



10,
11

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: MAY 4, 2022

SUBJECT: A. GP22-01 DECESARE DESIGN: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 3.12 ACRES GENERALLY LOCATED ON THE SOUTHEAST CORNER OF GREENFIELD AND HOUSTON ROADS FROM RESIDENTIAL > 0-1 TO NEIGHBORHOOD OFFICE.

B. Z22-01 DECESARE DESIGN - REQUEST TO REZONE APPROX. 3.12 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. Move to recommend to Town Council approval of GP22-01 , 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 Z22-01, as requested, subject to the conditions listed in the staff report.

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 the Spirit of Joy Lutheran Church addition.
March 2, 2022	Planning Commission reviewed GP22-01 and Z22-01 as a Study Session item.

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 utilizing 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 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 the same access points and parking that presently exist will be maintained. 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 office 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 the Neighborhood Office zoning district tend to be limited with minimal environmental impacts.

Due to its mid-block positioning on a major roadway, adaptive reuse of a vacant building, and the low intensity of land uses permitted in the Neighborhood Office (NO) zoning district, staff is supportive of the request as it meets the following goals and policies of the 2020 General Plan:

- Goal OP-2, Policy 3 – Support placement of compatible commercial uses and community services that integrate access to daily needs into residential neighborhoods.
- GOAL OP-1: Encourage Job Growth
Support the development, growth, and retention of small businesses.

Project Data Table

Site Development Regulations	Required per LDC
Maximum Height (ft.)/Stories	25'/1
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 about a potential for an emergency room facility to operate in the zoning district as it's an allowed use in the requested zoning district.

Staff has received one call from a neighboring resident looking for more information on what was being proposed.

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.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.

3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP22-01, to change the land use classification of approx. 3.12 acres, generally located at the southeast corner of Greenfield and Houston Roads from Residential > 0-1 to Neighborhood Office 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 Z22-01 rezoning approx. 3.12 acres generally located at the southeast corner of Greenfield and Houston Roads from approx. 3.12 acres of Single Family-43 zoning district to approx. 3.12 acres of Neighborhood Office (NO) zoning district, subject to the following conditions.
 - a. Dedication to Gilbert for the Greenfield Road right-of-way that is 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. Dedication of Greenfield Road shall extend 65 feet from the center line.
 - b. Construction and dedication for a deceleration lane, per Town of Gilbert standards, on Greenfield Road at any existing or new driveway(s) to the Property shall be completed prior to issuance of a business license certificate of occupancy or final approval of any building constructed on the Property or at the time requested by Gilbert, whichever is earlier, unless a technical variance waiving the requirement for a deceleration lane is approved by the Town Engineer.

- c. 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.

Respectfully submitted,



Josh Rogers
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Vicinity Map/Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) DR08-44 Approved Elevations and Site Plan (for reference only)
- 6) Applicant's Narrative
- 7) Minutes from the Planning Commission Study Session of March 2, 2022

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, May 4, 2022* TIME: 6:00 PM

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

TOWN COUNCIL DATE:

Tuesday, May 24, 2022* Time: 6:30 PM

LOCATION: Gilbert Public Safety Training Facility
6860 S power Rd. Gilbert, AZ 85297

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

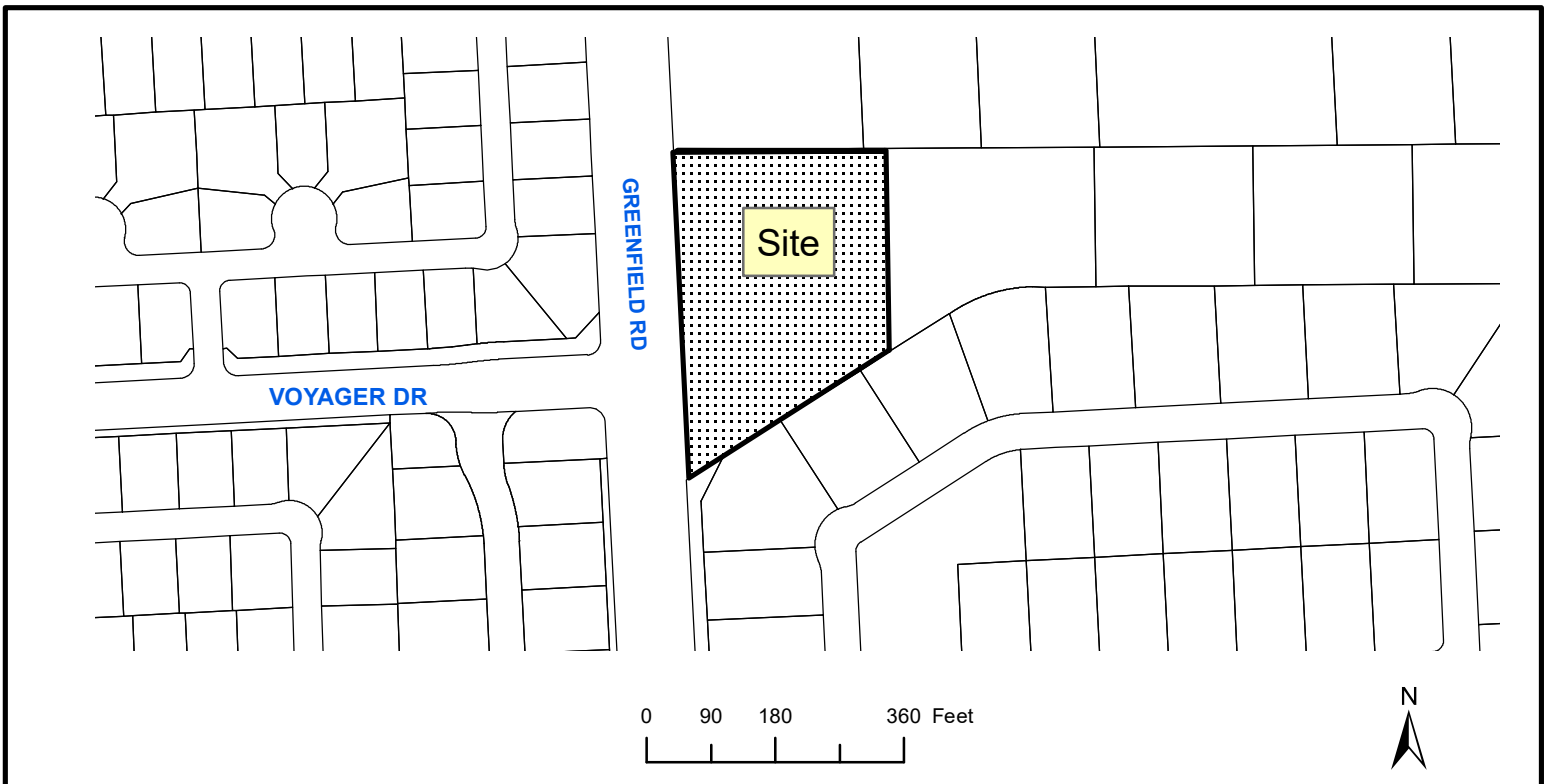
The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

GP22-01 DECESARE DESIGN: Request for Minor General Plan Amendment to change the land use classification of approx. 2.4 acres generally on the southeast corner of Greenfield and Houston Roads from Residential >O-1 to Neighborhood Office. The effect of this amendment will be to allow a change of use for an existing structure.

Z22-01 DECESARE DESIGN: Request to rezone approx. 2.4 acres generally on the southeast corner of Greenfield and Houston Roads from Single Family-43 (SF-43) to Neighborhood Office (NO). The effect will be to allow for a change in use for an existing structure.

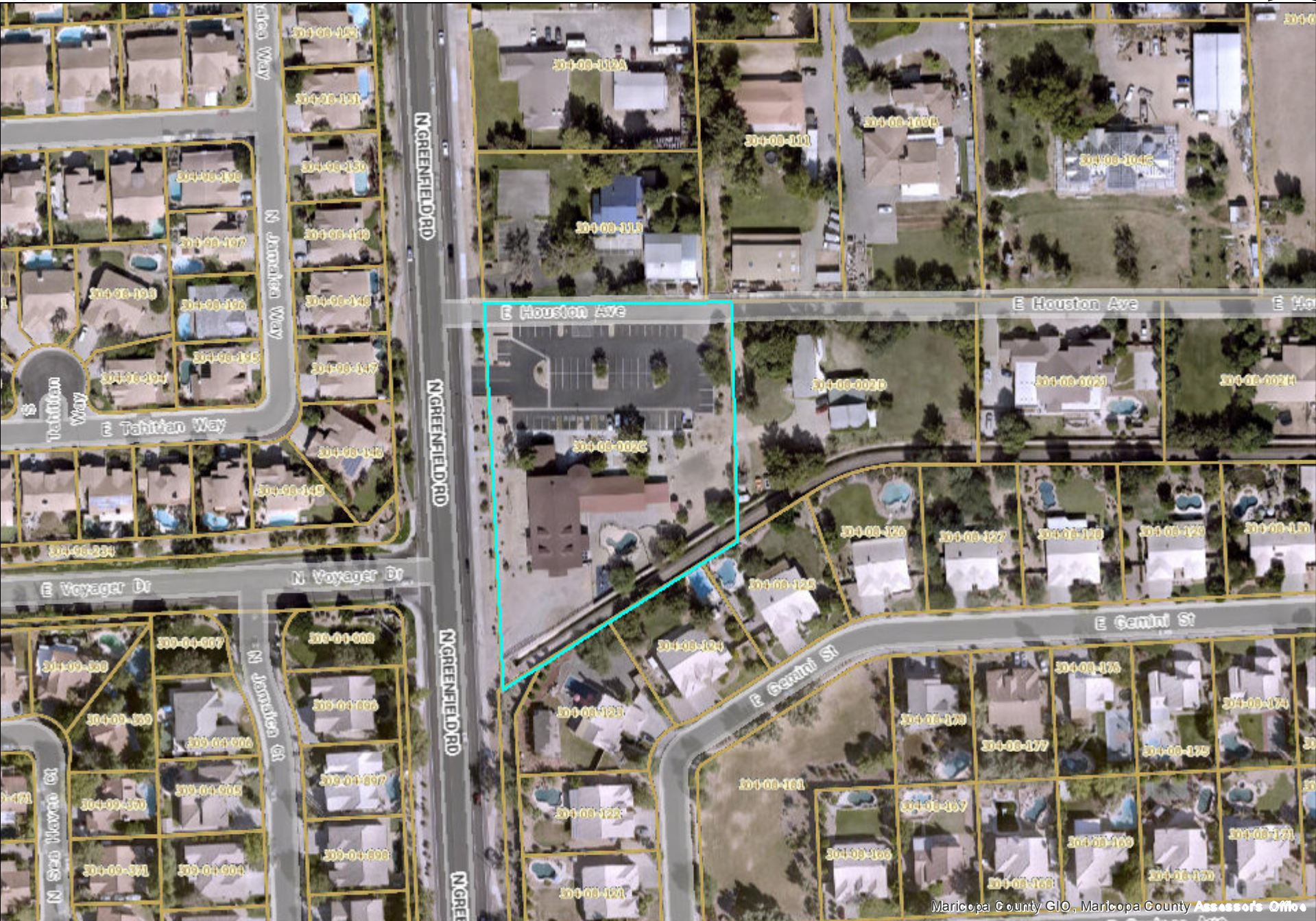
SITE LOCATION:



