

## Planning Commission Study Session

**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:** MARCH 2, 2022

**SUBJECT:** A. GP22-01 DECESARE DESIGN: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 2.4 ACRES GENERALLY LOCATED ON THE SOUTHEAST CORNER OF GREENFIELD AND HOUSTON ROADS FROM RESIDENTIAL > O-1 NEIGHBORHOOD OFFICE.

B. Z22-01 DECESARE DESIGN - REQUEST TO REZONE APPROX. 2.4 ACRES GENERALLY LOCATED ON THE SOUTHEAST CORNER OF GREENFIELD AND HOUSTON ROADS FROM SINGLE FAMILY-43 (SF-43) TO NEIGHBORHOOD OFFICE (NO).

**STRATEGIC INITIATIVE:** Prosperous Community

To allow for office uses within an existing building formerly used as a Place of Worship.

### RECOMMENDED MOTION

- A. No motion requested, and
- B. No motion requested.

**OWNER**

Company: DeCesare Design Group  
Name: Caroline DeCesare  
Address: 166 W. Main Street  
Mesa, AZ 85201  
Phone: 480-236-2213  
Email: caroline@decesaredesigngroup.com

**APPLICANT**

Company: Withey Morris  
Name: Hannah Bleam  
Address: 2525 E Arizona Biltmore CIR  
Phoenix, AZ 85016  
Phone: 602-230-0600  
Email: hannah@witheymorris.com

**BACKGROUND/DISCUSSION**

**History**

Date	Description
2004	Maricopa county approved the conversion of an existing 2,200 square foot residence into a worship center/fellowship hall. A complete new site plan was designed with 73 standard parking spaces and 4 handicapped parking spaces.
April 11, 2006	Town Council approved A05-26, Ordinance #1720 annexing the site as part of a larger annexation.
September 11, 2008	Design Review Board approved DR08-44 site plan/ landscape plan/ grading and drainage/ elevations/ floor plans/ lighting/ colors and materials for Spirit of Joy Lutheran Church addition.

**Overview**

The site was developed under Maricopa County jurisdiction for use by the Spirit of Joy Lutheran Church facility and was annexed in 2006 during the construction of the parking lot. The site is located north of the northeast corner of Guadalupe and Greenfield Roads, approximately mid-block between Baseline and Guadalupe Roads, and is currently zoned Single Family-43 (SF-43) which allowed for the former Place of Worship use.

A local design company specializing in luxury new construction residential and hospitality projects is seeking to take over the structure for their new design studio. As such, the applicant is requesting a Minor General Plan amendment and rezone to Neighborhood Office (NO) to accommodate the proposed use.

### Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >0-1 DU/Acre	Single Family-43 (SF-43)	Houston Ave (private road) then Residential and Event Venue (The Acre)
South	Residential >1-2 DU/Acre	Single Family-15 (SF-15) PAD	Residential
East	Residential >0-1 DU/Acre	Single Family-43 (SF-43)	Residential
West	Residential >3.5-5 DU/Acre	Single Family-7 (SF-7) PAD	Residential
Site	Residential >0-1 DU/Acre	Single Family-43 (SF-43)	Former church building

### General Plan

The applicant is requesting a Minor General Plan Amendment to change the existing land use from Residential >0-1 DU/Acre to Neighborhood Office to adapt the existing structure to an office use. The applicant asserts the change in land use is supported by the following goals, policies, and objectives of the 2020 General Plan:

- Goal CM-4: Promote our Neighborhoods  
Recognize, sustain, and promote the quality and character of existing residential neighborhoods as they mature, and as new development occurs nearby.

*The proposed use will be reutilizing an existing building on the property that has been there for years. This low impact office use will maintain and sustain the quality and character of the neighborhood and arguably will have less impact and trips than the current church operation.*

- GOAL CM-1: Encourage a Balanced Land Use Framework  
Ensure the Town maintains a land use framework that supports a highly livable community through the efficient use of land and resources.

*The design studio use supports a livable community as it brings in a small business into Gilbert and reuses a church building that would otherwise be*

*vacant. A design studio/office use is an appropriate and good transition use from a major arterial road to a residential community.*

- GOAL OP-1: Encourage Job Growth  
Support the development, growth, and retention of small businesses.

*The proposed use of the design studio and office bring a small business to Gilbert from a neighboring jurisdiction. This works to meet this general plan goal of growing small business in the Town of Gilbert.*

## Rezoning

The applicant is proposing a conventional rezone and is not requesting any deviations from the standards in the Land Development Code. No site or exterior modifications are planned and will be using the same access points and parking that presently exist. The current layout of the site complies with the requested zoning district standards.

Per the Land Development Code, the Neighborhood Office zoning is intended for small offices buildings or complexes within or near residential neighborhoods. The emphasis of this zoning district is on single-story uses which serve the daily needs of abutting neighbors. Uses permitted within NO tend to be limited with minimal environmental impacts.

## Project Data Table

Site Development Regulations	Required per LDC
Maximum Height (ft.)/Stories	25'
Minimum Building Setbacks (ft.)	
Front	20'
Side (Residential)	20'
Side (Residential)	15'
Rear	15'
Minimum Required Landscape Setback (ft.)	
Front	20'
Side (Residential)	15'
Side (Residential)	15'
Rear	15'

## PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on December 9, 2021. Approximately 29 residents attended the meeting. The residents asked questions regarding what potential uses could exist on site, if the proposed use didn't come to fruition. Some were concerned regarding a potential for an emergency room facility to operate in the zoning district as it's an allowed use in the requested zoning district.

