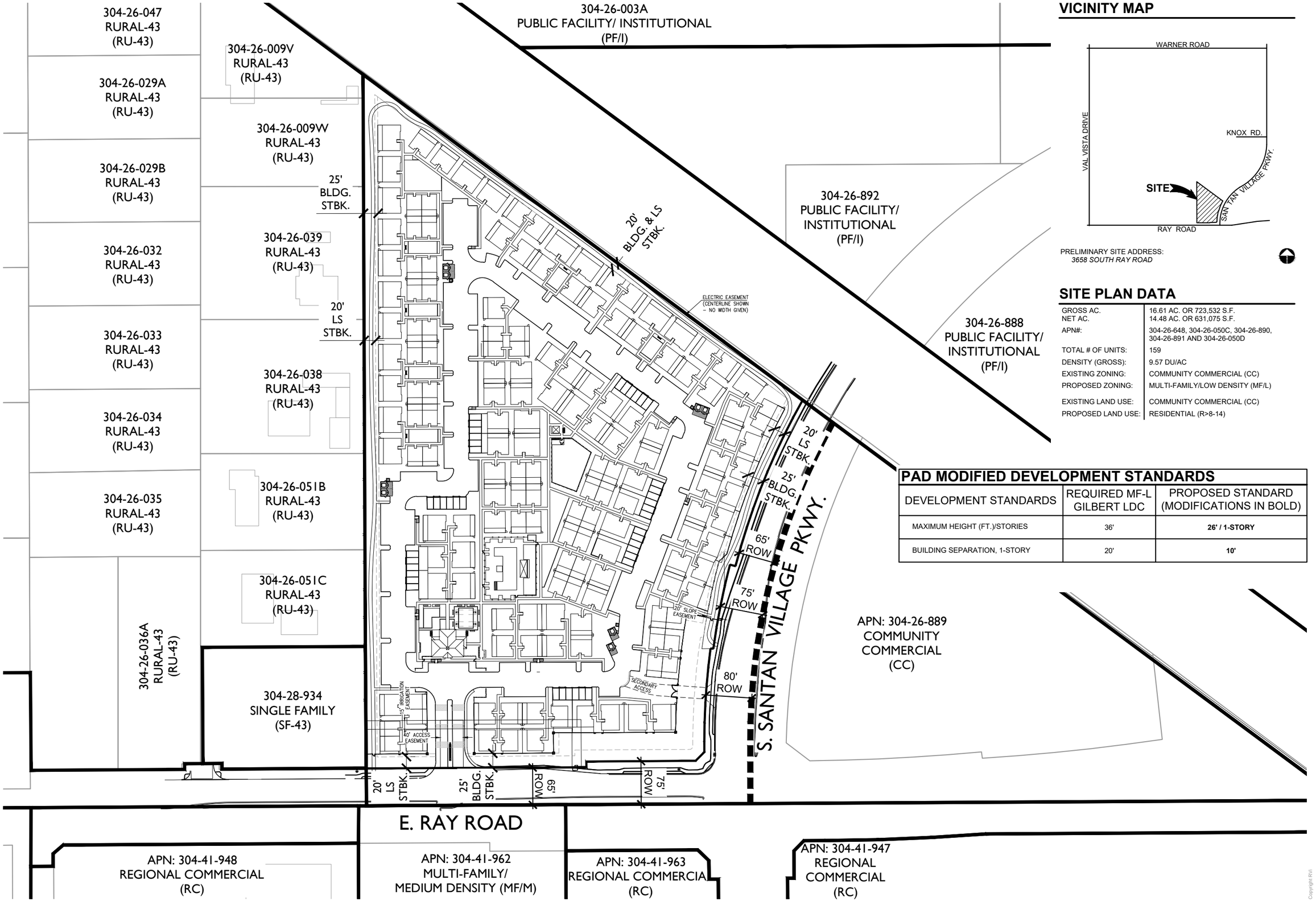
L:\19000715-SANTAN PKWY & RAY-GILBERT-CAVAN\5-PLANNING\1-CAD\8-SUPPORTING EXHIBITS\RVi-0715-EXHIBIT 10-DEVELOPMENT PLAN.dwg



VICINITY MAP

PRELIMINARY SITE ADDRESS:
3658 SOUTH RAY ROAD

SITE PLAN DATA

GROSS AC. NET AC.	16.61 AC. OR 723,532 S.F. 14.48 AC. OR 631,075 S.F.
APN#:	304-26-648, 304-26-050C, 304-26-890, 304-26-891 AND 304-26-050D
TOTAL # OF UNITS:	159
DENSITY (GROSS):	9.57 DU/AC
EXISTING ZONING:	COMMUNITY COMMERCIAL (CC)
PROPOSED ZONING:	MULTI-FAMILY/LOW DENSITY (MF/L)
EXISTING LAND USE:	COMMUNITY COMMERCIAL (CC)
PROPOSED LAND USE:	RESIDENTIAL (R>8-14)

PAD MODIFIED DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	REQUIRED MF-L GILBERT LDC	PROPOSED STANDARD (MODIFICATIONS IN BOLD)
MAXIMUM HEIGHT (FT.)/STORIES	36'	**26' / 1-STORY**
BUILDING SEPARATION, 1-STORY	20'	**10'**

150' 75' 0

Information furnished regarding this property is from sources deemed reliable. RVi has not made an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and does not represent any regulatory approval.

