



19,20

Planning Commission Public Hearing

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

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

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

MEETING DATE: JULY 13, 2022

SUBJECT:

- A. GP21-10 THE GILMORE: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION ON APPROXIMATELY 7.85 ACRES LOCATED NORTH OF THE NORTHWEST CORNER OF VAL VISTA DR. AND GERMANN RD. FROM REGIONAL COMMERCIAL (RC) TO RESIDENTIAL >25-50 DU/ACRE LAND USE CLASSIFICATION.

- B. Z21-16: THE GILMORE- REQUEST TO REZONE APPROXIMATELY 40.7 ACRES LOCATED AT THE NORTHWEST CORNER OF VAL VISTA DR. AND GERMANN RD. FROM REGIONAL COMMERCIAL (RC) ZONING DISTRICT TO 32.8 ACRES OF REGIONAL COMMERCIAL (RC) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY AND 7.85 ACRES OF MULTI-FAMILY/HIGH ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for a General Plan amendment and Rezoning to accommodate a commercial and multi-family residential development on vacant property near the Mercy Gilbert Medical Center.

RECOMMENDED MOTION

- A. Move to recommend to Town Council approval of GP21-10 The Gilmore, a Minor General Plan Amendment; and
- B. For the reasons set forth in this staff report, move to recommend approval to the Town Council for Z21-16 The Gilmore, as requested, subject to the conditions.

APPLICANT

Company: Withey Morris, PLC
Name: Adam Baugh
Address: 2525 E Arizona Biltmore Cir Ste A212
Phoenix, AZ 85016
Phone: 602-230-0600
Email: adam@witheymorris.com

OWNER

Company: Lesueur Investments II LLC.
Name: Ty Lesueur
Address: 3850 E Baseline Rd. Ste 114
Mesa, AZ 85206
Phone: 480-424-3424
Email: Ty@lesueurinvestments.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 28, 1999</i>	Town Council adopted Ordinance No. 1207 in annexation case A98-10, including the subject site.
<i>May 13, 2008</i>	Town Council adopted Resolution No. 2882 for GP07-14 amending the General Plan land use classification for approximately 20 acres at the northwest corner of Germann and Val Vista from Residential >1-2 DU/ acre to Regional Commercial (RC) and denying the associated 20 acre General Plan Amendment proposed to be Multi-Family Medium (MF/M).
<i>May 13, 2008</i>	Town Council adopted Ordinance No. 2153 for Z07-127, rezoning approximately 20 acres at the northwest corner of Germann and Val Vista from Single Family Residential 35 (SF-35) to Regional Commercial (RC) and denying the associated 20 acres proposed to be rezoned to the Multi-Family Medium (MF/M) zoning district.
<i>May 12, 2009</i>	Town Council adopted Resolution No. 2960 for GP09-03 amending the General Plan Land Use Classification for approximately 20.73 acres of property generally located at the northeast corner of Germann Road and Quartz Street from Residential >1-2 DU/ acre land use classification to 19.95 acres of Regional Commercial land

	use classification, and 0.78 acres of Public Facility/ Institutional land use classification.
<i>May 12, 2009</i>	Town Council adopted Ordinance No. 2225 for Z09-05 rezoning approximately 20 acres at the northeast corner of Germann and Quartz St. from Town of Gilbert Single Family Residential - 35 (SF-35) zoning district to 19.95 acres of Regional Commercial (RC) zoning district and 0.78 acres of Public Facility/ Institutional (PF/I) zoning district.
<i>March 2, 2022</i>	Planning Commission reviewed the Minor General Plan Amendment and Rezoning requests for GP21-10 and Z21-16 as a study session item.

Overview

The applicant is requesting a Minor General Plan amendment to change the General Plan land use classification on 7.85 acres at the northwest corner of the 40 acre project site from Regional Commercial (RC) to Residential > 25-50 DU/Acre and a rezone from Regional Commercial (RC) to Regional Commercial with a Planned Area Development (PAD) Overlay on approximately 32.8 acres and from Regional Commercial to Multi-Family/High (MF/H) with a Planned Area Development (PAD) overlay on 7.58 acres, for the development of mixed use commercial and multi-family development at the northwest corner of Val Vista Dr. & Germann Rd.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential >14-25 DU/Acre & Regional Commercial (RC)	Multi-Family Medium (MF/M) & Regional Commercial (RC)	Acero at Val Vista Apartment Complex (under construction) & vacant land
South	Residential > 3.5-5 DU/Acre & General Commercial (GC)	Single Family Detached (SF-D) & General Commercial (GC)	Germann Rd. then Villages at Val Vista Subdivision & Public Self Storage
East	General Office (GO) & General Commercial (GC)	Business Park (BP) & Community Commercial (CC)	Val Vista Dr. then Mercy Point Medical Center & Circle K (under construction)

West	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	LDS Seminary, Quartz St. then Campo Verde High School
Site	Regional Commercial (RC)	Regional Commercial (RC)	Vacant Land

General Plan Amendment:

The existing land use classification on the overall 40-acre development site is Regional Commercial (RC). To develop the property as proposed, the applicant is requesting a minor General Plan amendment on a 7.85 acre portion of land at the northwest corner of the site from Regional Commercial to Residential > 25-50 DU/Acre while the remaining 32.8 acres of the site will not be changed from its Regional Commercial designation.

According to the applicant, the subject property has been vacant waiting for demand and the right project vision for many years. In recognition of the area’s existing commercial developments, surrounding demographics, and evolving retail patterns, Thompson Thrift has envisioned the property as a blend of retail, restaurant, outdoor recreation, and multi-family uses that create project synergy and support one another. With the proposed development, Thompson Thrift proposes to create a new mixed-use development project called The Gilmore. The development will include retail shopping, a grocery store, restaurants, office, entertainment uses and loft-above residential units. The Gilmore will also include several thoughtfully designed features including pedestrian connectivity, two large outdoor public gathering spaces, several outdoor dining areas and unique, identifiable project theming.

According to the applicant, this General Plan amendment will benefit existing land uses in the area given the proximity to key employers (i.e. Mercy Gilbert Hospital), freeway access, and commercial shopping. The property is surrounded by multi-family and nonresidential uses, making it ideally suited for more intense development. Approval of the amendment and rezone would create new residential living opportunities in the area, which would complement and support the other surrounding commercial and employment uses in the immediate area. It also helps create a well-balanced commercial node by having a built-in customer base with apartment residents.

General Plan Goals:

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

Goals: CM-1, CM-5, OP-2

Policy 1: Ensure the Town maintains a land use framework that supports a highly livable community through efficient use of land and resources.