## 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

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

Respectfully submitted,

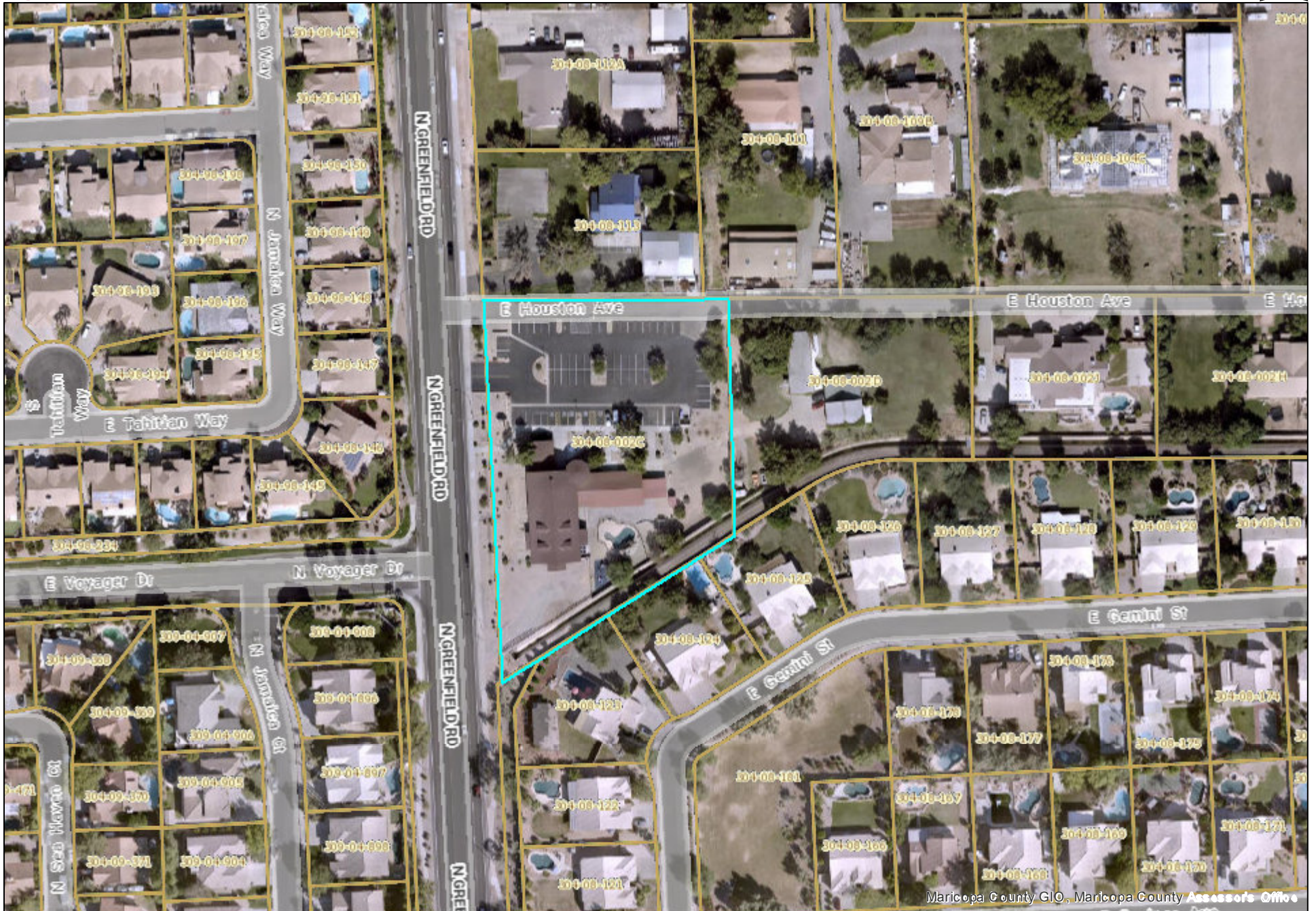


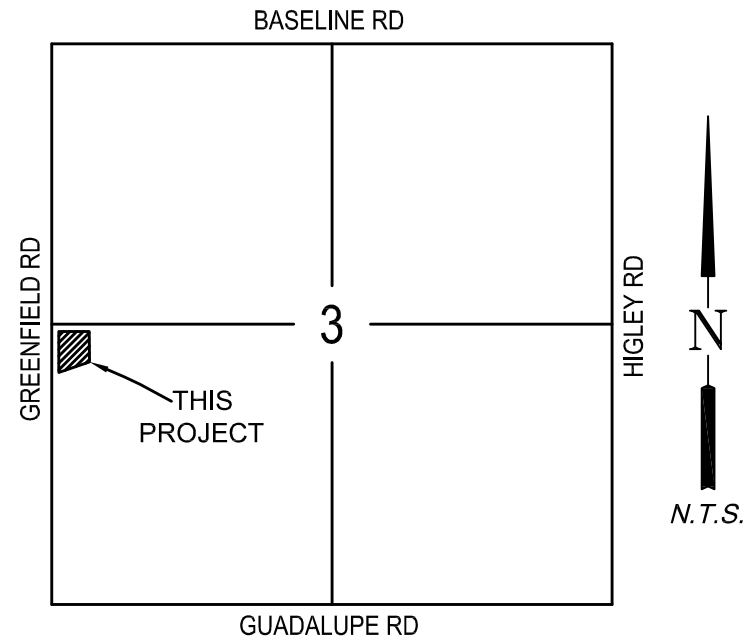
Josh Rogers  
Planner II

## **Attachments and Enclosures:**

- 1) Vicinity Map/Aerial Photo
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) DR08-44 Approved Elevations and Site Plan
- 5) Applicant's Narrative