BUNGALOWS ON RAY • EXHIBIT 10: DEVELOPMENT PLAN

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FEBRUARY 12, 2020
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TOWN OF GILBERT
PLANNING COMMISSION - STUDY SESSION

Council Chambers
50 E. Civic Center Drive, Gilbert, AZ
January 8, 2020

COMMISSION PRESENT:
Carl Bloomfield, Vice Chair
David Cavenee
Noah Mundt
Scott September
Jän Simon
Les Smith
Nathan Mackin, Alternate
Philip Alibrandi, Alternate

STAFF PRESENT:
Sydney Bethel, Planner II
Stephanie Bubenheim, Planner II
Keith Newman, Planner II
Josh Rogers, Planner II
Amy Temes, Senior Planner
Catherine Lorbeer, Principal Planner
Eva Cutro, Planning Division Manager
Nancy Davidson, Assistant Town Attorney

COMMISSION ABSENT:
Brian Andersen, Chair

RECORDER:
Dana Desing

COUNCIL LIAISON PRESENT:
Brigette Peterson

DRAFT

CALL TO ORDER

Vice Chair Bloomfield called the January 8, 2020 Study Session to order at 5:05 p.m.

1. **GP19-10 THE BUNGALOWS ON RAY:** Request for Minor General Plan Amendment to change the land use classification of approx. 16.62 acres generally located at the northwest corner of Ray Rd. and San Tan Village Pkwy., from Community Commercial (CC) to Residential >8-14 DU/Acre. The effect of this amendment will be to change the plan of development to allow residential development.

   Z19-22 THE BUNGALOWS ON RAY: Request to rezone approximately 16.62 acres generally located at the northwest corner of Ray Rd. and San Tan Village Pkwy. from Community Commercial (CC) to Multi-Family-Low (MF-L) zoning district with a Planned Area Development overlay zoning district (PAD). The effect of this rezone will be to allow residential development with modified development standards.

   DR19-152 THE BUNGALOWS ON RAY: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approx. 16.62 acres, generally located at the northwest corner of Ray Rd. and San Tan Village Pkwy., and zoned Community Commercial (CC).

Planner Keith Newman presented the Bungalows on Ray for 16.62 gross acres with a request for a Minor General Plan Amendment from Community Commercial (CC) to Residential >8-14 DU/Acre and a PAD rezone from Community Commercial (CC) to Multi-Family Low (MF-L) with a PAD overlay. There is a correction in the number of units to 161 units in a single-story apartment development. The site is located at the northwest corner of Ray Road and San Tan Village Parkway diagonally across from the Top Golf facility.

The development plan is for 161 units of for-rent single family apartment homes. There is one site entrance into the development off of Ray Road. A second entrance cannot be provided on San Tan Village Parkway due to the grades of the railroad overpass and underpass. The main entrance will lead to a clubhouse and drive aisles

circulating to the units which are patterned in clusters of three to four units. The proposed density is 11.5 DU/Acre with a mix of single-family detached and attached units.

The applicant is requesting one deviation as part of the PAD request. The required separation between buildings for MF/L per the LDC is 20' and the applicant is requesting a 10' separation. The applicant believes this 10' separation supports the development's efficient and cohesive site design in conformance with the site's pedestrian open space system. It provides better flow and allows for the desired number of units. Town staff is supportive of that deviation request as long as the project meets all building and fire code requirements. Staff has requested a deviation to limit the building height to one story or 25' in height due to opposition from neighbors to the east for anything other than one story development on this property. Staff thought that was an appropriate deviation.

With regard to the associated Design Review case, the landscape plan proposes a park in the middle of the site with a trail along the perimeter of the development. The standard walls will include three different materials including stone and block. The building architecture is very similar to The Bungalows on Ash previously presented to the Planning Commission by the same developer. The development consists of one-bedroom, two-bedroom and three-bedroom units. Elevations and materials were reviewed for the units, clubhouse and garages. Staff has provided review comments to the applicant requesting more articulation to the side elevations that appear a little blank and only have one small window.

A neighborhood meeting was held on July 1, 2019 with 15 residents in attendance. A detailed list of the comments and concerns is provided in the staff report. The main concerns related to the restriction on the building height to one story and concerns about noise and chickens jumping over fences.

Staff is requesting general input from the Planning Commission on the design of the site and the buildings.

QUESTIONS/COMMENTS:

Commissioner Simon liked the product, the use of the land, and keeping it to one level. He asked if the single entry access point was reviewed by Fire for any concerns. Would that entry be gated and are there concerns with traffic backing up going into the neighborhood?