According to the applicant, Gilbert is expected to add approximately 50,000 new residents by 2050, necessitating efficient use of available land resources and thoughtfulness regarding orderly and sustainable communities. This proposed mixed-use development provides excellent utilization with high-quality residences, multi-purpose public spaces, and first-class retail and entertainment to drive economic activity.

GOAL CM-1: Encourage A Balanced Land Use Framework

Policy 2: Encourage high quality housing in suitable areas that can accommodate a variety of lifestyles, households, ages, market preferences, and incomes.

According to the applicant, development of the property as a multi-family residential use will provide new housing opportunities that can accommodate a variety of lifestyles, households, ages, market preferences and incomes within an area designated for growth and near existing and future retail and employment. The proposed development will further the goal of the General Plan to provide a “balanced land use framework” as it will further housing diversity options for Gilbert residents, which is particularly important near employment and growth areas.

GOAL CM-5: Provide Diverse, High-Quality Housing

Policy 5: Guide a greater diversity of housing types and densities, retail and commercial centers, and employment opportunities into identified growth areas where significant change is foreseeable.

The project will add a new high-quality housing option to the area which will be compatible with the surrounding uses, while still meeting the needs of all segments of the Gilbert community. The project addresses a large parcel in a compatible manner and actually strengthens the vitality of the surrounding area by adding a complementary use which will provide retail patrons and an employee base to the area. The addition of new residents at this location is appropriate given that it is a designated growth area which will support other uses, including nearby employment uses.

Rezoning Request:

The applicant is requesting to rezone the subject site from Regional Commercial to 7.85 acres of Multi-Family/High (MF/H) and 32.8 acres of Regional Commercial (RC) with a Planned Area Development (PAD) overlay. This will allow for the development of a retail shopping, a grocery store, restaurants, office, entertainment uses and loft-above residential units.

Commercial:

The development will be anchored by a national grocer to satisfy the demand for grocery stores south of the 202 Freeway. According to the applicant this helps meet a growing need in the area and provides a great amenity for on-site as well as neighboring residents. The development will also include a variety of commercial, retail, and entertainment facilities. Restaurants and coffee shops will provide new, high-quality options for the surrounding community, while the addition of new retail will drive economic activity to the area. A two-story office building is conceptually shown west of the grocer, but that area could possibly be any of the following uses: office, retail, restaurant, hotel, residential, and/or a mix of any of those uses.

As planned, the retail components include:

- Total commercial buildings: 193,626 sf
 - 44,226 sf grocery
 - 36,400 sf of retail on ground floor below residential
 - 64,900 sf shops/pads buildings
 - 41,600 sf of future mixed-use development (potential office, retail, hotel, entertainment, multi-family or other uses)

Residential:

The conceptual site plan includes vertically integrated loft units with ground-floor retail to create a true mixed-use environment, vibrant streetscape, and sense of place. The mixed-use building height will be approximately 80-feet tall (4 stories of residential on top of 1st floor retail) which is allowed and encouraged under the Vertical Development Overlay Zone 3 in the RC Zoning portion of the development and allows 90'/6-stories in height. Multi-family uses also extend towards the northwest corner of the development. The overall development will offer approximately 300 residential units comprised of studio (6 units), 1-bedroom (135 units), 2-bedroom (141 units) and 3-bedroom (18 units) configurations ranging in size from 590 sf to 1,425 sf.

According to the applicant, residential amenities include professionally decorated clubhouses with TVs, kitchens, conference rooms, technology centers, coffee and espresso bars and screened-in porches; 24-hour fitness center, Fitness On Demand™ virtual training kiosks and spinning rooms; swimming pools with cabanas, poolside hammocks, entertainment areas with gas grills and fire pits; pet-friendly spaces with bark parks and doggie spas and bike-parking plazas.

PAD Request

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

Site Development Regulations for Regional Commercial (RC) District

Site Development Regulations	Required per LDC RC	Proposed RC PAD
Maximum Building Height (ft.)/Stories	55' (90'/6 stories per Vertical Overlay District)	90'/6 stories
Minimum Building Setbacks (ft.)		
Front	25'	25' (Val Vista Dr.)
Side (Street)	20'	20' (Germann Rd.)
Side (Street)	20'	13' (Melrose St.)
Side (Residential)	75'	* 0' (Adjoining proposed MF/H)
Rear (Non-Residential)	20'	20' (Quartz St.)
Rear (Residential)	75'	* 0' (Adjoining proposed MF/H)
Separation Between Buildings (ft.)		
Single Story	15'	15'
Multiple Story	20'	20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25' (Val Vista Dr.)
Side (Street)	20'	20' (Germann Rd.)
Side (Street)	20'	13' (Melrose St.)
Side (Residential)	40'	* 0' (Adjoining proposed MF/H)
Rear (Non-Residential)	20'	20' (Quartz St.)
Rear (Residential)	40'	* 0' (Adjoining proposed MF/H)
Landscaping (% of net site area)	15%	31%

Drive Aisle Setback at Arterial Street Entrances	80'	48'
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** Per LDC Section 3.4.5.C the elimination of the proposed internal building and landscape setbacks within an approved master site plan is permitted.*

Site Development Regulations for Multi-Family Low (MF/H) District

Site Development Regulations	Required per LDC MF/H	Proposed MF/H PAD
Minimum Parcel Area (sq. ft.)	35,000	35,000
Maximum Building Height (ft.)/Stories	55'	55'
Minimum Building Setbacks (ft.)		
Front	25'	25' (Quartz St.)
Side (Street)	25'	13' (Melrose St.)
Side (Non-residential)	10'	10' (Adjoining LDS Seminary Building)
Side (Non-residential)	10'	0' (Adjoining Proposed RC)
Rear (Non-Residential)	10'	0' (Adjoining proposed RC)
Separation Between Buildings (ft.)		
Single or two story	20'	20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	13' (Quartz St.)
Side (Street)	20'	13' (Melrose St.)
Side (Non-residential)	10'	10' (Adjoining LDS Seminary Building and 0' adjoining proposed RC)
Rear (Non-Residential)	10'	0' (Adjoining proposed RC)
Private Open Space (sq. ft.)	60	60 sf
Common Open Space (minimum)	40% of net site	36%
Parking Lot Island Spacing	No more than eight (8) consecutive parking spaces	No more than 12 consecutive parking spaces without

	without a landscape island.	a landscape island where parking canopies are proposed
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Building and Landscape Setbacks:

As the above tables identify, the applicant is requesting deviations from many of the building and landscape setbacks required per the RC and MF/M zoning district development standards.