# Map



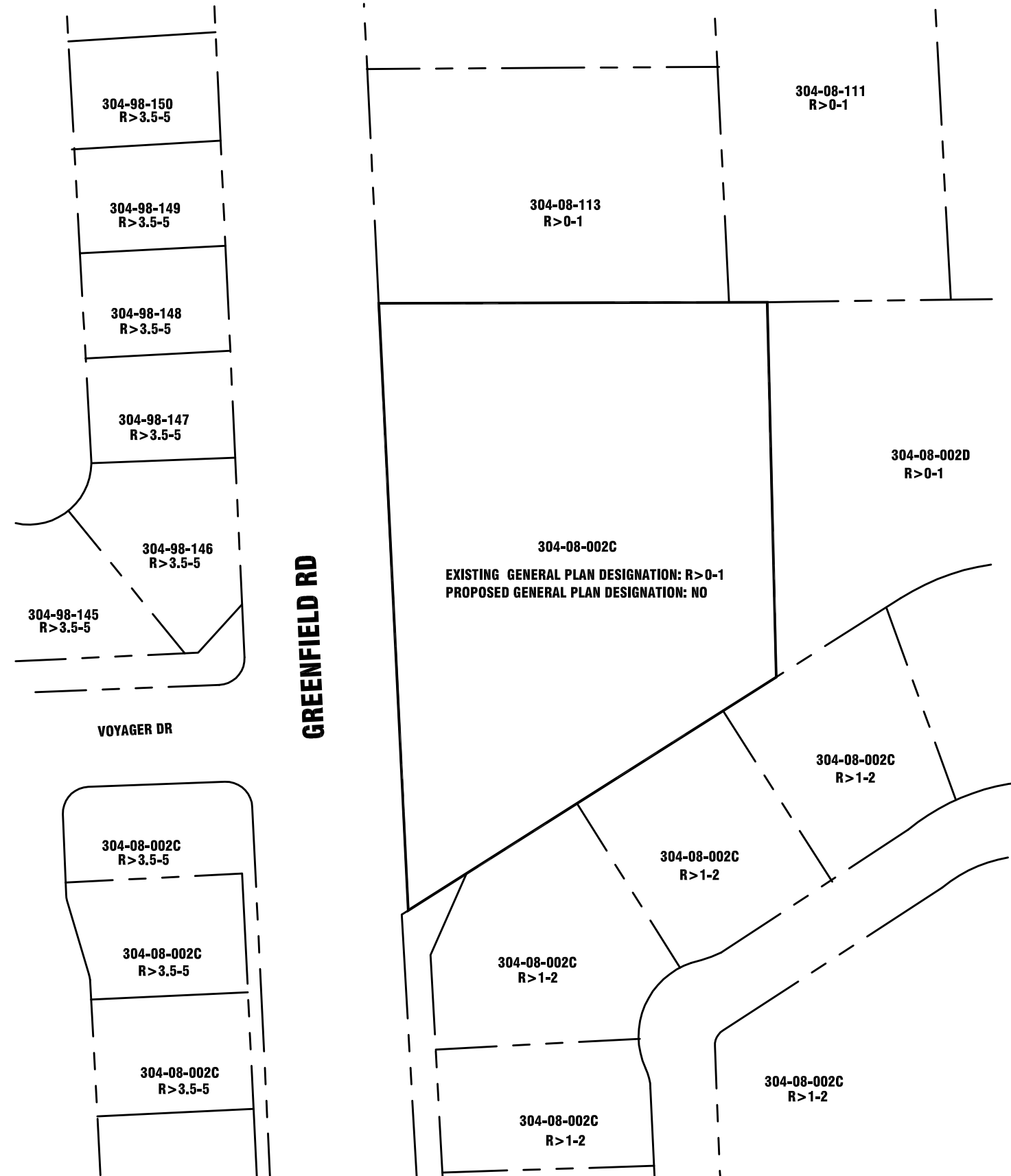


**VICINITY MAP**

SECTION 3, T1S, R6E, G&SRB & M

**PROJECT DATA**

DESCRIPTION	ACREAGE
EXISTING GENERAL PLAN LAND USE CLASSIFICATION	
RESIDENTIAL R>0-1	105,372 SF 2.42 AC
PROPOSED GENERAL PLAN LAND USE CLASSIFICATION	
NO	105,372 SF 2.42 AC
EXISTING ZONING	
SINGLE FAMILY SF-43	105,372 SF 2.42 AC
PROPOSED ZONING	
NO	105,372 SF 2.42 AC



**GENERAL PLAN EXHIBIT**

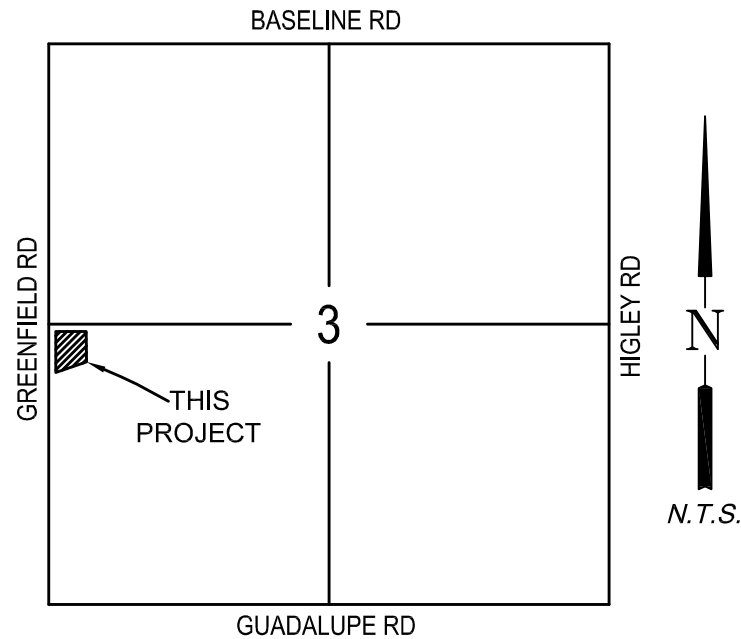
**Helix Engineering, LLC**

Engineering / Surveying / Consulting

3240 E Union Hills Dr  
Suite 113  
Phoenix AZ 85050

602-788-2616  
www.hxeng.com

Date 1-10-22  
Scale 1"=100'  
Design HXE  
Drawn HXE  
Checked SB  
Job Number: 633