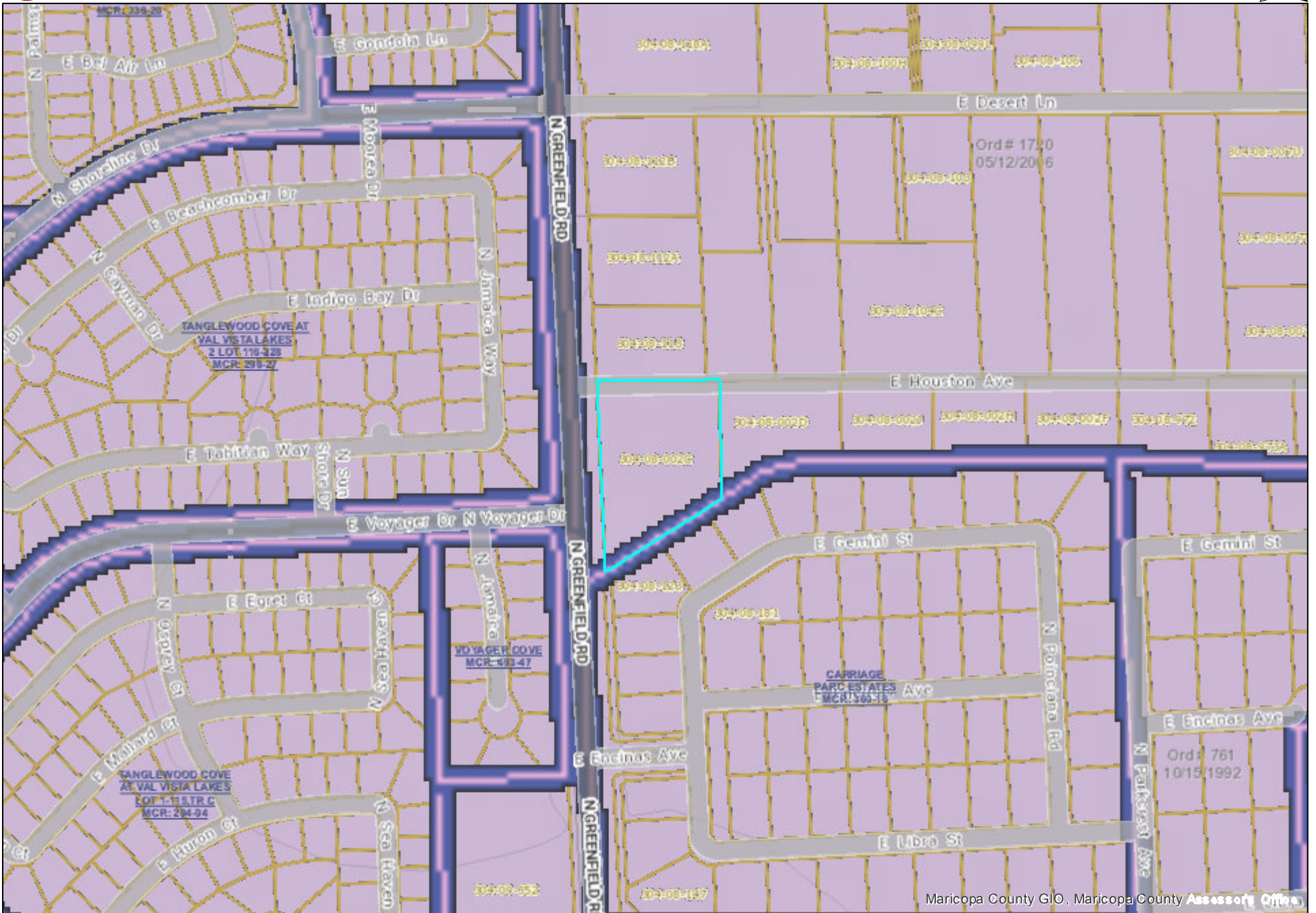
APPLICANT: Withey Morris
CONTACT: Adam baugh
ADDRESS: 2525 E Arizona Biltmore CIR Unit: A 212
Phoenix, AZ 85016

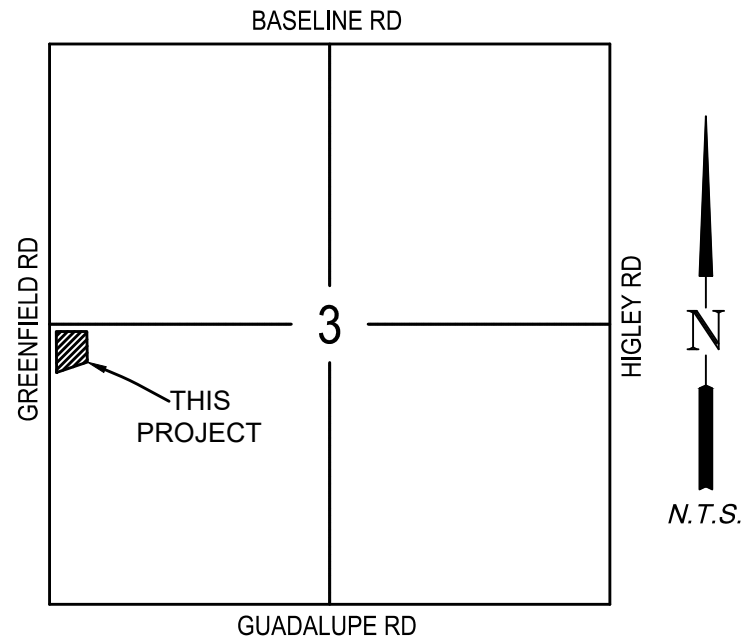
TELEPHONE: 602-230-0600
E-MAIL: adam@witheymorris.com.

Map



Map

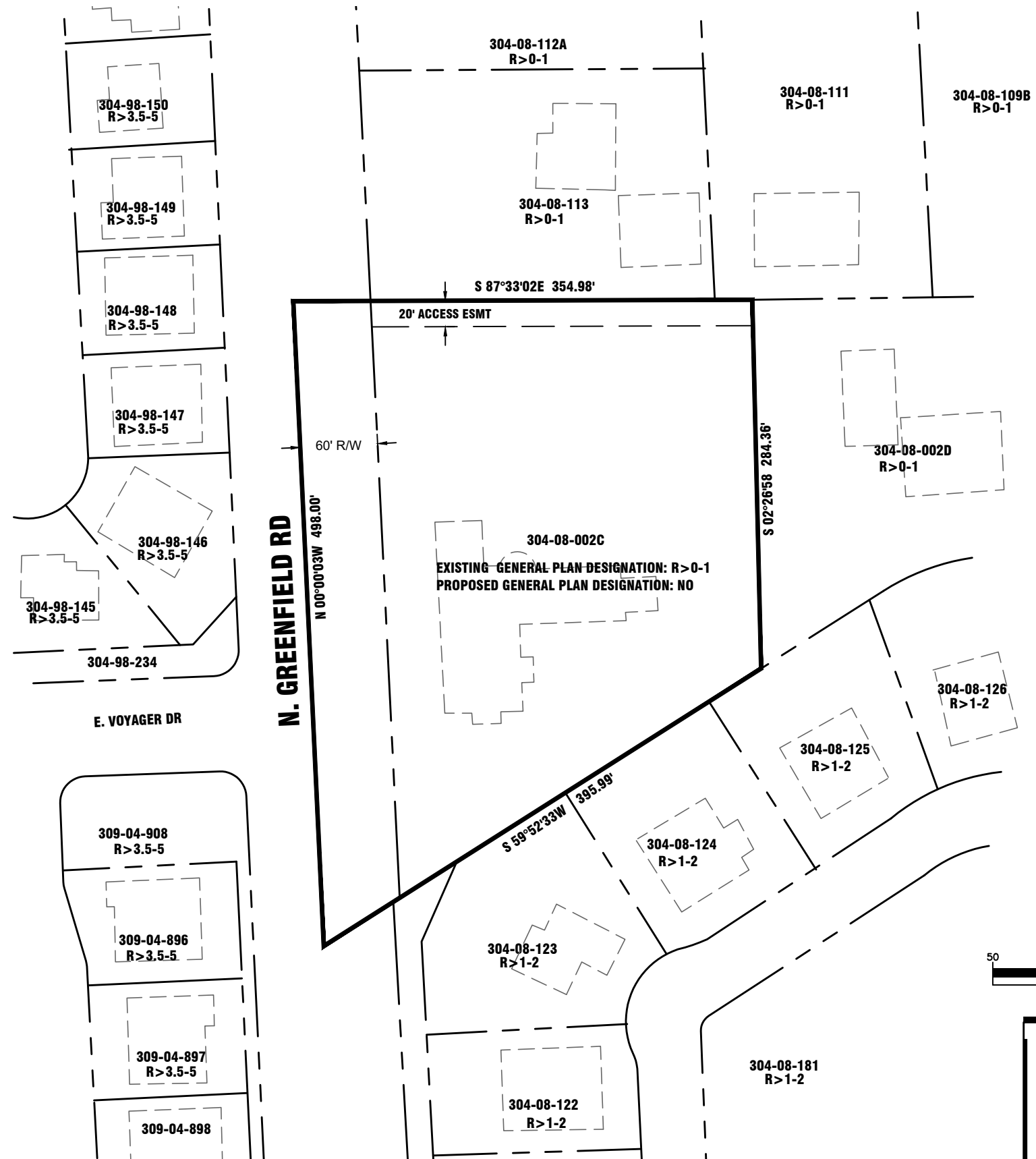




VICINITY MAP

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

PROJECT DATA			PCT IN EACH ZONING CLASS
DESCRIPTION	ACREAGE NET	ACREAGE GROSS	
EXISTING GENERAL PLAN LAND USE CLASSIFICATION			
RESIDENTIAL R>0-1	105,372 SF 2.42 AC	135,757 SF 3.12 AC	100%
PROPOSED GENERAL PLAN LAND USE CLASSIFICATION			
NO	105,372 SF 2.42 AC	135,757 SF 3.12 AC	100%
EXISTING ZONING			
SINGLE FAMILY SF-43	105,372 SF 2.42 AC	135,757 SF 3.12 AC	100%
PROPOSED ZONING			
NO	105,372 SF 2.42 AC	135,757 SF 3.12 AC	100%



