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Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: JOSH ROGERS, PLANNER II *JR*
(480) 503-6589, JOSH.ROGERS@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: FEBRUARY 2, 2022

SUBJECT: DR21-31 MARRIOTT TOWNEPLACE SUITES: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROXIMATELY 2.6 ACRES, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF MERCY AND PECOS ROADS, AND CURRENTLY ZONED GENERAL COMMERCIAL (GC) PAD.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for an additional hotel development in the Mercy Gilbert medical area along the 202 Santan Freeway corridor.

RECOMMENDED MOTION

Move to continue DR21-31, Marriott Towneplace Suites to March 2, 2022.

APPLICANT

Company: Pew & Lake, PLC
Name: Reese Anderson/Jon Gillespie
Address: 1744 S. Val Vista Dr. #127
Mesa, AZ 85204

OWNER

Company: Kuber-Patel Properties LLC
Name: Shane Kuber
Address: 653 W. Remington Dr.
Chandler, AZ 85286

Phone: 480-461-4670
Email: jon.gillespie@pewandlake.com

Phone: 480-543-1700
Email: shanekuber@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
1988	Town Council adopted Annexation No. A88-07 annexing Greenfield and UPRR into town limits including the subject site.
December 2, 2008	Town Council approved Z08-36 adopting Ordinance No. 2210 rezoning 56 acres to General Office (GO), Community Commercial (CC) and Public Facilities/Institutional (PF/I) creating the Celebration Centre Campus PAD including the subject site.
January 25, 2022	Town Council approved GP21-02 and Z21-04 rezoning 2.6 acres of Public Facilities/Institutional (PF/I) PAD to General Commercial (GC) PAD.

Overview

Kuber-Patel Properties LLC is proposing to develop the 2.6 gross acre site into a Marriott Towneplace Suites hotel with 84 guest rooms. The hotel is proposed to be 4 stories in height with a total square footage of 49,299 complete with a fitness center and pool amenities. The site is located at the southwest corner of Mercy and Pecos Roads adjacent to the Loop 202 Santan Freeway and Pecos Road overpass. Access is provided along Mercy Road. The site is within the Val Vista Medical Growth Area and the Santan Freeway Corridor Overlay Zoning District.

Staff is requesting a continuance to the March 2, 2022 Planning Commission hearing in order to give the applicant time to address staff review comments.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

Respectfully submitted,

A handwritten signature in black ink that reads "Joshua Rogers". The signature is written in a cursive, flowing style.

Josh Rogers
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

DR21-31 Marriott Townplace Suites
Notice of Attachment 1 -Notice of Public Hearing/Vicinity Map

PLANNING COMMISSION DATE:

Wednesday, October 13, 2021 TIME: 6:00 PM*

LOCATION: Gilbert Police Department Amphitheater
75 E Civic Center Dr., Gilbert, AZ 85296

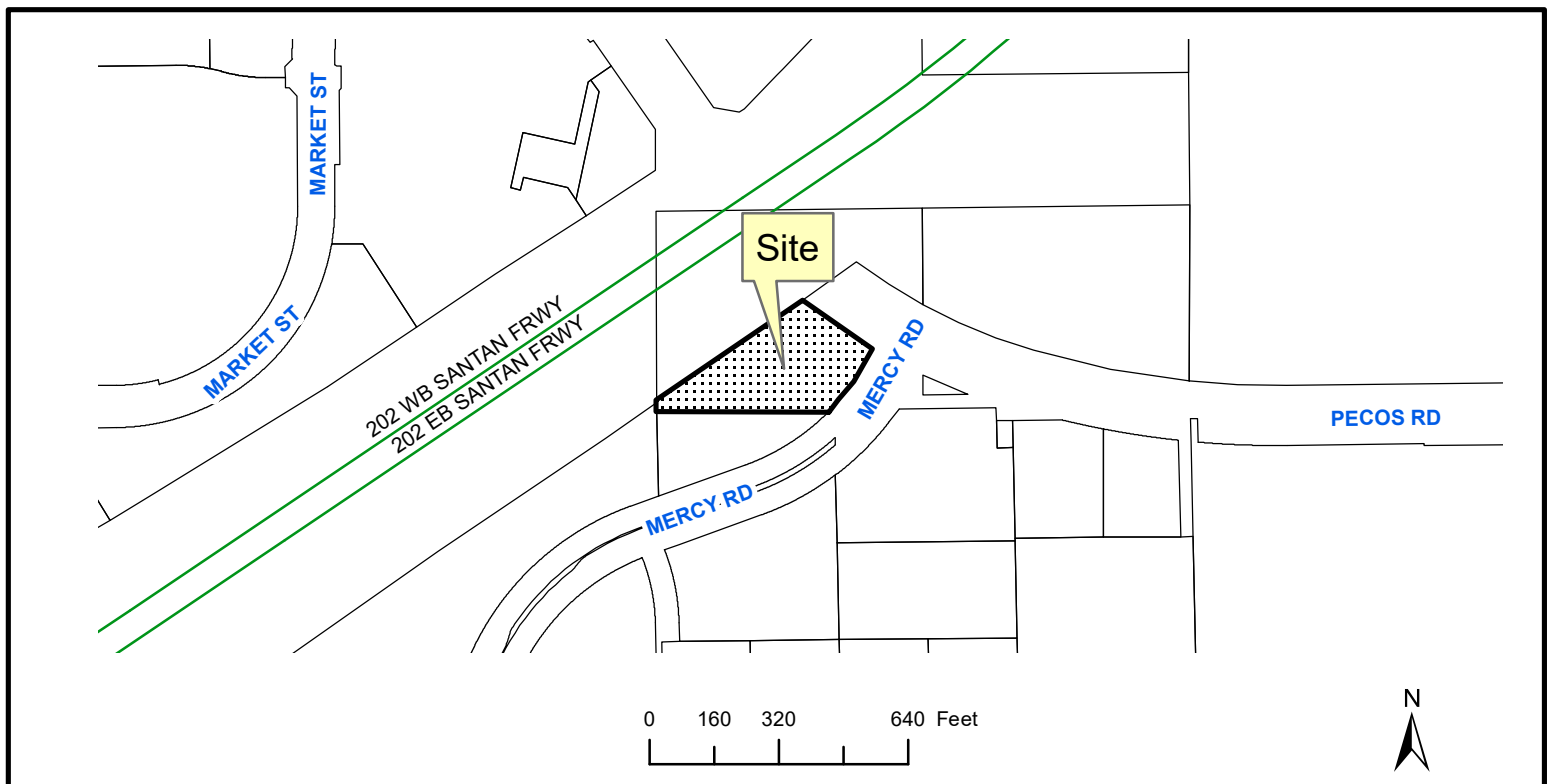
*Call Case Planner to verify date and time: (480) 503-6589

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

REQUESTED ACTION:

DR21-31 MARRIOTT TOWNEPLACE SUITES: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.6 acres, generally located at the southwest corner of Mercy and Pecos Roads, and currently zoned Public Facilities/Institutional (PF/I), pending zoning approval.

SITE LOCATION:



APPLICANT: Pew & Lake PLC
CONTACT: Jon Gillespie
ADDRESS: 1744 S Val Vista Dr
Mesa, AZ 85204

TELEPHONE: (480) 461-4670
E-MAIL: jon.gillespie@pewandlake.com