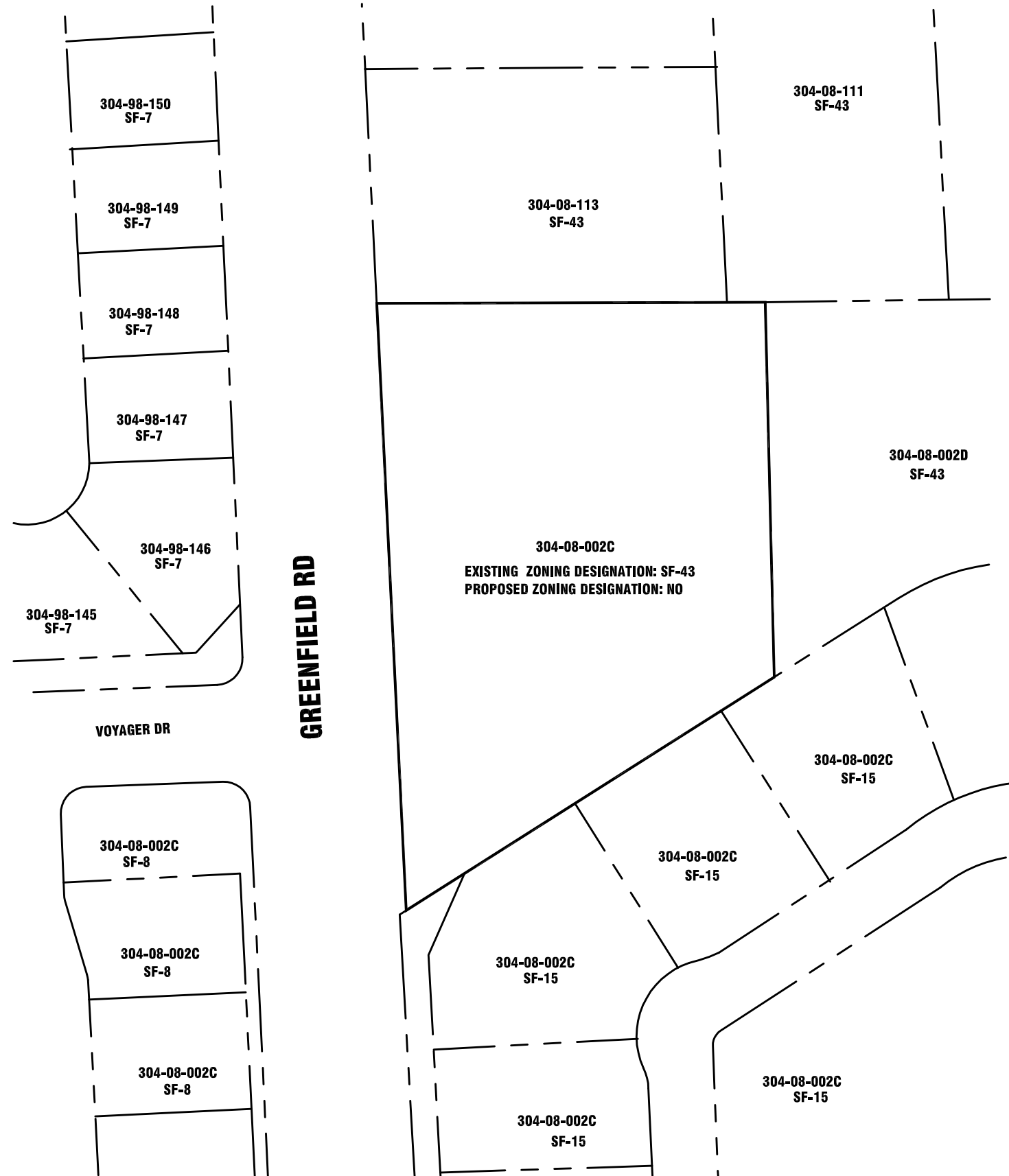


**VICINITY MAP**

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SINGLE FAMILY SF-43	105,372 SF 2.42 AC
PROPOSED ZONING	
NO	105,372 SF 2.42 AC



**ZONING EXHIBIT**

**Helix Engineering, LLC**

Engineering / Surveying / Consulting

3240 E Union Hills Dr  
Suite 113  
Phoenix AZ 85050

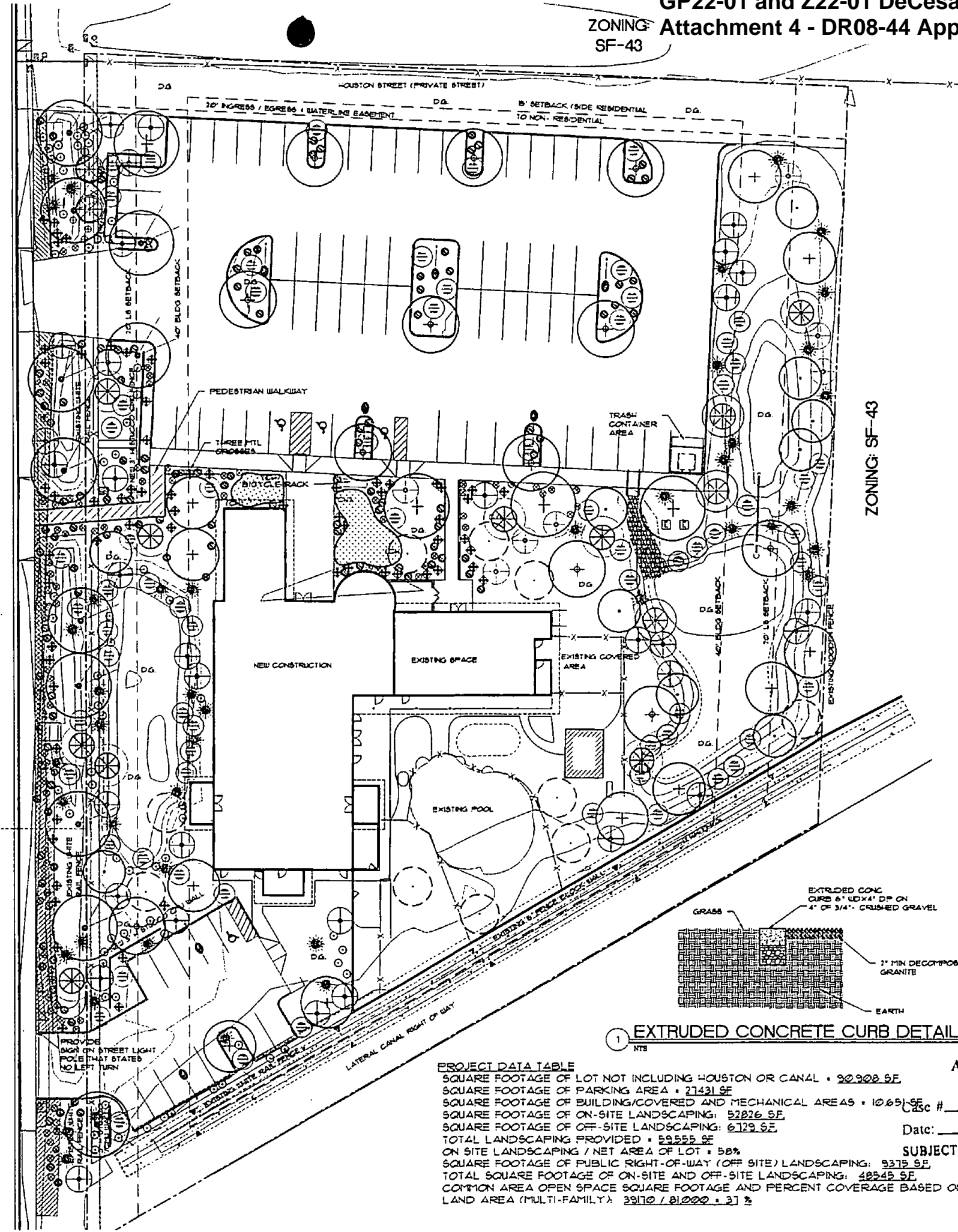
602-788-2616  
www.hxeng.com

Date 1-12-22  
Scale 1"=100'  
Design HXE  
Drawn HXE  
Checked SB  
Job Number: 633