GENERAL PLAN EXHIBIT

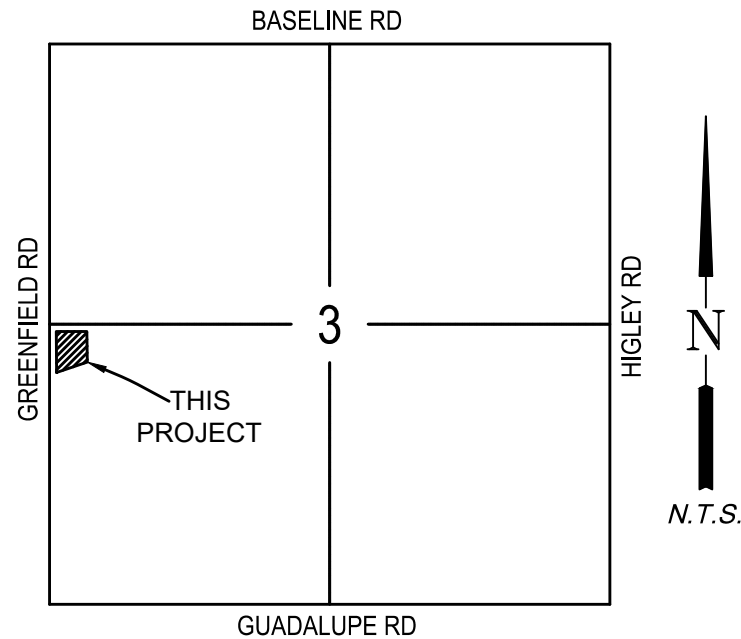
Helix Engineering, LLC

Engineering / Surveying / Consulting

3240 E Union Hills Dr
Suite 113
Phoenix AZ 85050

602-788-2616
www.hxeng.com

Date 4-14-22
Scale 1"=100'
Design HXE
Drawn HXE
Checked SB
Job Number: 633

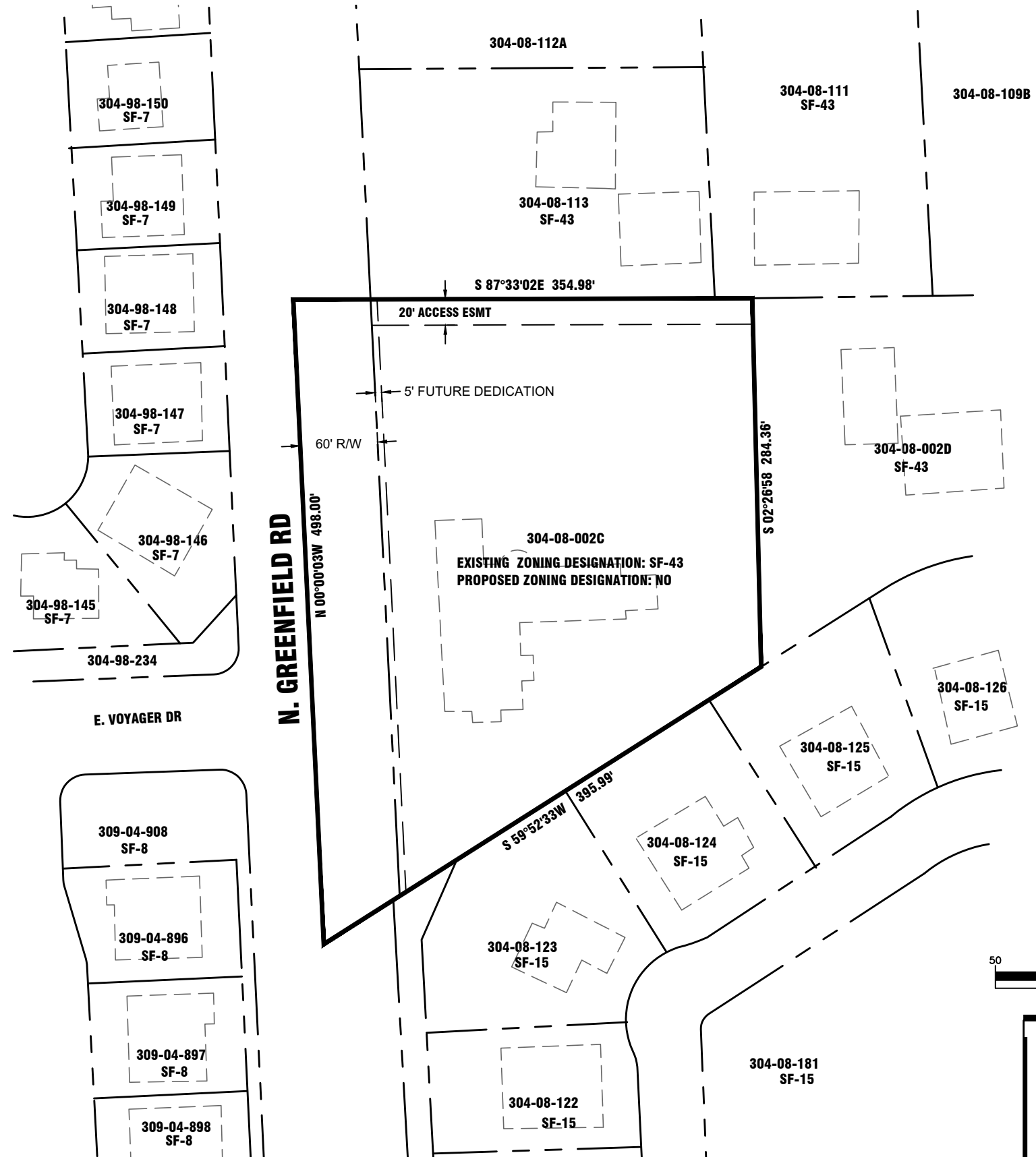


VICINITY MAP

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

PROJECT DATA

DESCRIPTION	ACREAGE NET	ACREAGE GROSS	PCT IN EACH ZONING CLASS
EXISTING GENERAL PLAN LAND USE CLASSIFICATION			
RESIDENTIAL R>O-1	105,372 SF 2.42 AC	135,757 SF 3.12 AC	100%
PROPOSED GENERAL PLAN LAND USE CLASSIFICATION			
NO	105,372 SF 2.42 AC	135,757 SF 3.12 AC	100%
EXISTING ZONING			
SINGLE FAMILY SF-43	105,372 SF 2.42 AC	135,757 SF 3.12 AC	100%
PROPOSED ZONING			
NO	105,372 SF 2.42 AC	135,757 SF 3.12 AC	100%



ZONING EXHIBIT

Helix Engineering, LLC

Engineering / Surveying / Consulting

3240 E Union Hills Dr
Suite 113
Phoenix AZ 85050

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Date 4-22-22
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**ZONING BOUNDARY LEGAL DESCRIPTION
1159 NORTH GREENFIELD ROAD**

That portion of the Northwest quarter of the Southwest quarter of Section 3, Township 1 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

BEGINNING at a found 3-1/4" Town of Gilbert brass cap in hand hole marking the West quarter corner of said Section 3;

Thence South 87°33'02" East (Basis of bearings) along the North line of the Northwest quarter of the Southwest quarter of said Section 3, for a distance of 354.98 feet;

Thence South 02°26'58" West, a distance of 284.36 feet to a point on the south line of an unrecorded 30 foot right-of-way for Salt River Project lateral 8-1/2 - Eastern Canal;

Thence South 59°52'33" West, along said right of way, a distance of 395.99 feet to a point on the West line of said Northwest quarter of the Southwest quarter of Section 3;

Thence along the West line of said Northwest quarter of the Southwest quarter of Section 3, North 00°00'03" East, a distance of 498.00 feet to the POINT OF BEGINNING.

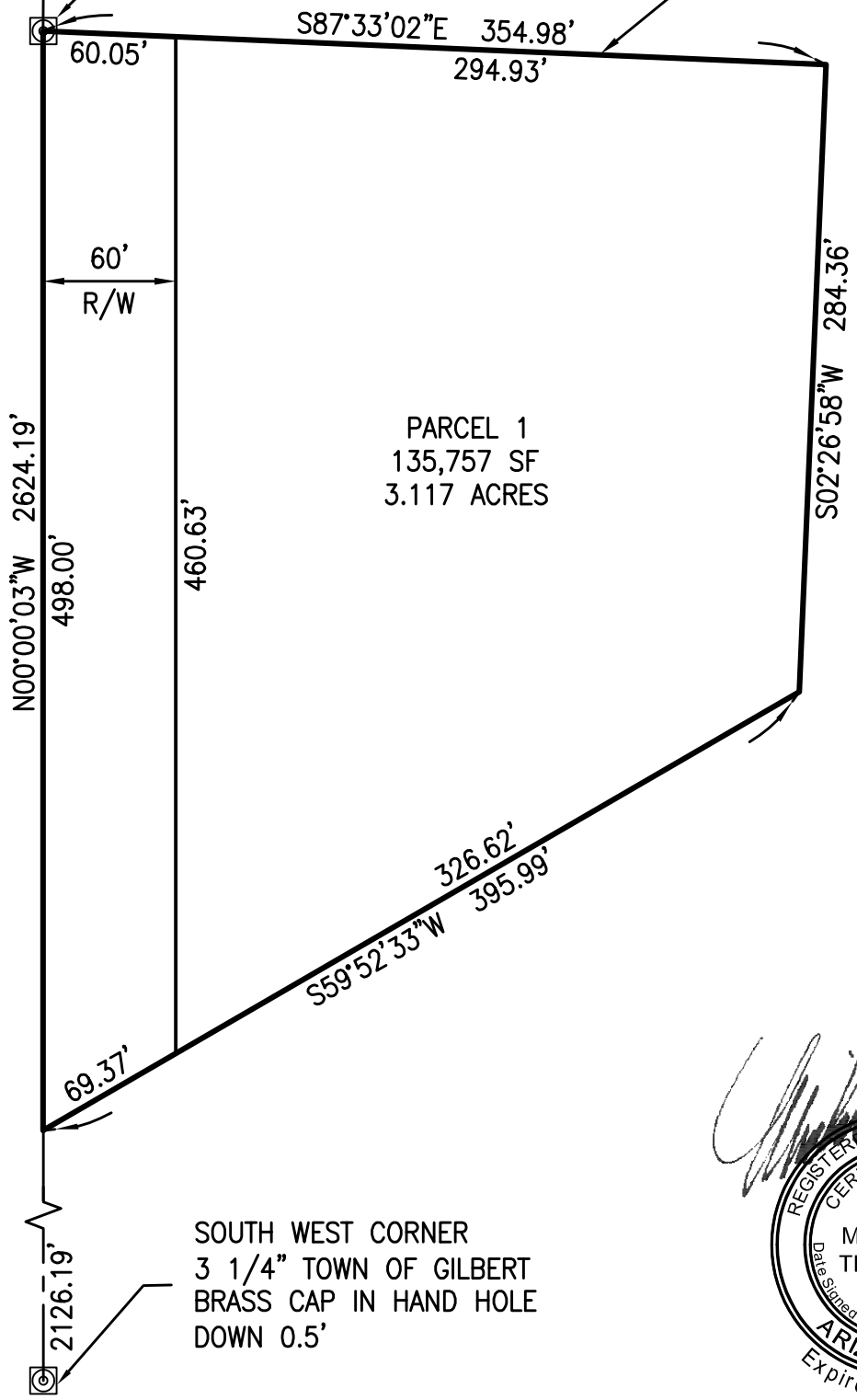
Containing 135,757 square feet, or, 3.117 acres of land, more or less.