Melrose Setback:

According to the applicant, *“this PAD requests some deviations to the building/landscape setbacks along Melrose Street because it is a street less prominent than Val Vista and Germann. It is highly unusual to find a property that is bounded with streets on all four sides and some relief is needed. In order to improve the street aesthetic, the garage buildings along Melrose are placed in lieu of perimeter walls and they are broken up with inter-mixed screen walls. The garage buildings have been highly designed with an improved landscape palette the improves the street aesthetic. The site is also able to provide the same quantities of trees and shrubs within the 13’ setback that it would if it was the full setback. Additionally, the Melrose setback improves to 20’ for the RC portion of the site.”*

Quartz Setback:

According to the applicant, *“the site is able to provide a 20’ landscape setback for most of the Quartz Street frontage except for a small portion at the corner of Melrose and Quartz. That is because the roadway bends into the site at this location. But the applicant has worked hard to remove all buildings away from Quartz Street.”*

Internal Setbacks adjoining RC District:

According to the applicant, *“Due to mixed use nature of the loft’s building atop commercial shops space, and blended with MF/H, it is not possible to meet the technical code requirements where these two zoning districts adjoin.”*

Town Staff supports the proposed building and landscape setback deviations along Quartz St. and Melrose St. as the applicant has still been able to provide the required quantities of landscape along these frontages. The elimination of the internal setbacks adjoining the proposed commercial are also supported as the project is within a master plan that contains significant pedestrian paths and adequate vehicular circulation to further integrate dissimilar uses.

Reduction of Common Open Space within the MF/H District:

According to the Applicant, “Even though the open space percentage of 36% in the MF/H is just below the minimum 40%, the development provides significantly more open space (31%) in the commercial area compared to the code requirement which is 15%. Thus, the combined open space (511,161 sf) for the overall project is actually well above the minimum requirements (369,998 sf).”

Staff supports this request.

Parking Lot Island Spacing for Parking Canopies in MF/H District:

According to the applicant, “in order to maximize covered parking for apartment residents within the MF component, we request no more than 12 consecutive parking spaces shall be constructed without a landscape island whereas normally the requirement is 8. The balance of all the commercial areas will have the code requirement ratio of 8:1.”

Staff supports this request.

Drive Aisle Setbacks in RC District:

According to the applicant, “In order to maximize the efficiency of the site layout, reduced parking drive aisle setbacks of 48’ at one location along Val Vista Drive and 54’ at one location along Germann Road are requested. These reduced drive aisle setbacks have been reviewed by the Town’s Transportation Department and are agreeable to this deviation. At these locations the parking drive aisles do not cross the major driveways accessing the arterial streets, but rather form a T junction, significantly limiting the potential for traffic conflicts. Moreover, the driveways accessing the arterials are limited to right in, right out movements which further mitigates potential traffic conflict. All other parking drive aisle setbacks meet or exceed the required 80 feet.

Staff supports this request as both driveways are right in, right out turning movements and shouldn’t cause any problems with the stacking of vehicles.

Planning Commission Study Session, March 2, 2022:

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

- Commissioner Bianchi asked if reducing the landscaping islands from eight to 12 spaces is in specific areas or the entire site. Planner Keith Newman

responded that the request is to reduce the number of islands within the entire PAD.

- Commissioner Fay stated that the parking islands are already spaced far apart in the plan. He is not okay with the 32% open space, but approval of the parking island deviation will likely not impact that space further.
 - The applicant has eliminated this deviation in the RC district and is only proposing to increase the number of islands in the MF/H district for the spaces that will have parking canopies over them.
- Chair Simon stated the applicant is offering an additional 300 parking spaces. There could be a lot of night use with the draw of an entertainment district, so he appreciates the applicant thinking forwardly. Shade structures instead of trees could be conducive to solar paneling. Planner Keith Newman responded that there could be solar structure discussions, but the staff is still concerned with increasing the amount of asphalt and having fewer islands/trees than complies with code. A precedent should not be set for future developments, and eight spaces provide the necessary shade. Chair Simon responded he understands the premise behind the trees and does not want too much asphalt, but there may be an opportunity for alternatives for multiuse developments. Structures are stronger than trees and could potentially last longer.
 - The applicant has eliminated the deviation to decrease the number of parking lot islands in the RC district, however, is still requesting the reduction in the MF/H district for the spaces that will have parking canopies over them.
- Commissioner Andersen asked whether the six-foot minimum depth would be maintained with the private open space reduction. Planner Keith Newman responded that he does not have that level of detail at this stage. The applicant, Adam Baugh, responded that there would still be a six-foot minimum, and the islands would be wider than code at nine feet.
- Commissioner Andersen stated that with one parking space per unit, with 25% in the garage, the application is short by 21 spaces. Planner Keith Newman responded that the numbers can be re-checked, but he is not aware of any deviation being requested in that respect.
- Commissioner Bianchi stated that he understands the residential request and RC zoning being broken out, and retail could serve the area. It's a mixed-use plan, but it seems like a sea of surface parking. He would likely prefer to see more pedestrian connectivity between uses. He expressed concern with the

secondary access and the doors. He will likely not favor granting deviations for the open space and the reduction in parking islands.

- Commissioner Fay stated he is not concerned about the private open space but the setbacks and overall open space. He believes there is enough space for it to work while still achieving full open space. Additionally, in spacing out parking islands further, there is more leeway for festivals, bigger vehicles, material storage, etcetera. However, residential overtop of commercial use is a great concept.
- Chair Simon asked if the deviation is for the corner setback to be shorter on Germann Street. Planner Keith Newman confirmed. Chair Simon asked if the setback deviation would span the entire property. Planner Keith Newman responded that it would be the entire length along Val Vista.
 - The applicant has eliminated the 50'x250' arterial to arterial landscape setback and the setback deviation along Val Vista Dr.
- Vice-Chair Mundt stated that he appreciates the residential above the commercial. Setback and green space reductions are not preferable, but there can be viable justifications. It's important to consider that this is on the corner of a major street with a high school next to it, so that pedestrian transit could be an issue.
- Chair Simon asked the applicant for insight on the current layout of the parking. Adam Baugh responded that work needs to be done to revise the plan, which is the beauty of this study session. The PAD zoning ordinance states that deviations are meant for unique projects, which this is. It's possible that parking spaces can be moved away from Val Vista, but the northern building needs to be positioned the way it is. Enough parking must be provided operationally. Still, 40 acres of retail can be tough and may require deviations. Chair Simon added that the back office behind the grocery store seems slightly off.