N. GREENFIELD ROAD

NORTH VOYAGER DRIVE

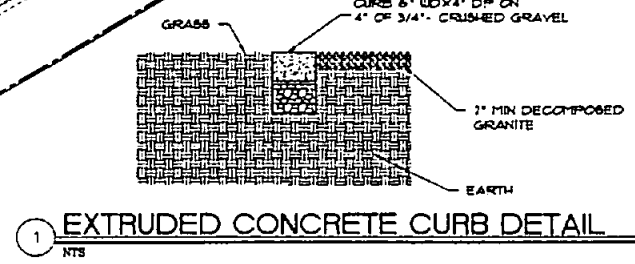


ZONING SF-43

TREES				
	OLEA argentea	OLIVE TREE "OLIVE HILL"	74" BOX	11
	ACACIA neonii	SWEET ACACIA	74" BOX	10
	ULMUS parvifolia	EVERGREEN ELM	74" BOX	10
	PROSOPIS chilensis	CHILEAN MESQUITE	74" BOX	10
	EXISTING PINES canariensis	CANARY ISLAND ISLAND	74" BOX	10
SHRUBS				
	LEUCOMYLLUM laevigatum	CHILIAN SAGE	5 GAL.	31
	ERICOPHYTLA valentina	VALENTINE BUSH	5 GAL.	61
	CAESALPINIA medicaria	MEXICAN BIRD OF PARADISE	5 GAL.	10
	DASYLICON breuerii	DESERT SPOON	5 GAL.	35
GROUND COVER				
	LANTANA monocladia	PURPLE TRAILING LANTANA	1 GAL.	54
	LANTANA cassia	GOLD MOUND LANTANA	1 GAL.	111
	DALEA greggii	INDIGO BUSH	1 GAL.	66
	GUARA indiana	PINK GUARA	1 GAL.	81
MISCELLANEOUS				
	MID IRON BERMUDA	BERMUDA GRASS	SEED	SEED
D.G.	DECOMPOSED GRANITE	DESERT GOLD	1/2" SCREENED	SEED
	CONCRETE HEADER (TYP) (CA)	EXTRUDED CURB TYPE		GRAY

CONTRACTOR TO VERIFY ALL QUANTITIES PER PLAN

PER TOB DETAIL # 53  
 8' TO SOUTH • 6" MIN • 6" • 6"  
 8' TO NORTH • 6" MIN • 10"



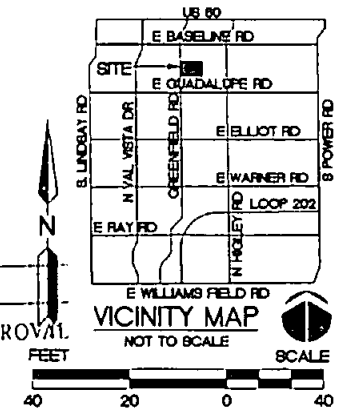
EXTRUDED CONCRETE CURB DETAIL

**PROJECT DATA TABLE**  
 SQUARE FOOTAGE OF LOT NOT INCLUDING HOUSTON OR CANAL • 90,300 SF  
 SQUARE FOOTAGE OF PARKING AREA • 21,431 SF  
 SQUARE FOOTAGE OF BUILDING/COVERED AND MECHANICAL AREAS • 10,651 SF  
 SQUARE FOOTAGE OF ON-SITE LANDSCAPING: 52,826 SF  
 SQUARE FOOTAGE OF OFF-SITE LANDSCAPING: 6,129 SF  
 TOTAL LANDSCAPING PROVIDED • 58,955 SF  
 ON-SITE LANDSCAPING / NET AREA OF LOT • 58%  
 SQUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY (OFF-SITE) LANDSCAPING: 9315 SF  
 TOTAL SQUARE FOOTAGE OF ON-SITE AND OFF-SITE LANDSCAPING: 48,245 SF  
 COMMON AREA OPEN SPACE SQUARE FOOTAGE AND PERCENT COVERAGE BASED ON NET  
 LAND AREA (MULTI-FAMILY): 39170 / 81,000 = 31%

APPROVED PLANS  
 Design Review Board

Case # DR08-44  
 Date: 9/11/08

SUBJECT TO CONDITIONS OF APPROVAL



SCALE  
 40 20 0 40 FEET

DESIGN REVIEW APPLICATION - PA07-168  
 WORSHIP CENTER FOR: SPIRIT OF JOY LUTHERN CHURCH

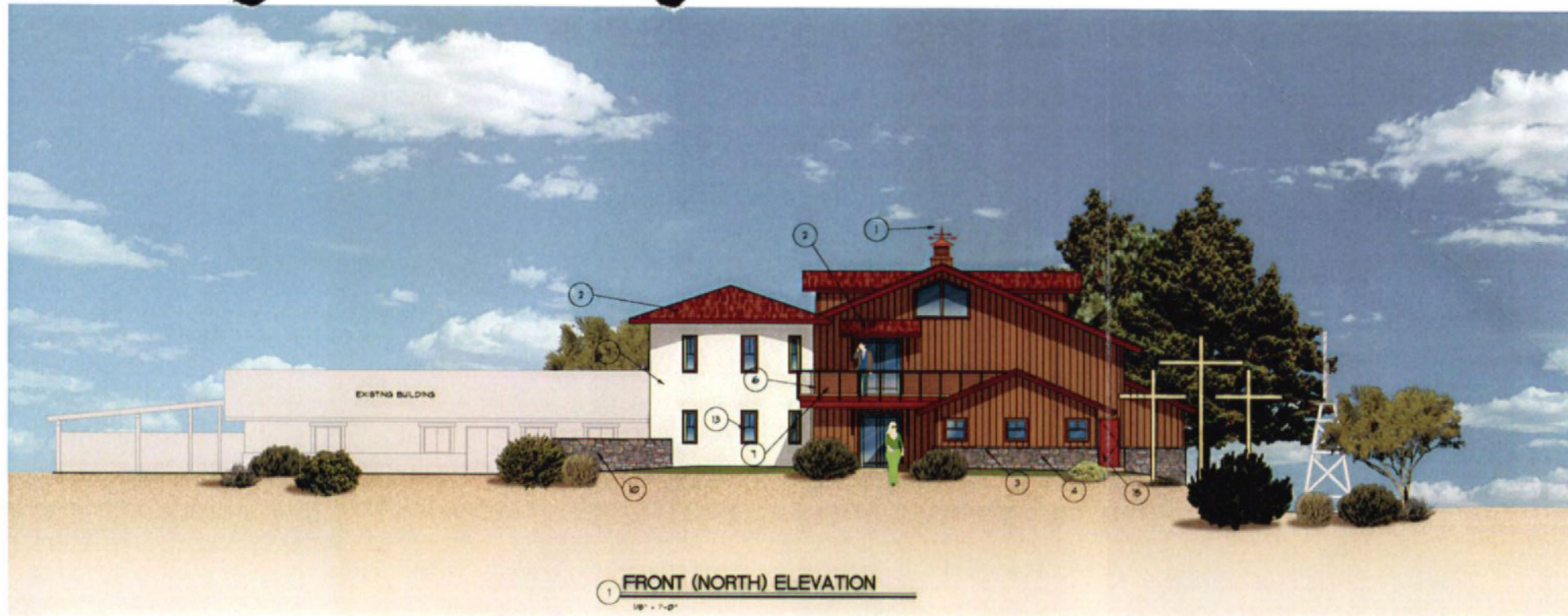
159 N. GREENFIELD ROAD  
 GILBERT, ARIZONA 85234  
 LANDSCAPE ARCHITECTURAL FIRM HALLOCK / GROSS, LANDSCAPE ARCHITECT: ALLEN GROSS (480) 967-4356