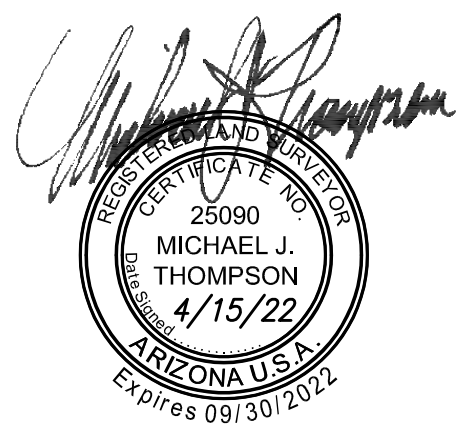
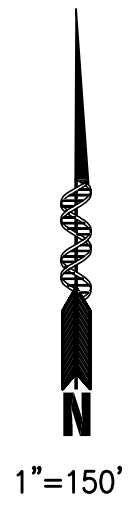
<p>Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 (PH) 602-788-2616, www.hxeng.com</p>	DRAWN BY: MJT	<p>SHT. NAME</p> <p style="text-align: center;">EXHIBIT "B" GROSS AREA LEGAL DESCRIPTION</p>	<p>SHT. NO.</p> <p style="text-align: right;">1 OF 2</p>
	DATE: APRIL 15, 2022		
	JOB. NO.: 633		
	CHECKED BY: TDS		

W 1/4 COR SEC 3, T1S, R6E,
 FOUND 3-1/4" TOWN OF GILBERT
 BRASS CAP IN HAND HOLE DOWN
 0.8' POINT OF BEGINNING

N LINE NW 1/4, SW 1/4
 SECTION 3, T1S, R6E

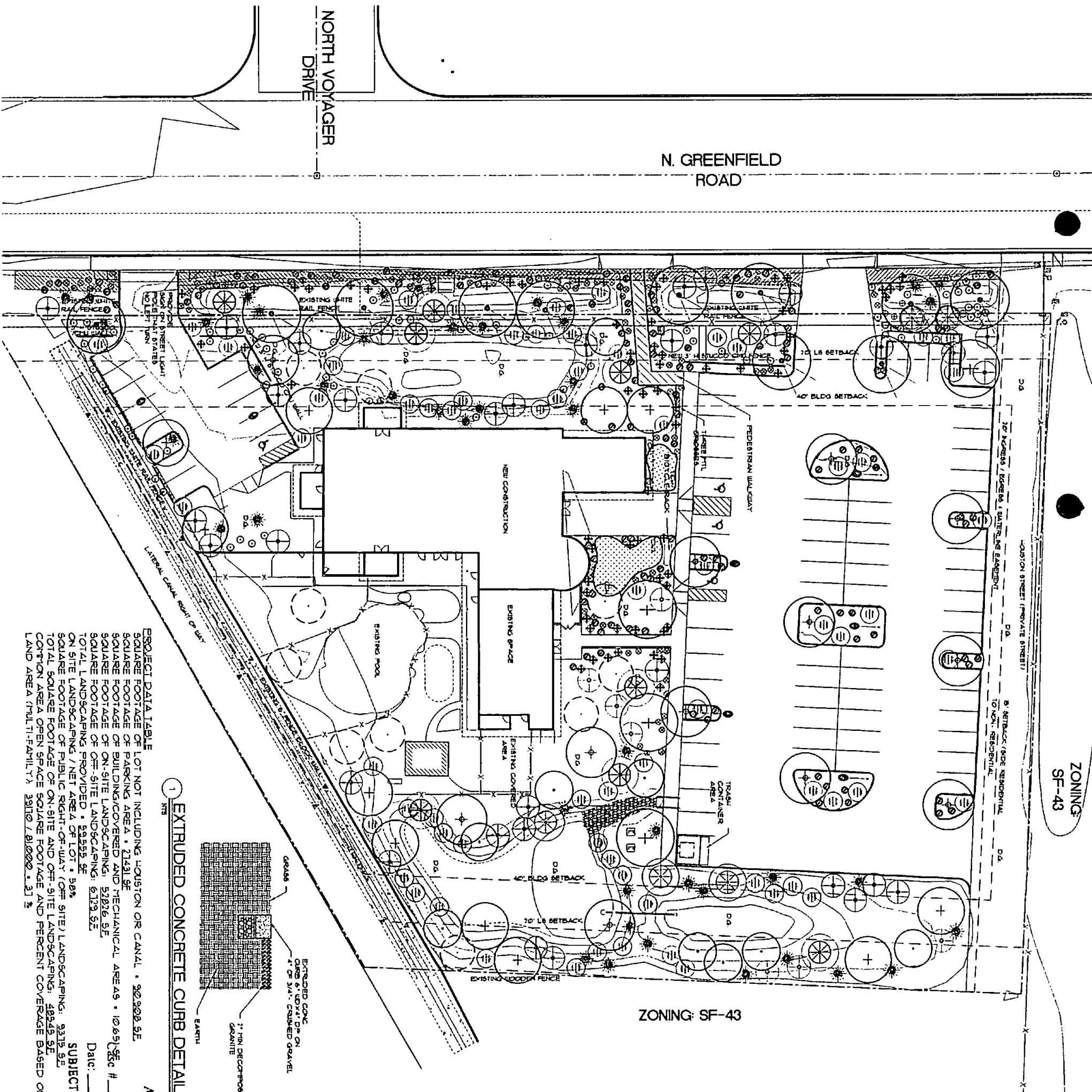


PARCEL 1
 135,757 SF
 3.117 ACRES



SOUTH WEST CORNER
 3 1/4" TOWN OF GILBERT
 BRASS CAP IN HAND HOLE
 DOWN 0.5'

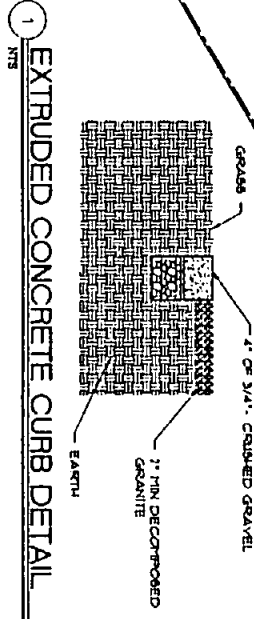
Helix Engineering, LLC Engineering / Surveying / Consulting 3240 E Union Hills, Suite 113, Phoenix, AZ 85050 (ph) 602-788-2616, www.hxeng.com	DRAWN BY: MJT	SHT. NAME EXHIBIT "B" GROSS AREA LEGAL DESCRIPTION	SHT. NO. 2 OF 2
	DATE: APRIL 15, 2022		
	JOB. NO.: 633		
	CHECKED BY: TDS		



ZONING: SF-43

ZONING: SF-43

PROJECT DATA TABLE
 SQUARE FOOTAGE OF LOT NOT INCLUDING HOUSTON OR CANAL: 90,908 SF
 SQUARE FOOTAGE OF PARKING AREA: 7,121 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: 59,555 SF
 ON-SITE LANDSCAPING / NET AREA OF LOT: 59%
 SQUARE FOOTAGE OF PUBLIC RIGHT-OF-WAY OFF-SITE LANDSCAPING: 9,319 SF
 TOTAL SQUARE FOOTAGE OF ON-SITE AND OFF-SITE LANDSCAPING: 48,845 SF
 COTTON AREA OPEN SPACE SQUARE FOOTAGE AND PERCENT COVERAGE BASED ON NET LAND AREA (MULTI-FAMILY): 3917 / 81.000 = 31 %

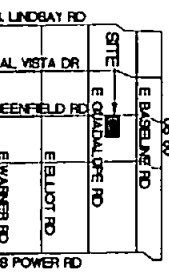


SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
(Tree symbol)	OLEA SATIVA	OLIVE TREE	24" BOX	11
(Tree symbol)	ACACIA SALICINA	ACACIA	24" BOX	12
(Tree symbol)	ULMUS PARVIFOLIUS	EVERGREEN ELM	24" BOX	8
(Tree symbol)	PRONOPOLIS CRISTATA	CHILEAN FEBELITE	24" BOX	2
(Tree symbol)	EXISTING PLANT MATERIALS	CAUXTON ISLAND	24" BOX	10
(Shrub symbol)	LEUCOPHYLLON BREVIFOLIUM	CHALCABUN	8 GAL.	31
(Shrub symbol)	ERCHONANTHA VIRENS	VALERINE BUSH	5 GAL.	81
(Shrub symbol)	CECALPENTHA MEXICANA	MEXICAN BIRD OF PARADISE	5 GAL.	2
(Shrub symbol)	DAURICEN ANTHELLA	DESERT BROOM	5 GAL.	35
(Ground cover symbol)	LANIATA TRAILING LANTANA	LANIATA	1 GAL.	54
(Ground cover symbol)	LANIATA	GOLD MOUND LANTANA	1 GAL.	11
(Ground cover symbol)	DALEA GRASS	ROCK BUSH	1 GAL.	46
(Ground cover symbol)	QUERCUS INDOCA	PIKE QUERCUS	1 GAL.	81
(Miscellaneous symbol)	MISCELLANEOUS	PERNUDA GRASS	SEED	SEED
(Miscellaneous symbol)	MISCELLANEOUS	DESSERT OALD	UPPER SCREENED	SEED
(Miscellaneous symbol)	MISCELLANEOUS	CONCRETE EXTRUDED CURB TYPE	CONCRETE	600' FT