PUBLIC NOTIFICATION AND INPUT

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 (LDC) Article 5.205.

A virtual neighborhood meeting was held on September 2, 2021. Approximately 3 surrounding property owners/residents attended the meeting. Below is a summary of all concerns and questions brought up at the meeting:

- Attendees expressed support for the mixed-use design, the outdoor areas, the restaurant emphasis, and the unique loft living above non-residential uses.
- Attendees asked general questions about traffic, density, and types of commercial uses.
- The applicant explained how the site in question permits residential lofts by right and only a small portion of the site would not have ground floor retail below residential because the northwest corner of the site was not visible enough to be commercial at street level. The development team also noted the site is at the corner of two major arterial roadways that are designed to accommodate significant traffic volumes, though the proposed uses are not anticipated to create significant increases in traffic.
- Lastly, the applicant explained how the site’s current RC zoning and height overlay have long envisioned a greater intensity here and this project was thus compatible.

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. Recommend to the Town Council approval of GP21-10 The Gilmore, to change the land use classification on 7.85 acres located north of the northwest corner of Val Vista Dr. and Germann Rd. from Regional Commercial (RC) to Residential > 25-50 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 Z21-16 The Gilmore, to rezone approximately 32.8 acres of real property generally located at the northwest corner of Val Vista Dr. and Germann Rd. from the Regional Commercial (RC) zoning district to Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay, subject to the following conditions:
 - a. Dedication to Gilbert for Val Vista Drive 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 Val Vista Drive shall extend 70 feet from the monument line.
- c. Dedication to Gilbert for Quartz Street and Melrose Street 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 Quartz Street and Melrose Street shall extend 40 feet from the monument line. Failure to complete dedication prior to the effective date of this ordinance may result in reversion of the zoning to the prior zoning classification.
- d. Construction of off-site improvements to Quartz Street 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 earlier. In addition, Quartz Street and Germann Road intersection will require improvement to make the northbound/southbound direction lanes operate as a right only lane and a left/through lane to a left lane only and right / through lane. Through lanes are required to align through the intersection. If Gilbert constructs the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.
- e. Construction of off-site improvements to Germann Road adjacent to the Property, including extending the eastbound left turn lanes to 350 feet of storage and other improvements as may be warranted, shall be completed prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property or at the time requested by Gilbert, whichever is earlier.
- f. Developer shall construct, at the Developer's expense, dedicated right turn lane(s) at any proposed access from Germann Road and Val Vista Drive right-of-way into the site. The dedicated Right turn lane(s) shall be completed and accepted by the Town of Gilbert prior to certificate of occupancy for any building or unit on the site.
- g. Developer is required to make traffic signal improvements as required by the Town's Traffic Engineer at Quartz Street and Germann Road intersection. Improvements 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 earlier.

- h. Prior to issuance of the first building permit or at the time of recordation of the final plat, Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance if Gilbert constructs the improvements as part of its capital improvements program. Failure by Developer to execute a Development Reimbursement and Lien Agreement may result in reversion of the zoning to the prior zoning classification. If Developer constructs the improvements, Gilbert shall release Developer from its obligations under the Development Reimbursement Agreement.
- i. 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.
- j. Developer shall create a Homeowner's Association (HOA) and Property Owners' Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified on the approved site plan or final plat.
- k. Developer shall record easements to be owned by the HOA & POA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, 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.
- l. 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.
- m. The Project shall be developed in conformance with Gilbert's zoning requirements for the zoning district and all development shall comply

with the Town of Gilbert Land Development Code, except as modified by the following:

Regional Commercial (RC) District

Site Development Regulations	Proposed RC PAD
Minimum Building Setbacks (ft.)	
Side (Street)	13' (Melrose St.)
Minimum Required Perimeter Landscape Area (ft.)	
Side (Street)	13' (Melrose St.)
Drive Aisle Setback at Arterial Street Entrances	48'

Multi-Family Low (MF/H) District

Site Development Regulations	Proposed MF/H PAD
Minimum Building Setbacks (ft.)	
Side (Street)	13' (Melrose St.)
Side (Non-residential)	0' (Adjoining Proposed RC)
Rear (Non-Residential)	0' (Adjoining proposed RC)
Minimum Required Perimeter Landscape Area (ft.)	
Front	13' (Quartz St.)
Side (Street)	13' (Melrose St.)
Rear Adjacent (Non-Residential)	0' (Adjoining proposed RC)
Side (Non-Residential)	0' (Adjoining proposed RC)
Common Open Space (minimum)	36%
Parking Lot Island Spacing	No more than 12 consecutive parking spaces without a landscape island where parking canopies are proposed

Respectfully submitted,



Keith Newman,
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Photo
- 3) Applicant's Narrative (19 pages)
- 4) General Plan Exhibit
- 5) Zoning Exhibit
- 6) Development Plan
- 7) Minutes from Planning Commission Study Session on March 2, 2022 (3 pages)

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, July 13, 2022* TIME: 6:00 PM

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

TOWN COUNCIL DATE:

Tuesday, August 9, 2022* TIME: 6:30 PM

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

*Call Planning Division to verify date and time: (480) 503-6589

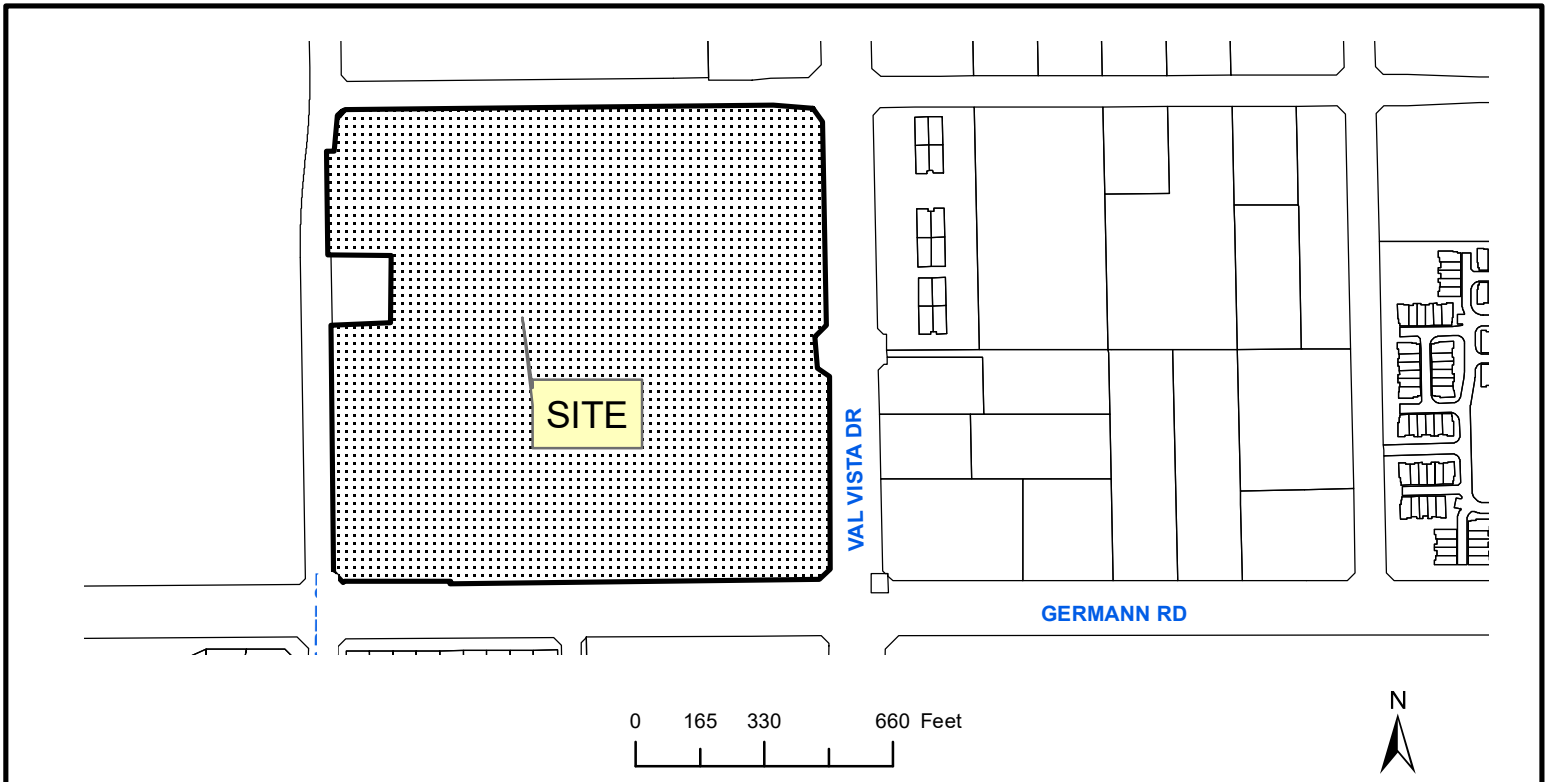
The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

GP21-10 THE GILMORE: Request for Minor General Plan Amendment to change the land use classification on approximately 7.85 acres located north of the northwest corner of Val Vista Dr. and Germann Rd. from Regional Commercial (RC) to Residential >25-50 DU/Acre Land Use Classification. The effect will be to permit the development of a Multi-Family Residential development within a larger commercial development.

Z21-16 THE GILMORE: Request to rezone approximately 40.7 acres located at the northwest corner of Val Vista Dr. and Germann Rd. from Regional Commercial (RC) Zoning District to 32.8 acres of Regional Commercial (RC) Zoning District with a Planned Area Development (PAD) overlay and 7.85 acres of Multi-Family/High Zoning District with a Planned Area Development. The effect of this rezone will be to approve a mixed-use development consisting of commercial and high density residential uses with modified development standards as follows: reduction of perimeter building setbacks, perimeter landscape setbacks, interior landscape setbacks, common open space and drive aisle setback requirements.

SITE LOCATION:



APPLICANT: Withey Morris
CONTACT: Alex Hayes
ADDRESS: 2525 E Arizona Biltmore Cir Unit:A-212
Phoenix, AZ 85016

TELEPHONE: 602-346-4636
E-MAIL: hayes@witheymorris.com

Aerial Map



NWC Val Vista Drive & Germann Road – Gilbert, AZ



THE Gilmore



NWC Val Vista Drive and Germann Road

Development Team

Developer:



Thompson Thrift
2398 E Camelback Rd, Suite 210
Phoenix, AZ 85016
Contact: Andrew Call
acall@thompsonthrift.com
(623) 313-8633

Attorney:



Withey Morris, PLC
2525 E. Arizona Biltmore Circle, Suite A-212
Phoenix, AZ 85016
Contact: Adam Baugh
adam@witheymorris.com
(602) 230-0600

Architect:



Butler Design Group
5017 E Washington St., Suite 107
Phoenix, AZ 85034
Contact: Rick Butler
rbutler@butlerdesigngroup.com
(602) 218-5703

Landscape Architect:

GREEY | PICKETT

Greey Pickett
7144 E Stetson Drive, Suite 205
Scottsdale, AZ 85251
Contact: Richard Gehrke
rgehrke@greepickett.com
(480) 609-0009

Traffic Engineer:



Lokahi, LLC
10555 N 114th St., Suite 105
Scottsdale, AZ 85012
Contact: Jamie Blakeman
jamie@lokahigroup.com
(480) 536-6599

Engineer:



Hubbard Engineering
1201 S Alma School Rd., Suite 12000
Mesa, AZ 85210
Contact: Michal Wolf
mwolf@hubbardengineering.com
(480) 892-3313

Project Location

The subject property is generally located at the northwest corner of Val Vista Drive and Germann Road (APN 304-54-015G, the “Property”) (See **Tab 1**, Site Aerial Map). The Property is approximately 40.7 gross acres in size and is vacant. To the west is Campo Verde High School. To the south is a residential neighborhood and a public storage facility. To the east is vacant land and the Mercy Point Medical Center. To the north is residential land currently under development.

Request

This application requests the following:

- Minor General Plan amendment to change the land use map classification for 7.68 acres from Regional Commercial (RC) to Residential >25-50.
- Amend the Zoning Map for 39.93 acres from Regional Commercial (RC) to approximately 32.25 acres of Regional Commercial and approximately 7.68 acres of Multi-Family/High (MF/H) with a Planned Area Development (PAD) overlay

About Thompson Thrift

Thompson Thrift Development is a team of experienced professionals that focuses on finding best in market locations for grocery-anchored retail and mixed-use development projects across the country. Thompson Thrift has both residential and commercial expertise within one company allowing us to bring best in class mixed-use projects to the communities we serve. Our team takes pride in positively impacting the communities we work in. Projects like Queen Creek District, Sonoran Creek Marketplace and Fishers District show our commitment to bringing the latest in dining, shopping and an artful blend of placemaking for residents and the neighboring community.