DATE: JAN 17TH 2007

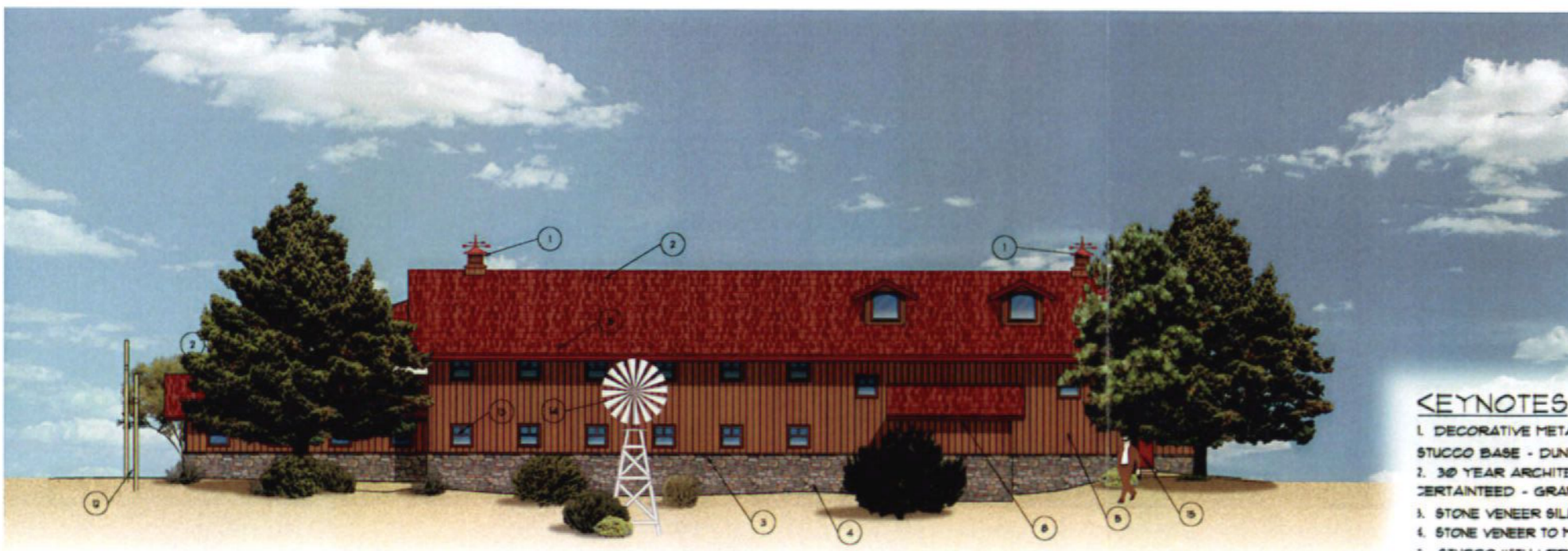
NOT FOR CONSTRUCTION

41

DESIGN REVIEW APPLICATION - DR08-44 / MEETING DATE: 9-11-08



1 FRONT (NORTH) ELEVATION  
 1/8" = 1'-0"



2 RIGHT (WEST) ELEVATION  
 1/8" = 1'-0"

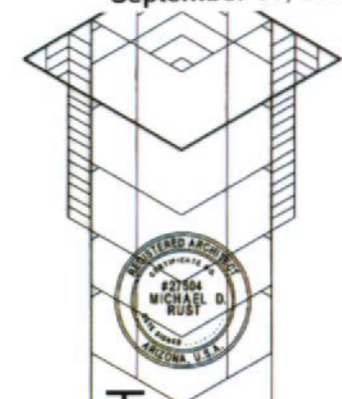
**KEYNOTES**

1. DECORATIVE METAL WEATHER VAIN - COPPER ROOF-
- STUCCO BASE - DUNN EDWARDS - DE5263 - SONORA SHADE COLOR
2. 30 YEAR ARCHITECTURAL SHINGLE - COLOR RED
- CERTAINTEEED - GRAND MANOR ROOF SHINGLE - GEORGIAN BRICK COLOR
3. STONE VENEER SILL CAP
4. STONE VENEER TO MATCH ENTRY SIGN - LEDGE STONE - GRAY/BROWN TONES
5. STUCCO WITH VERTICAL ARCHITECTURAL GROVES W/ ROUGH TEXTURE  
 DUNN EDWARDS - DEA 164 - AUTUMN BARK
6. METAL RAILING - DUNN EDWARDS COLOR DEA  
 DEA 152 DEEP CRIMSON COLOR
7. 6X6 WELDED WIRE MESH - NATURAL RUST COLOR -
8. ROUGH SAUN POLYURTHEANE FASICA - OPAQUE  
 STAIN TO MATCH DEEP CRIMSON -DEA 152
9. 4X12 ROUGH SAUN WOOD - STAINED WITH MTL CAP -  
 - DEA 152 - CRIMSON RED
10. MECHANICAL SCREEN WALL WITH STUCCO OR STONE VENEER FINISH
11. SMOOTH FINISH STUCCO DUNN EDWARDS - DE5281- HAZELWOOD  
 DUNN EDWARDS - DECT22 - SAJA WHITE COLOR
12. PAINTED STEEL CROSSES
13. LOW E INSULATED ALUMINUM CLAD WOOD WINDOWS- WINDOW /  
 DOOR FRAMES TO BE - WEATHERSHIELD - COLOR BRICK RED OR EQUAL
14. EXISTING WIND MILL TO REMAIN
15. PAINTED METAL DOORS TO MATCH WINDOW FRAMES
16. OWNER PROVIDE ART GLASS IN ALUM WINDOW FRAME