CONTRACTOR TO VERIFY ALL QUANTITIES PER PLAN

APPROVED PLANS
 Design Review Board
 Date: 9/11/08
 Design # DR08-44
 911108

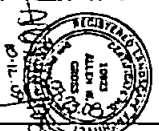
SUBJECT TO CONDITIONS OF APPROVAL



PRELIMINARY LANDSCAPE PLAN
 NOT FOR CONSTRUCTION

DESIGN REVIEW APPLICATION - PA07-168

WORSHIP CENTER FOR: SPIRIT OF JOY LUTHERN CHURCH
 1159 N. GREENFIELD ROAD
 GILBERT, ARIZONA 85234
 LANDSCAPE ARCHITECTURAL FIRM: HALLOCK / GROSS, LANDSCAPE ARCHITECT: ALLEN GROSS (480) 967-4358



SPIRIT OF JOY LUTHERAN CHURCH GILBERT, ARIZONA

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 8
EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.
PRELIMINARY GRADING & DRAINAGE

ULTIMATE OUTFALLS

Basin I - COULD RISE TO AN ELEVATION OF 74.5 BEFORE PONING BEGINS ON THE MAIN PARKING LOT. AT AN ELEVATION OF 75.66, WATER BEGINS TO LEAVE THE PARKING LOT AND CORNER THE LANDSCAPED AREA JUST EAST OF THE GREENFIELD ROAD RIGHT-OF-WAY. AT ELEVATION 75.5 WATER BEGINS TO EXIT WEST OFF THE PROPERTY.

Basin II - AT ELEVATION 75.5 WATER BEGINS TO EXIT WEST OFF PROPERTY.

LOT - WATER WILL POND ON LOT TO ELEVATION 75.5 BEFORE EXITING TO GREENFIELD ROAD. AT ELEVATION 75.6 WATER WILL BEGIN TO FLOW SOUTH IN GREENFIELD ROAD AND AT ELEVATION 75.66 WATER WILL BEGIN TO FLOW NORTH IN GREENFIELD ROAD.

RETENTION BASIN SUMMARY			
AREA	C WALL	W (C.F.)	% (C.F.)
①	1.71 AC	0.73	11980 C.F.
②	0.66 AC	0.95	4271 C.F.
			4,920 C.F.

ALL DRAINAGE ADDRESSED WITH GRADING AND DRAINAGE OF THE SITE THROUGH MARICOPA COUNTY PERMIT B000512840 SEE DRAINAGE REPORT FOR DETAILED CALCULATIONS

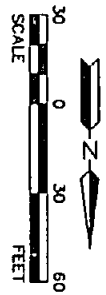
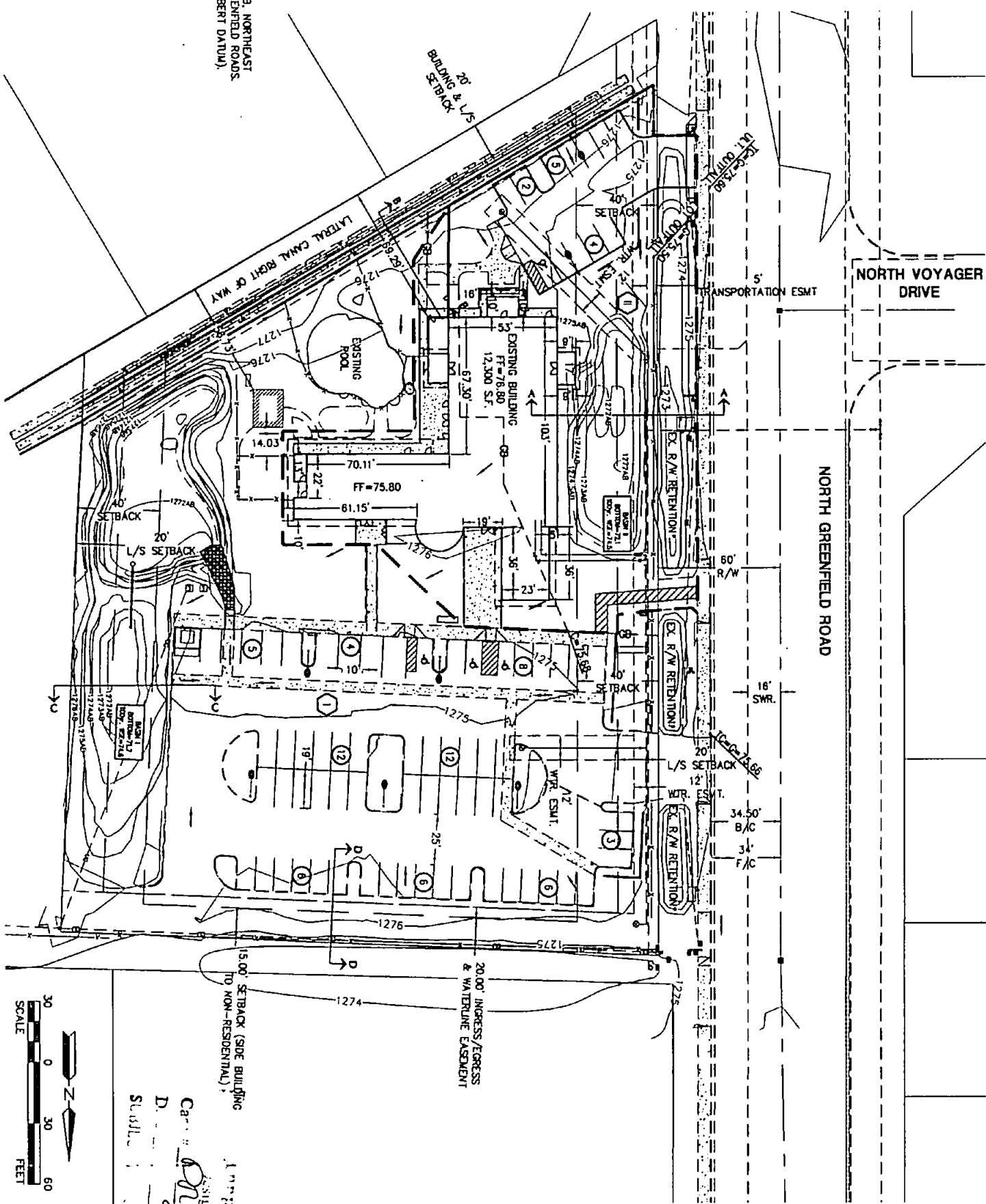
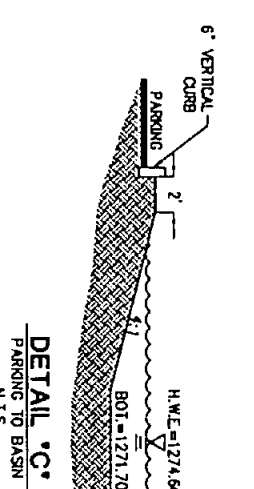
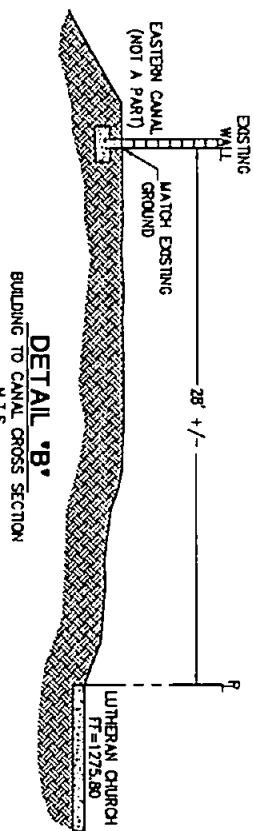
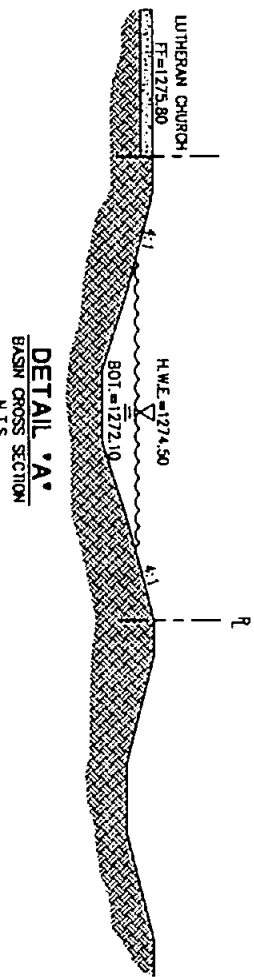
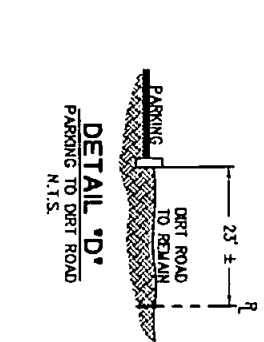
NOTE: A FLOOD REPORTED GRASS FIELD THE SITE. A LARGE PORTION OF THE EXISTING SITE IS THERE ARE NO EXISTING FORMAL RETENTION BASINS ON

NOTE: RETENTION WITH IN THE RIGHT-OF-WAY WAS COMPLETED WITH DEVELOPMENT OF GREENFIELD ROAD - NEGOTIABLE MODIFICATIONS TO THESE BASINS ARE REQUIRED.

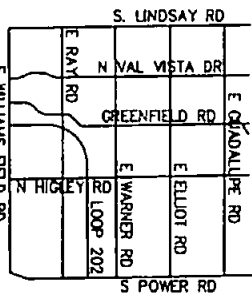
FLOOD ZONE: ZONE X

BASIS OF BEARING
THE WEST LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 SAID BEARING IS N00°00'00"E.