Site Background

The General Plan designation and zoning for the Property is Regional Commercial (RC) (**Tab 2**). RC districts permit large-scale retail, commercial, office, recreation and entertainment, and cultural uses. For years the Property has been vacant waiting for demand and the right project vision. In recognition of the area’s existing commercial developments, surrounding demographics, and evolving retail patterns, Thompson Thrift has envisioned the Property as a blend of retail, restaurant, outdoor recreation, and multi-family uses that create project synergy and support one another.

Thompson Thrift proposes to create a new, high-end, mixed-use development project called The Gilmore. The creative development will include retail shopping, a grocery store, restaurants, office, entertainment uses, and loft-style residential units. The Gilmore will also include several thoughtfully designed features including pedestrian connectivity (**Tab 3**), two large outdoor public gathering spaces, several outdoor dining areas and unique, identifiable project theming. The Applicant’s proposed development makes excellent use of this large parcel and will bring social and economic vibrancy to a long-time vacant site.

Development Proposal

A. Project Vision

The intent of The Gilmore is to provide convenient retail services to neighborhood residents and bring employment and new commercial opportunities to the immediate area. The goal of the proposed development is to encourage interaction and use between the commercial and residential components of the project by utilizing common architectural and landscape elements; pedestrian linkages between the uses; common ingress and egress; and open space amenities.

The mixed-use development incorporates wide pedestrian connections that bring activity from the street to the retail buildings and extending into the residential component. Shade, landscaping, hardscape and branding are key features which connect the outdoor dining areas and open space quads on the plan.

The pedestrian linkages are more robust, wider, and implement the same colors and decorative pavement surfaces throughout all pedestrian crossings and building/patio connections. For example, there is a pedestrian path extending from the buildings at the Val Vista/Germann intersection and heading towards the grocery building which is wide and identifiable, featuring shade trees and three (3) shade trellises with seating.

The focal point entrance leading into the development from Val Vista includes a central boulevard that is strong in hardscape material, theme lighting, and project branding. It features a landscaped pedestrian path that runs along both sides, providing a visual statement to the project entryway.

B. Architectural & Design Theme

The architectural style/character for the Gilmore will be intentionally eclectic, but contemporary, blending a variety of forms, textures, colors and materials. While many retail and mixed-use developments have a singular design theme and limited color/material palette, the Gilmore will feature a variety of EIFS, metal siding, masonry (and/or brick), and stone complemented by steel accents and canopies, faux wood and large format tiles. Freestanding Pads and shops will each have their own individuality while blending into the design fabric of the Project as a whole.

The multi-family lofts will have their own design theme yet will support and be complementary to the retail below. The retail on the ground floor will be designed to enhance the pedestrian experience with open walkways, custom storefronts by each retailer, seating throughout and blade signs overhead for wayfinding. Buildings/tenants that engage the two plazas and yard areas will be encouraged to maximize the open space with shaded dining patios, seating areas, and gathering spaces.

The Gilmore embraces outdoor environments enriched with abundant sunshine by utilizing pedestrian linkages and gathering spaces as the primary framework plan. The use of select mature trees and elegant hardscapes create sanctuaries for the shoppers and residents and yield an incredibly pedestrian friendly marketplace.

See Design Guidelines at Appendix 1.

C. Open Space & Pedestrian Connectivity

The Gilmore features a landscaped boulevard delivering residents, customers, and visitors from Val Vista Drive to the center of the Property where a large public open space (“Gilmore Quad”) is designed to function as a magnet for community gathering. The Gilmore Quad is approximately 14,000 sf and will allow for a variety of uses, including outdoor dining and programmed events. The Gilmore Quad is lined with restaurant and retail uses that face onto the yard space to create a vibrant area with strong customer activity.

A second outdoor open space area (“Vista Quad”), which is approximately 10,000 sf, is planned at the northeast portion of the development and will serve as an additional gathering space for those dining, shopping, or living at The Gilmore. This area will include some of the same programming and treatment as the Gilmore Quad. Both outdoor yards are key features of the development, which will focus on dynamic activity programming, pedestrian connectivity and encourage engagement with multiple offerings on site.

D. Retail, Restaurant, & Grocery

The development will be anchored by a national grocer to satisfy the demand for grocery stores south of the 202 Freeway. This helps meet a growing need in the area and provides a great amenity for on-site as well as neighboring residents. The development will also include a variety of commercial, retail, and entertainment facilities that will create a dynamic and lively environment. Restaurants and coffee shops will provide new, high-quality options for the surrounding community, while the addition of new first-class retail will drive economic activity to the area. A two-story mixed-use building is conceptually shown west of the grocer, but that area could possibly be any of the following uses: office, retail, restaurant, hotel, residential, and/or a mix of any of those uses.

Some quick facts about the retail components:

- Total commercial buildings: 201,592 sf
- 44,226 sf grocery
- 37,336 sf of retail below residential lofts
- 78,430 sf shops/pads buildings
- 156 loft units above commercial
- 2.7 acres of future development phase (potential office, retail, hotel, entertainment, multi-family or other uses)

E. Residential

Thompson Thrift develops Class A apartment communities all across the country and has developed over 14,000 units in 15 states. Here in Arizona, Thompson Thrift has developed the Grandstone at Sunrise in Peoria, Watermark at Gateway Place in Gilbert and The Wyatt in Gilbert. Thompson Thrift Residential develops high-quality, amenity-rich multi-family residential properties. Their custom design approach is site specific and driven by natural features and local architectural character. This Project will use “best in class” planning and construction practices, emphasizing high-end finishes, distinctive design elements and a full complement of amenities.

The conceptual site plan includes vertically integrated loft residences with ground-floor retail to create a true mixed-use environment, pedestrian friendly environment and sense of place. The mixed-use building height will be approximately 80-feet tall (4 stories of residential on top of 1st floor retail) which is allowed and

encouraged under the Vertical Development Overlay that covers this property and allows 90’/6-stories by right. Multi-family uses also extend towards the northwest corner of the development. The overall development will offer approximately 300 residences with studios (6), 1-bedroom (135), 2-bedroom (141) and 3-bedroom (18) configurations ranging in size from 590 square feet to 1,425 square feet.