**APPROVED PLANS**  
 Design Review Board

Case #: DR08-44  
 Date: 9/11/08

SUBJECT TO CONDITIONS OF APPROVAL



**ELEVATIONS**

**WORSHIP CENTER FOR: SPIRIT OF JOY LUTHERN CHURCH**  
 1159 N. GREENFIELD ROAD  
 GILBERT, ARIZONA 85234  
 ARCHITECT: MICHAEL RUST (480) 219-0554

Date: JUNE 17TH 2007

Revision Date:

A3

DESIGN REVIEW APPLICATION - DR08-44 / MEETING DATE: 9-11-08





PHONE: 602-230-0600

FAX: 602-212-1787

2525 E. Arizona Biltmore Circle, Suite A-212, Phoenix, AZ 85016

**Rezone and GPA  
Approx. 2.4 acre located  
at 1159 N Greenfield Road (the  
“Property”)  
Project Narrative**

**A. Request**

This firm represents DeCesare Design Group, Inc. (the “Applicant”), a local design company that specializes in luxury new construction residential and hospitality projects. Caroline DeCesare, the owner of the design firm, lives near the Spirit of Joy church property located at 1159 N. Greenfield Road and intends to relocate her design studio to this location.

DeCesare Design Group, Inc. was founded in 2008 and has clients across the United States, with the majority of clients in Arizona and California. There are currently 8 design team members, 4 administrative team members, 3 purchasing team members, and 3 logistics team members, with a total of 18 employees. The current DeCesare Design Group design studio/headquarters is in Mesa; however, they would like to expand and relocate to the proposed location at the Spirit of Joy church property in Gilbert.

Since the Property is currently zoned SF-43, a rezoning is necessary to permit the design studio as an office use. Accordingly, this application requests a Minor General Plan amendment to change the land use classification for 2.4 acres from Residential > 0-1 DU/AC to Neighborhood Office (NO) and to rezone the Property SF-43 to Neighborhood Office (NO) to allow a design office and studio in the existing church building.

**B. Project Location**

The Property is located at the southeast corner of Greenfield Road and Houston Street in Gilbert, Arizona (the “Property”). The Property is presently the Spirit of Joy Lutheran Church. See Aerial Map attached at **Tab 1**.

**C. Site History**

The current General Plan designation is Residential > 0 to 1 DU/AC and zoning for the Property is SF-43. This zoning district allows the development of one house per acre.

To the north is single-family home with event venue space zoned SF-43. To the east is a single-family home zoned SF-43. To the south are single-family homes zoned SF-15. To the west, across Greenfield Road, is a single-family subdivision zoned SF-7. See Zoning Map at **Tab 3**.

Due to the Property’s location along a major arterial road, rezoning to neighborhood office entirely compatible with the surrounding uses. The office/design studio use is a low

traffic use and likely creates less impact than the current church operations, particularly on nights and weekends.

**D. Development Proposal**

No site or exterior changes are planned. The Applicant will be using the same access points and parking that presently exist. No exterior modifications are planned. Because the exterior will not be changing, please see the aerial map at **Tab 1** in lieu of a site plan.

**E. Compliance with General Plan**

This project is supported by the goals, policies, and objectives of the 2020 General Plan. The following are some excerpted provisions from the General Plan:

**Goal CM-4: Promote our Neighborhoods**

*Recognize, sustain, and promote the quality and character of existing residential neighborhoods as they mature, and as new development occurs nearby.*

The proposed use will be reutilizing an existing building on the Property that has been there for years. This low impact office use will maintain and sustain the quality and character of the neighborhood and arguably will have less impact and trips than the current church operation.

**GOAL CM-1: Encourage a Balanced Land Use Framework**

*Ensure the Town maintains a land use framework that supports a highly livable community through the efficient use of land and resources.*

The design studio use supports a livable community as it brings in a small business into Gilbert and reuses a church building that would otherwise be vacant. A design studio/office use is an appropriate and good transition use from a major arterial road to a residential community.