BENCHMARK
BRASS IAG ON TOP OF CURB, NORTHEAST CORNER OF BASELINE & GREENFIELD ROADS. ELEV.=1273.70 (TOWN OF GILBERT DATUM).



- LEGEND**
- - - EX. WATER EASEMENT
 - - - EX. CENTER LINE
 - - - EX. GRADE CONTOUR
 - - - PROPOSED WATER LINE
 - - - EX. WTR. EX. WATER LINE
 - - - EX. SWR. EX. SEWER LINE
 - - - EX. GRADE BREAK
 - - - EX. FLOW ARROW
 - - - EX. FIRE HYDRANT
 - - - EX. WATER VALVE
 - - - EX. WATER METER
 - - - EX. BACKFLOW PREVENTOR
 - - - EX. PICKET FENCE
 - - - EX. LIGHT POLE AND BASE
 - - - EX. WATER VALVE
 - - - EX. SIGN
 - - - EX. ELECTRIC BOX
 - - - LIGHT
 - - - PROPERTY LINE
 - - - WOODEN FENCE
 - - - BLOCK WALL
 - - - LIMITS OF CONSTRUCTION
 - - - DRAINAGE AREAS

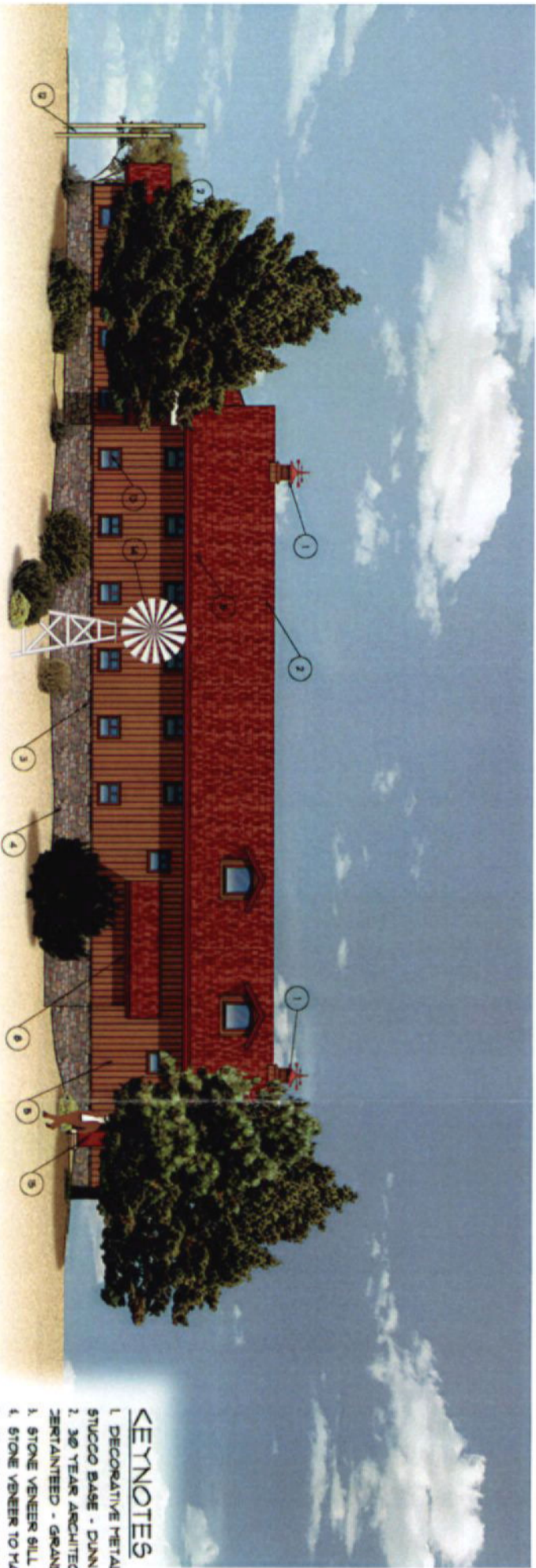


APPROVED PLAN

DESIGN REVIEW BOARD
MESA, AZ 85212
PHONE: (480) 556-5501
FAX: (480) 556-5501
OWNER: SPIRIT OF JOY LUTHERAN CHURCH
1159 N. GREENFIELD ROAD
GILBERT, AZ
PHONE: (480)-296-3692
CONTACT: TOM FISCHER



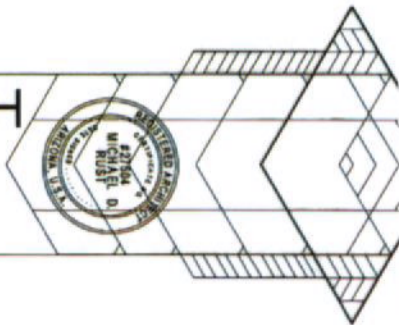
1 FRONT (NORTH) ELEVATION
 1/8" = 1'-0"



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

KEYNOTES

1. DECORATIVE METAL LEATHER VAIN - COPPER ROOF - STUCCO BASE - DUAN EDWARDS - DES263 - SONORA SHADE COLOR
2. 30 YEAR ARCHITECTURAL SHINGLE - COLOR RED ZERTANTEED - GRAND HAVOR ROOF SHINGLE - GEORGIAN BRICK COLOR
3. STUCCO WITH VERTICAL ARCHITECTURAL GROOVES W/ ROUGH TEXTURE DUAN EDWARDS - DEA 164 - AUTUMN BARK
4. METAL RAILING - DUAN EDWARDS COLOR DEA 164 B2 DEEP CRIMSON COLOR
5. 6X6 WELDED IRON FRESH - NATURAL RUST COLOR - ROUGH SAUN POLYURETHANE FASICA - OPAQUE STAIN TO MATCH DEEP CRIMSON -DEA B2
6. 4X2 ROUGH SAUN WOOD - STAINED WITH HTL CAP - DEA B2 - CRIMSON RED
7. MECHANICAL SCREEN WALL WITH STUCCO OR STONE VENEER FINISH
8. WOOD FINISH STUCCO DUAN EDWARDS - DES281- HAZELWOOD DUAN EDWARDS - DECT22 - SAJA WHITE COLOR
9. PAINTED STEEL CROSSES
10. LOW E INSULATED ALUMINUM CLAD WOOD WINDOWS - WINDOW / DOOR FRAMES TO BE - WEATHERSHIELD - COLOR BRICK RED OR EQUAL
11. EXISTING WIND MILL TO REMAIN
12. PAINTED METAL DOORS TO MATCH WINDOW FRAMES
13. OWNER PROVIDE ART GLASS IN ALUMI WINDOW FRAME



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

ELEVATIONS

DATE: JUNE 17TH 2007

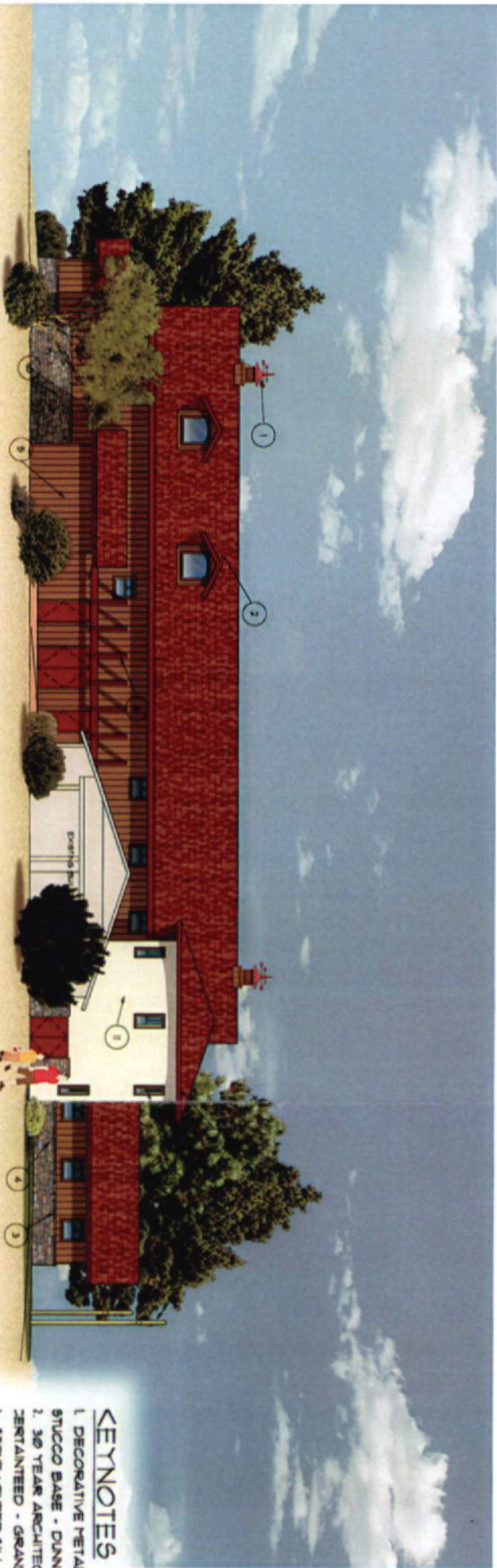
SCALE: AS SHOWN

A3

APPROVED PLANS
 Design Review Board
 Case #: DR08-44
 Date: 9/11/08
 SUBJECT TO CONDITIONS OF APPROVAL



3 REAR (SOUTH) ELEVATION
1/8" = 1'-0"



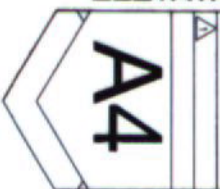
4 LEFT (EAST) ELEVATION
1/8" = 1'-0"

APPROVED PLANS
 Design Review Board
 Case # DR08-44
 Date: 9/11/08
 SUBJECT TO CONDITIONS OF APPROVAL