The interiors will feature open floor plans and interior finishes that demonstrate a commitment to quality. They include:

- Gourmet bar-kitchens with granite/quartz countertops, tile backsplashes, and generous cabinet space
- Stainless steel appliances
- Tiled showers with glass doors
- Granite/quartz vanity tops and framed mirrors in bathrooms
- Nine-foot ceilings with designer light fixtures
- Wood-inspired flooring throughout
- Walk-in closets with custom wood shelving
- Large windows with 2” faux wood blinds
- Full-size washers and dryers
- Vehicular gating
- Custom clubhouse
- Resort style pool
- Custom landscaped courtyards, and greenspaces
- Cementitious siding products, no vinyl
- Every unit will have a large exterior balcony
- All corridors will be enclosed and conditioned

F. Amenities

Amenities in Thompson Thrift Communities boast a mix of the best resort-style activity and amenity areas. They include:

- Professionally-decorated clubhouses with TVs, kitchens, conference rooms, technology centers, coffee and espresso bars and screened-in porches
- WiFi hot spots throughout clubhouse and pool area
- 24-hour fitness centers with state-of-the-art cardiovascular, free weight, circuit and core training, Fitness On Demand virtual training kiosks and spinning rooms
- Swimming pools with cabanas, poolside hammocks, entertainment areas with gas grills and fire pits
- Pet-friendly spaces with Bark Parks and Doggie Spas
- Bike-parking plazas
- 24-hour emergency maintenance
- Valet trash and recycling service
- Available interior cleaning and security checks when traveling

G. Vehicular Access and Circulation

The Gilmore is accessed from all four arterial streets with the primary entrance off Val Vista Drive. Secondary and tertiary entrances are provided along Germann Road, Melrose Street, and Quartz Street.

The proposed development circulation system emphasizes both pedestrian and vehicular movement as well as connectivity between the commercial and multi-family residential. The internal network of pedestrian sidewalks within the residential development that provides connectivity to the clubhouse/leasing and main amenity areas is connected to the proposed sidewalk along the main east/west drive aisle located between the retail and residential.

H. Parking

The conceptual site plan identifies a total of 1,766 provided parking spaces. Parking for the Regional Commercial (RC) component requires 1,008 spaces, and 1,278 spaces are provided. Parking requirements for the MF/H residential portion requires 488 spaces for both residents and visitors combined; 488 spaces are provided.

The Gilmore by Thompson Thrift- Residential Parking Program		
Parking	Required Spaces	Provided Spaces
MF/H Units		
Studios	2 spaces	
One Bedroom- 1 per unit	68 spaces	
Two Bedrooms- 2 per unit	132 spaces	
Three Bedroom- 2 per unit	16 spaces	
Guest Parking- 0.25 per unit	36 spaces	
RC Units		
Loft – 1.5 per unit	234 spaces	
Total	488 Spaces	488 spaces
Surface Parking	270 spaces	204 spaces
Covered Parking	163 spaces	209 spaces
Garage Parking	55 spaces	75 spaces

I. Phasing

It is anticipated that the street frontages, entryways and streetscape will be installed as part of the initial phase of development. The commercial buildings and the residential component (together with the necessary site work and infrastructure for those buildings) will be developed first. Ownership will submit plans to City Staff for each individual site and each individual phase to ensure proper and orderly development and to ensure that infrastructure is sufficient for each individual site/phase.

PAD Overlay and Deviation

Per Article 3.1, the PAD overlay is useful to modify base district regulations for unique developments. Due to the mixed-use nature of this development, it is understandable that a PAD overlay and deviation from development standards might be necessary to provide meaningful development.

The developer has worked hard to comply with all the required RC and MF/H development standards. However, some minor adjustments are necessary due to new street dedications, decel lanes, and the desire to have more open space recreation areas. The development shall comply with the RC and MF/H development standards except as modified below.

Development Standards	Conventional RC	Proposed RC PAD
Min. Building Setback Front Rear (Non-residential) Rear (residential) Side (residential) Side (street) Side (street)	25' 20' 0' 0' 20' 20'	25' Val Vista Road 20' Quartz street 0' (Adj. to proposed MF/H) 0' (Adj. to proposed MF/H) 20' Germann Road 13' Melrose
Min. Landscape Setback Front Rear (Non-residential) Rear (residential) Side (residential) Side (street) Side (street)	25' 20' 0' 0' 20' 20'	25' Val Vista Road 20' Quartz Street 0' (Adj. to proposed MF/H) 0' (Adj. to proposed MF/H) 20' Germann Road 13' Melrose
Arterial Intersection Landscape	50'x250'	50'x250'
Landscaping %	15%	31%
Drive Aisle Setback	80'	48'

Development Standards	Conventional MF/H	Proposed MF/H PAD
Min. Building Setback Front Rear (Non-residential) Rear (residential) Side (Non-residential) Side (Non-residential) Side (street)	25' 10' N/A 10' 10' 25'	25' Quartz Street 0' (Adjacent RC) N/A 0' (Adjacent RC) 10' (Seminary building) 13' Melrose
Min. Landscape Setback Front Rear (Non-residential) Rear (residential) Side (non-residential) Side (non-residential) Side (street)	25' 10' N/A 10' 10' 20'	13' Quartz Street (NWC only) 0' (Adjacent RC) N/A 0' (Adjacent RC) 10' (seminary building) 13' Melrose
Private Open Space	60 sf	60 sf
Open Space Minimum	40%	36%

Open Space Comparison Chart

	Required	Proposed
Open Space	MF/H: 40% (211,664 sf) RC: 15% (158,334 sf)	36% (189,187 sf) 31% (321,974 sf)
Combined Overall Total	23% (369,998 sf)	32% (511,161 sf)

PAD Deviation Justification

1. Melrose Setback: This PAD requests some deviations to the building/landscape setbacks along Melrose Street because it is a street less prominent than Val Vista and Germann. It is highly unusual to find a property that is bounded with streets on all four sides and some relief is needed. In order to improve the street aesthetic, the garage buildings along Melrose are placed in lieu of perimeter walls and they are broken up with inter-mixed screen walls. The garage buildings have been highly designed with an improved landscape palette that improves the street aesthetic. The site is also able to provide the same quantities of trees and shrubs within the 13' setback that it would if it was the full setback. Additionally, the Melrose setback improves to 20' for the RC portion of the site.
2. Quartz Setback: The site is able to provide a 20' landscape setback for most of the Quartz Street frontage except for a small portion at the corner of Melrose and Quartz. That is because the roadway bends into the site at this location. But the applicant has worked hard to remove all buildings away from Quartz Street.
3. Seminary Building: The deviation allows for a more reasonable setback next to a seminary building that is only partially occupied part time. The location of an enclosed garage next to the rear of the seminary building has no impact.
4. Zoning Boundary of MF/H & RC: Due to mixed use nature of the loft's building atop commercial shops space, and blended with MF/H, it is not possible to meet the technical code requirements where these two zoning districts adjoin.
5. Overall Open Space: Even though the open space percentage of 36% in the MF/H is just below the minimum 40%, the development provides significantly more open space (31%) in the commercial area compared to the code requirement which is only 15%. Thus, the combined open space (511,161 sf) for the overall project is actually well above the minimum requirements (369,998 sf).
6. Parking Canopies: In order to maximize covered parking for apartment residents within the MF component, we request no more than 12 consecutive parking spaces shall be constructed without a landscape island whereas normally the requirement is 8. The balance of all the commercial areas will have the code requirement ratio of 8:1.
7. Drive aisle setback: In order to maximize the efficiency of the site layout, reduced parking drive aisle setbacks of 48' at one location along Val Vista Drive and 54' at one location along Germann