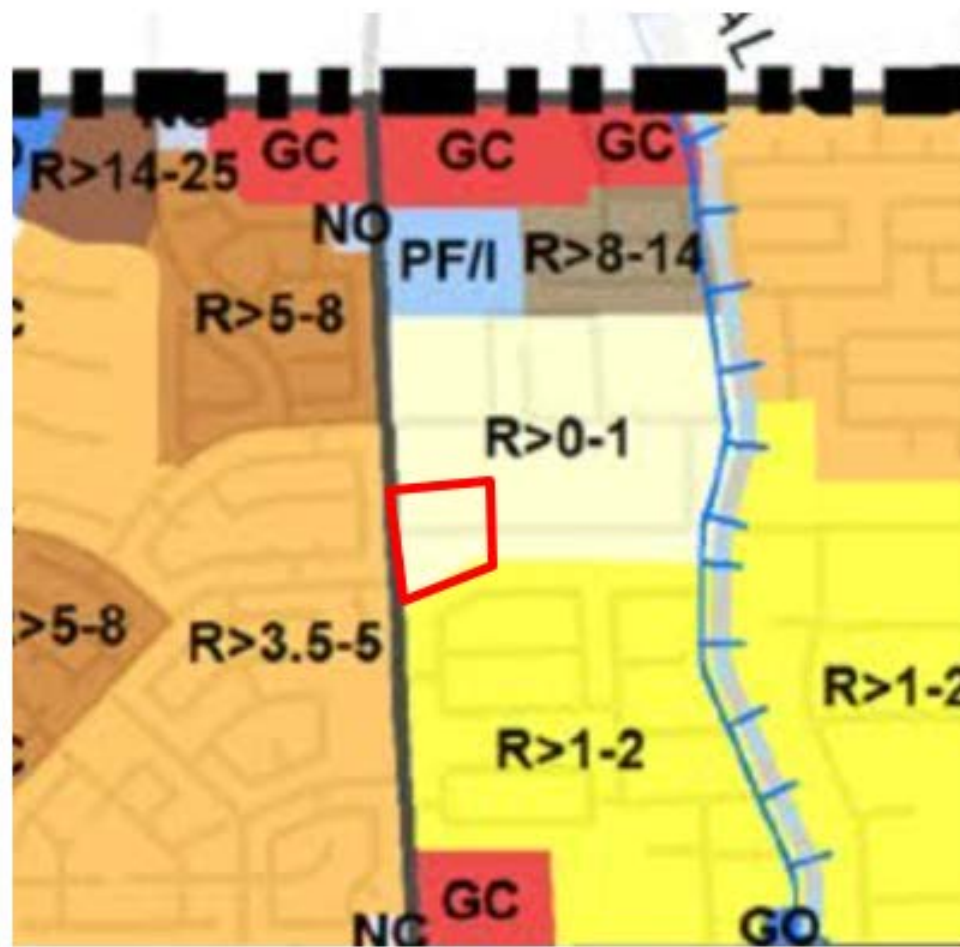
**GOAL OP-1: Encourage Job Growth**

*Support the development, growth, and retention of small businesses.*

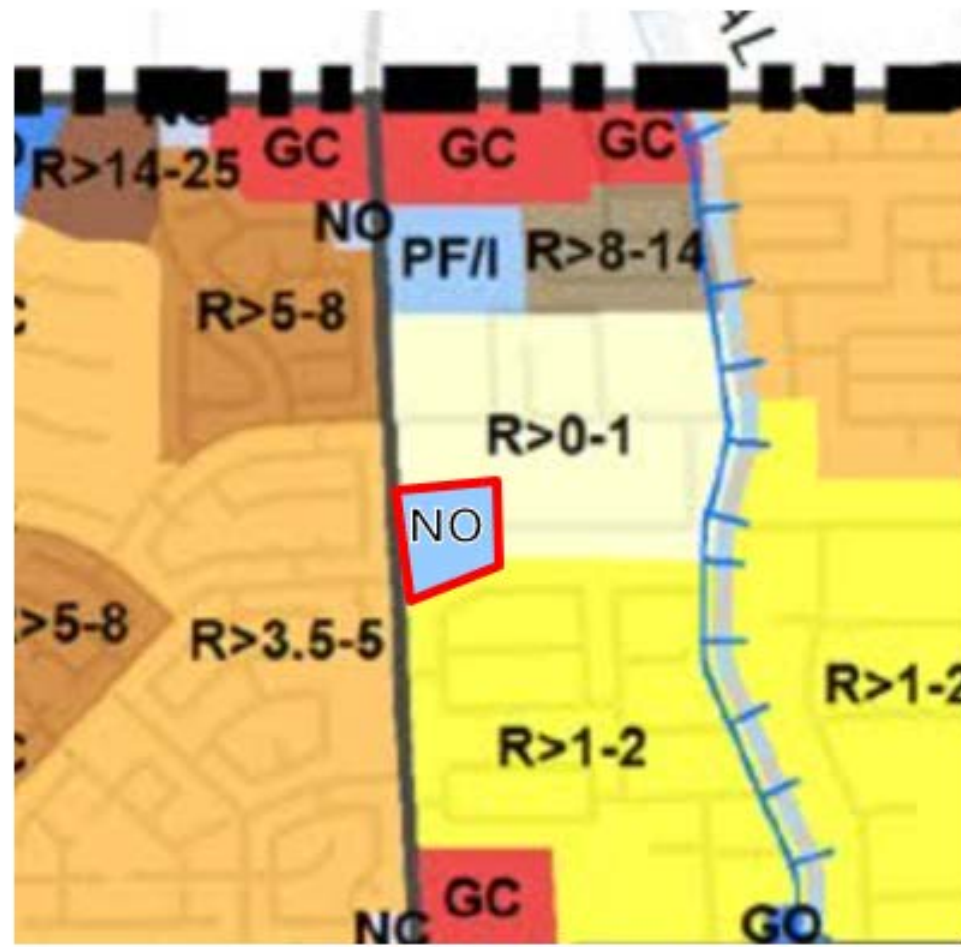
The proposed use of the design studio and office bring a small business to Gilbert from a neighboring jurisdiction. This works to meet this general plan goal of growing small business in the Town of Gilbert.



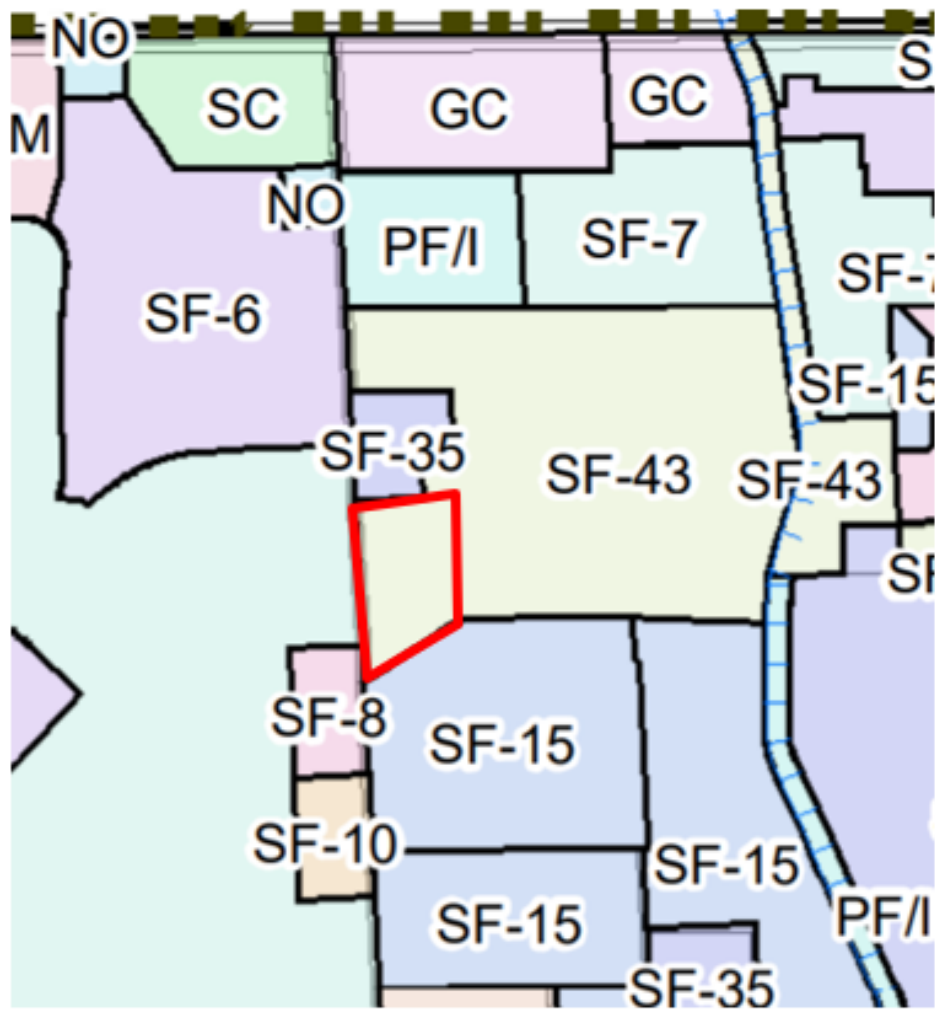
Existing General Plan



Proposed General Plan



### Existing Zoning



### Proposed Zoning