Mr. Newman stated there was a concern with Fire regarding the single access to the site and staff continues to work through that issue with Fire. As long as the project complies with building and fire codes, Mr. Newman believed Fire was okay with the project, although that is still being vetted for other solutions. He will include a final determination from Fire regarding the entrance at the next public hearing. The entry would be gated and there are minimum setback requirements. He believed the gate would be 80-90 feet back from the roadway. He did not believe there were any traffic concerns as the project meets all of the minimum town standards.

Commissioner Simon asked if there were walls between the units?

Mr. Newman stated the only walls on the property are between the rear yards of the units and the perimeter boundary walls. In between the clusters of units there are no walls.

Commissioner Simon shared staff's concern that the side elevations were a little bland or flat.

Commissioner September asked if there was a trade-off where the applicant agreed to one story but they were looking for a 50% reduction in the setback between the structures. Could they go to two stories?

Mr. Newman was not aware of any trade-off. Staff has negotiated with the applicant regarding the trail system around the development and they are providing a decent amount of landscaping. There was no specific trade-off tied to the deviation request. The applicant does not want to go to two stories and staff has requested that it be limited to one story.

Commissioner September agreed with staff and Commissioner Simon regarding the side elevations. He recognized that many of the units will be 10 feet apart, but for the ones that are not, it would be nice to have a little more character.

Commissioner Mundt asked for clarification on why an ingress/egress point on San Tan Village Parkway was not viable. Mr. Newman explained that it was due to the grading and sloping of the railroad overpass.

Commissioner Mackin had some concerns about the general rezoning of the area away from the commercial use to residential. He did not think it was the highest and best use for this district. There are a number of experiential commercial developments in this area like Top Golf, Main Event and the ice rink. He realized the area was still a little green in terms of the viability of commercial at this site, although he could see it quickly and easily gentrifying because of its location near a major traffic corridor, the railroad, and felt it may become quite a problem in the future as to the type of people that would put up with those kinds of living conditions. He still felt this project would make much more sense as a commercial site than a residential site.

Commissioner Cavenee was usually not one to jump to having commercial slip to residential quickly or easily without a lot of scrutiny, although the constraints on this site make it a reasonable candidate. There are access constraints and limited marketing opportunities because the frontage is so minimized and due to the elevation of adjacent roads. He was okay with the proposed development and thought this was probably a reasonable place to do it. He was pacified a little bit with the reduction request from 20' to 10' because there are no walls which will make it not feel so tight on the side yards. It was good that the applicant and the town have come together on the one-story limitation and he felt it was fair as it was something the neighbors wanted. He felt the applicant built in enough additional parking around the site and the dumpster sites seemed to be very fluid for waste management and fire access. He would defer to Fire regarding the single site entry.

Vice Chair Bloomfield agreed with Commissioner Cavenee and felt the location was constrained specifically from an engineering standpoint. He felt there was not a whole lot else that can be done with the narrow frontage and one access point. He stated there could potentially be an emergency access only out the back of the site to the railroad right-of-way if the railroad allowed it, which they typically would not. He saw this as about the only use that would work on the site. There is just not enough circulation for a typical commercial facility. He also would like to see the architecture be a little more interesting and a little less vanilla. If the applicant could do that within their price point, that would be helpful.

2. **DR19-169 SUPERSTAR CAR WASH**: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 1.39 acres, generally located on the northeast corner of Val Vista Dr. and Riggs Rd., and zoned Shopping Center.

Planner Josh Rogers presented Superstar Car Wash proposed on the northeast corner of Val Vista Drive and Riggs Road on approximately 1.3 acres. This site is part of an already approved master plan. The Circle K facility at the southwest corner came in first, followed by HHB Development a few years ago. The Shops at Riggs was approved by the Planning Commission in January of 2019 along with the site plan for this site, originally for a day care facility which did not move forward. Superstar Car Wash is now proposing a 4,500 SF self-service car wash facility with 34 vacuum bays and approximately 3 additional parking spaces. There are two existing vehicular ingress/egress points off of Riggs Road as well as internal access to the northern HHB Development through the internal drive aisle. The existing American Leadership Academy to the east is technically part of this commercial area but there are no connections to the subject site. Sidewalks connect this development to Riggs Road, through the internal site and along the eastern edge connecting to the HHB Development and existing Shops at Riggs development to the east. The proposed parking exceeds the town requirements. The site has 35% landscape coverage which is generally consistent with the surrounding properties; however, staff has requested that the landscape palette match the Phase 1 development directly to the east for consistency especially along the Riggs Road right-of-way. Staff was pleasantly surprised with the elevations and the applicant was very receptive to pre-app comments. The applicant is using two different types of concrete masonry, alternating colors, varying parapet heights, and overlapping wall planes. The colors include predominantly beiges holding true to the rest of the development with red and yellow accents.

Staff is requesting general input from the Planning Commission on this proposal and asks that staff be allowed to approve this project administratively after all comments have been addressed.