KEYNOTES

1. DECORATIVE METAL LEATHER VAIN - COPPER ROOF - STUCCO BASE - DUAN EDWARDS - DES263 - SONORA SHADE COLOR
2. 30 YEAR ARCHITECTURAL SHINGLE - COLOR RED ZERTANTEED - GRAND HANOR ROOF SHINGLE - GEORGIAN BRICK COLOR
3. STUCCO WITH VERTICAL ARCHITECTURAL GROOVES W/ ROUGH TEXTURE DUAN EDWARDS - DEA 84 - AUTUMN BARK
4. STONE VENEER TO MATCH ENTRY SIGN - LEDGE STONE - GRAY/BROWN TONES
5. METAL RAILING - DUAN EDWARDS COLOR DEA
6. 6"x6 WELDED WIRE MESH - NATURAL RUST COLOR - ROUGH SAUN POLYURETHANE FINISH - OPAQUE STAIN TO MATCH DEEP CRIMSON - DEA 92
7. 4"x2 ROUGH SAUN WOOD - STAINED WITH HTL CAP -
8. - DEA 92 - CRIMSON RED
9. MECHANICAL SCREEN WALL WITH STUCCO OR STONE VENEER FINISH
10. GMOOTH FINISH STUCCO DUAN EDWARDS - DES281- HAZELWOOD DUAN EDWARDS - DECT22 - SAJA WHITE COLOR
11. PAINTED STEEL CROSSES
12. LOW E INSULATED ALUMINUM CLAD WOOD WINDOWS - WINDOW / DOOR FRAMES TO BE - WEATHERSHIELD - COLOR BRICK RED OR EQUAL
13. EXISTING WIND MILL TO REMAIN
14. PAINTED METAL DOORS TO MATCH WINDOW FRAMES
15. OWNER PROVIDE ART GLASS IN ALUMI WINDOW FRAME

ELEVATIONS

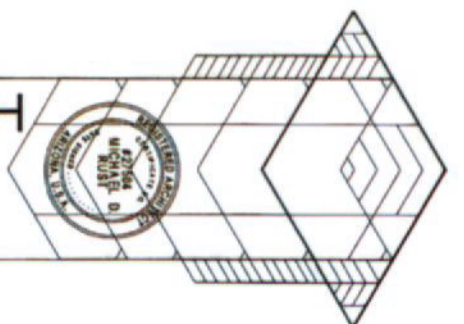


WORSHIP CENTER FOR: SPIRIT OF JOY LUTHERN CHURCH

1159 N. GREENFIELD ROAD
 GILBERT, ARIZONA 85234

ARCHITECT: MICHAEL RUST (480) 289-0554

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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

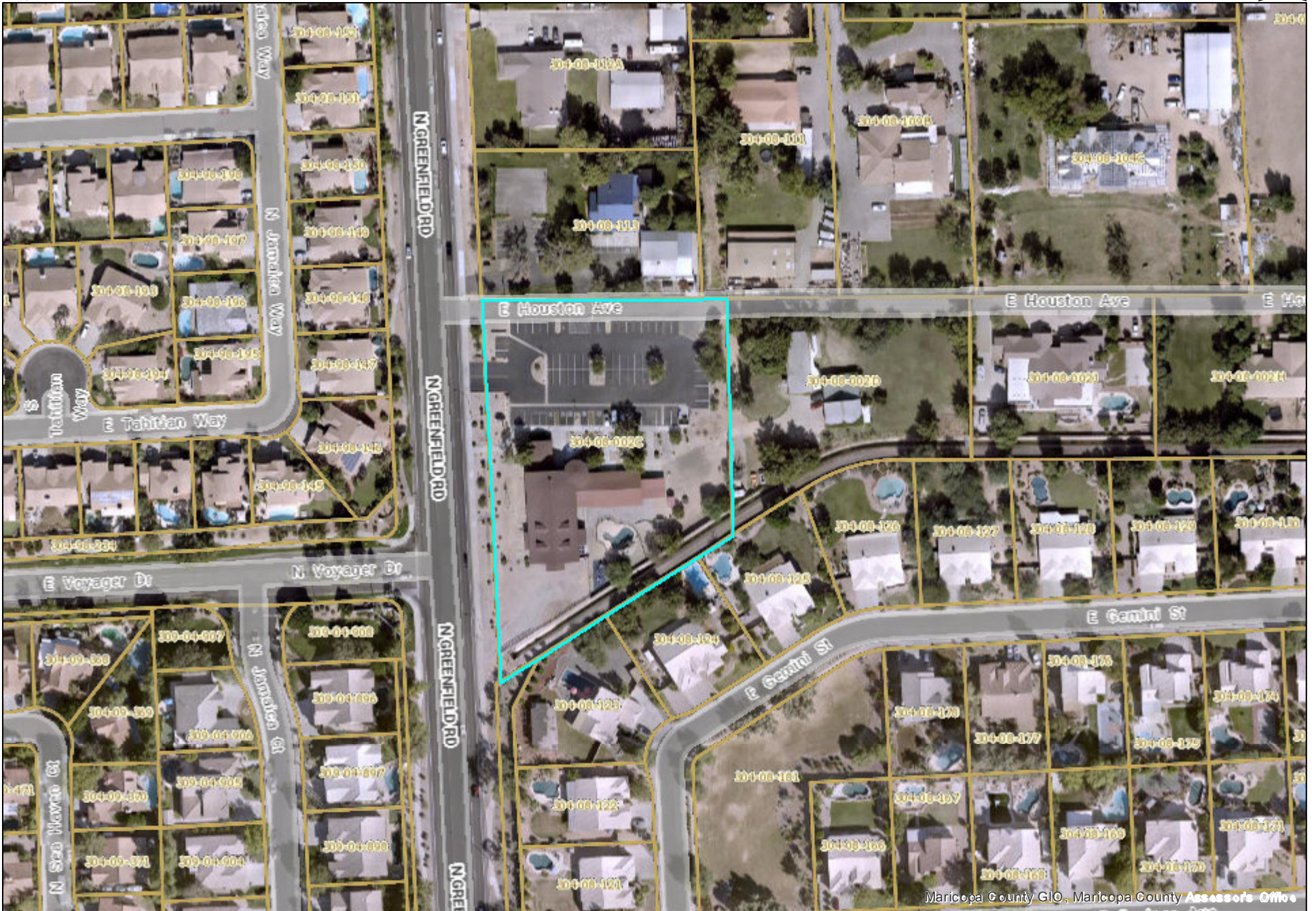
Support the development, growth, and retention of small businesses.

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.

Tab 1

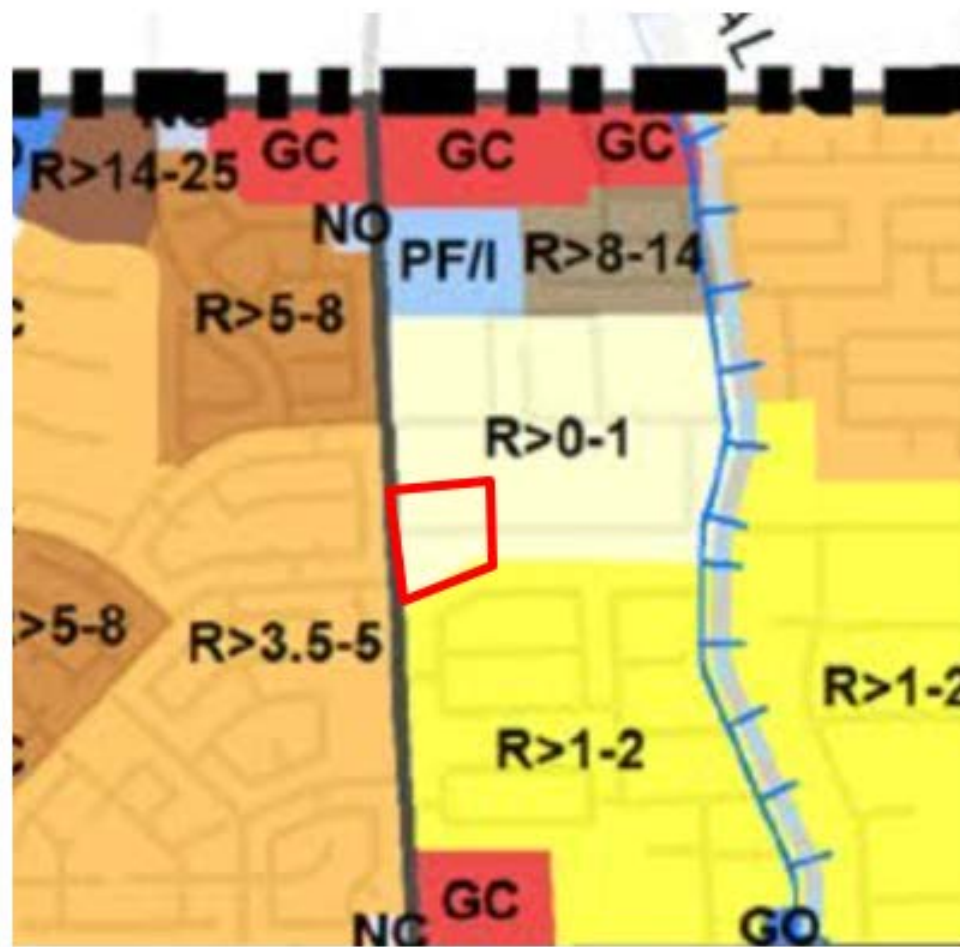


Map

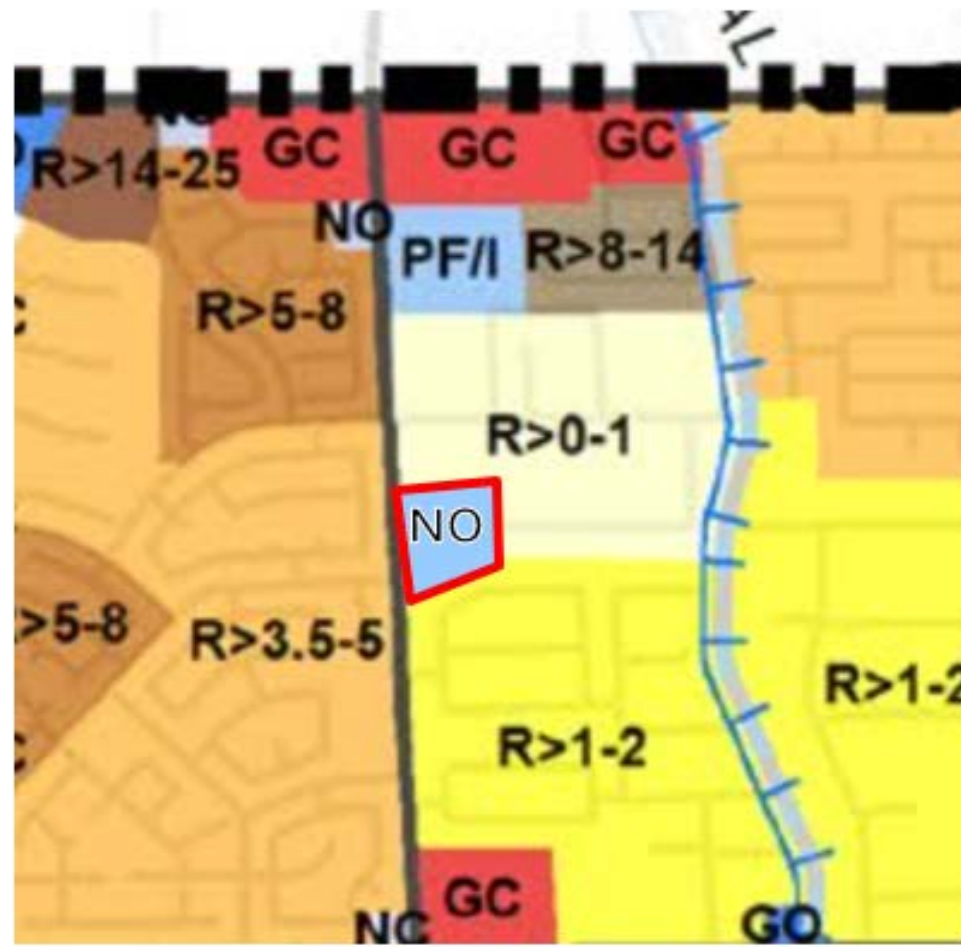


Tab 2

Existing General Plan

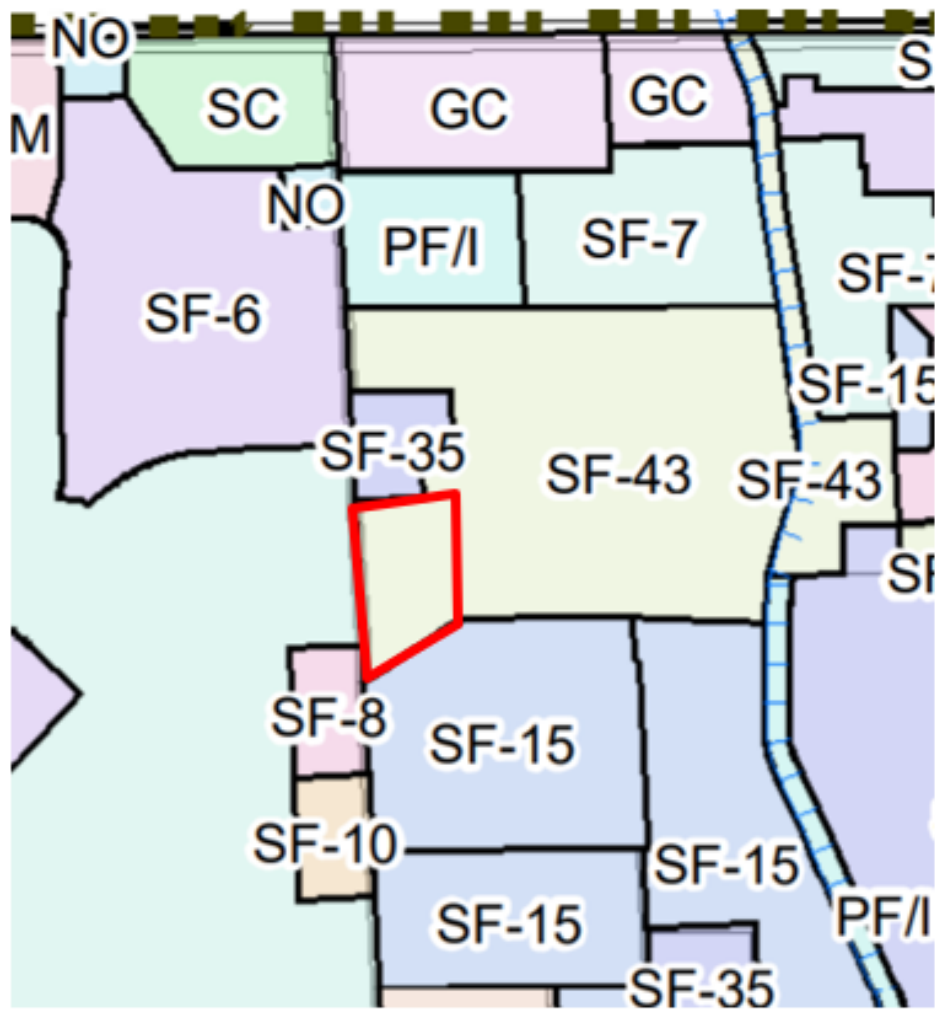


Proposed General Plan

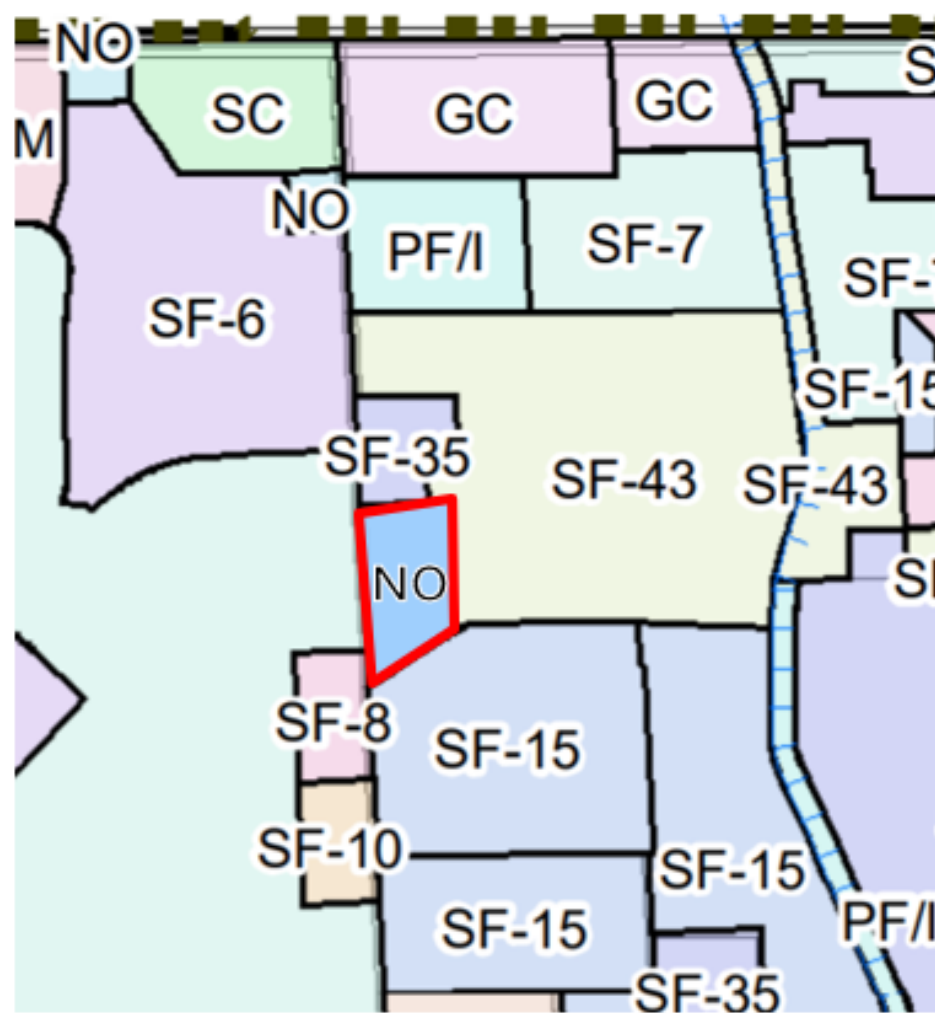


Tab 3

Existing Zoning



Proposed Zoning





TOWN OF GILBERT
PLANNING COMMISSION
Gilbert Police Department - Amphitheatre
75 E. Civic Center Drive, Gilbert, AZ
March 2, 2022

COMMISSION PRESENT:

Jän Simon, Chairman
Noah Mundt, Vice-Chairman
Anthony Bianchi
William Fay
Brian Andersen
David Blaser

STAFF PRESENT:

Ashlee MacDonald, Principal Planner
Josh Rogers, Planner II
Keith Newman, Senior Planner
Kristen Devine, Planner II

COMMISSION ABSENT:

Tyler Jones
Brian Johns

COUNCIL LIAISON PRESENT:

Scott September

PLANNER	CASE	PAGE	VOTE
Josh Rogers	DR21-31	5	6-0
Kristen Devine	DR21-138	5	6-0
Keith Newman	Z21-11	5	6-0

CALL TO ORDER OF THE STUDY SESSION

Chair Jän Simon called the March 2, 2022, Study Session to order at 5:05 p.m.

STUDY SESSION

4. **GP22-01 DECESARE DESIGN:** Request for Minor General Plan Amendment to change the land use classification of approx. 2.4 acres generally on the southeast corner of Greenfield and Houston Roads from Residential >0-1 Neighborhood Office. The effect of this amendment will be to all a change of use for an existing structure.

Z22-01 DECESARE DESIGN: Request to rezone approx. 2.4 acres generally on the southeast corner of Greenfield and Houston Roads from Single Family-43 (SF-43) to Neighborhood Office (NO). The effect will be to allow for a change in use for an existing structure. Josh Rogers (480) 503-6589.

Planner Josh Rogers stated that the church is no longer using the building, and the applicant wants to repurpose it into a design studio. Staff feels this is a good use for a parcel such as

this. The existing structure will have minimal if any, changes. The current site plan was approved in 2008 and complies with the requested zoning district.

COMMISSION QUESTIONS/COMMENTS

Commissioner Bianchi asked if this would have regular business hours, in the daytime and early evening. Planner Josh Rogers responded affirmatively. Commissioner Bianchi requested confirmation that there will not be construction materials or deliveries on site. Planner Josh Rogers replied that he does not believe there will be. If there were, it would have to be an enclosed yard, which there is no space for and would require a full staff review.

Commissioner Blaser asked if the shared parking would be carried over. Planner Josh Rogers responded affirmatively.

Chair Simon asked about the difference between approving a conditional use permit versus changing the zoning. Planner Josh Rogers responded that NO zoning is particular, only accommodating office. In SF-43, use permits are not allowed for this purpose.

Vice-Chair Mundt stated that this is a great use, and he likes the renderings.

ADJOURNMENT

Chair Simon adjourned the meeting at 6:48 p.m.

Jän Simon, Chairman

ATTEST:

Tracey Asher