Road are requested. These reduced drive aisle setbacks have been reviewed by the Town's transportation department and they are agreeable to this deviation. At these locations the parking drive aisles do not cross the major driveways accessing the arterial streets, but rather form a T junction, significantly limiting the potential for traffic conflicts. Moreover, the driveways accessing the arterials are limited to right in, right out movements which further mitigates potential traffic conflict. All other parking drive aisle setbacks meet or exceed the required 80 feet.

General Plan Amendment

The Town of Gilbert General Plan Land Use Map currently identifies the subject property as Regional Commercial which is precisely what we are proposing on the majority of the site. Only the 7.85 acres at the northwest corner are planned for MF uses and necessitate a General Plan Amendment.

It is also worth noting that residential uses were once available as a possible use at this site under the RC zoning, subject to a use permit, before the code changed in 2018. To that end, the request for a minor amendment isn't a significant departure from what was a possibly permitted use on this site for many years up until just recently. For this purpose, a minor general plan amendment is appropriate.

This project is supported by the goals, policies, and objectives of the General Plan. Updating the General Plan will expand residential opportunities on this site to support the adjacent commercial and employment in the area. This will be a win-win for all.

1. Why is the current classification not suitable?

The current classification is suitable for the majority of the site except for the 7.68 acres at the northwest corner. Those 7.68 acres are not visible from either of the two adjacent arterial streets and are not well-positioned for commercial uses.

2. How the proposed change is compatible with adjacent properties and other elements of the General Plan.

The multifamily development proposed on this Property is compatible with the commercial zoning and uses already existing at this intersection. A retail use at this location is appropriate along an arterial street intersection and nearby other residential and employment areas. It is a natural pattern to have these commercial uses at this location.

This General Plan amendment and zone change makes perfect land use sense given the proximity to key employers (i.e. Mercy Gilbert Hospital), freeway access, and commercial shopping. The Property is also next to existing multi-family uses and away from any single family residential. Overall, multifamily is a great use for a small corner of an otherwise large parcel. Approval of the amendment and rezone would create new residential living opportunities in the area, which would complement and support the other surrounding commercial and employment uses in the immediate area. It also helps make a well-balanced commercial node by having a built-in customer base with apartment residents.

Further, there are many goals, policies, and objectives of the General Plan that support the commercial and residential uses at this location. The following are some excerpted provisions from the General Plan:

Goals: CM-1, CM-5, OP-2

Policy 1: “Ensure the Town maintains a land use framework that supports a highly livable community through efficient use of land and resources.”

Gilbert is expected to add approximately 50,000 new residents by 2050, necessitating efficient use of available land resources and thoughtfulness regarding orderly and sustainable communities. This proposed mixed-use development provides excellent utilization with high-quality residences, multi-purpose public spaces, and first-class retail and entertainment to drive economic activity.

GOAL CM-1: Encourage A Balanced Land Use Framework

Policy 2: “Encourage high quality housing in suitable areas that can accommodate a variety of lifestyles, households, ages, market preferences, and incomes.”

Development of the Property as a multi-family residential use will provide new housing opportunities that can accommodate a variety of lifestyles, households, ages, market preferences and incomes within an area designated for growth and near existing and future retail and employment. The proposed development will further the goal of the General Plan to provide a “balanced land use framework” as it will further housing diversity options for Gilbert residents, which is particularly important near employment and growth areas.

GOAL CM-5: Provide Diverse, High-Quality Housing

Policy 5: “Guide a greater diversity of housing types and densities, retail and commercial centers, and employment opportunities into identified growth areas where significant change is foreseeable.”

The project will add a new high quality housing option to the area which will be compatible with the surrounding uses, while still meeting the needs of all segments of the Gilbert community. The project addresses a large parcel in a compatible manner and actually strengthens the vitality of the surrounding area by adding a complementary use which will provide retail patrons and an employee base to the area. The addition of new residents at this location is appropriate given that it is a designated growth area which will support other uses, including nearby employment uses.

3. What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?

The back corner of the site is not visible from the two adjacent arterial streets and is across from two schools. It simply does not make sense to put commercial uses back there.

4. Explanation on the availability of public utilities and services.

The subject property already has adequate infrastructure in place to support this development. There is a water main and sewer main extended to the site in the following streets: Val Vista (16” Water, 18” Sewer), Germann (16” Water, 18” Sewer), Melrose (12” Water, 8” Sewer), and Quartz Street (12”

Water, 8" Sewer). All sewers adjacent to the site are at an adequate depth and slope to serve the project. Accordingly, there are adequate utilities in place to serve this proposed community.

5. What is the proposed fiscal impact of future development based on evaluation of projected revenues and the additional cost of providing public facilities and services to accommodate projected increases or decreases in population?

There will be a tremendous fiscal benefit by this development. The overall project will create new jobs, new amenities, new shopping and new housing that is key to this employment corridor. It is expected that the new tax revenues and employment opportunities will more than offset the cost of providing public facilities to accommodate the project. If anything, this project should create a net fiscal benefit. This location is next to employment and commercial uses that will directly benefit from having residents living nearby and shopping/working at these locations. We expect it will have tremendous customer support from the residents living in the area. The proposed development should have no negative impact on existing public facilities and services.

6. How will the proposed amendment affect the ability of the community to sustain the physical and cultural resources, including air quality, water quality, energy, natural and human-made resources necessary to meet the demands of present and future residents?

The proposed amendment does not diminish the ability of the Town to sustain its physical and cultural resources. This mixed-use development is appropriately located in an existing commercial area near a key Town employer and a major freeway on ramp. Residential living is the right choice for an employment corridor with workforce housing nearby.

Conclusion

The Gilmore is an efficient and productive use for the Property that will create a gathering place for the surrounding community to enjoy and bring additional economic vibrancy to the area. The mixed-use offerings will meet the growing needs of the area, including providing high-quality and diverse housing options.

TAB 1

Aerial Map

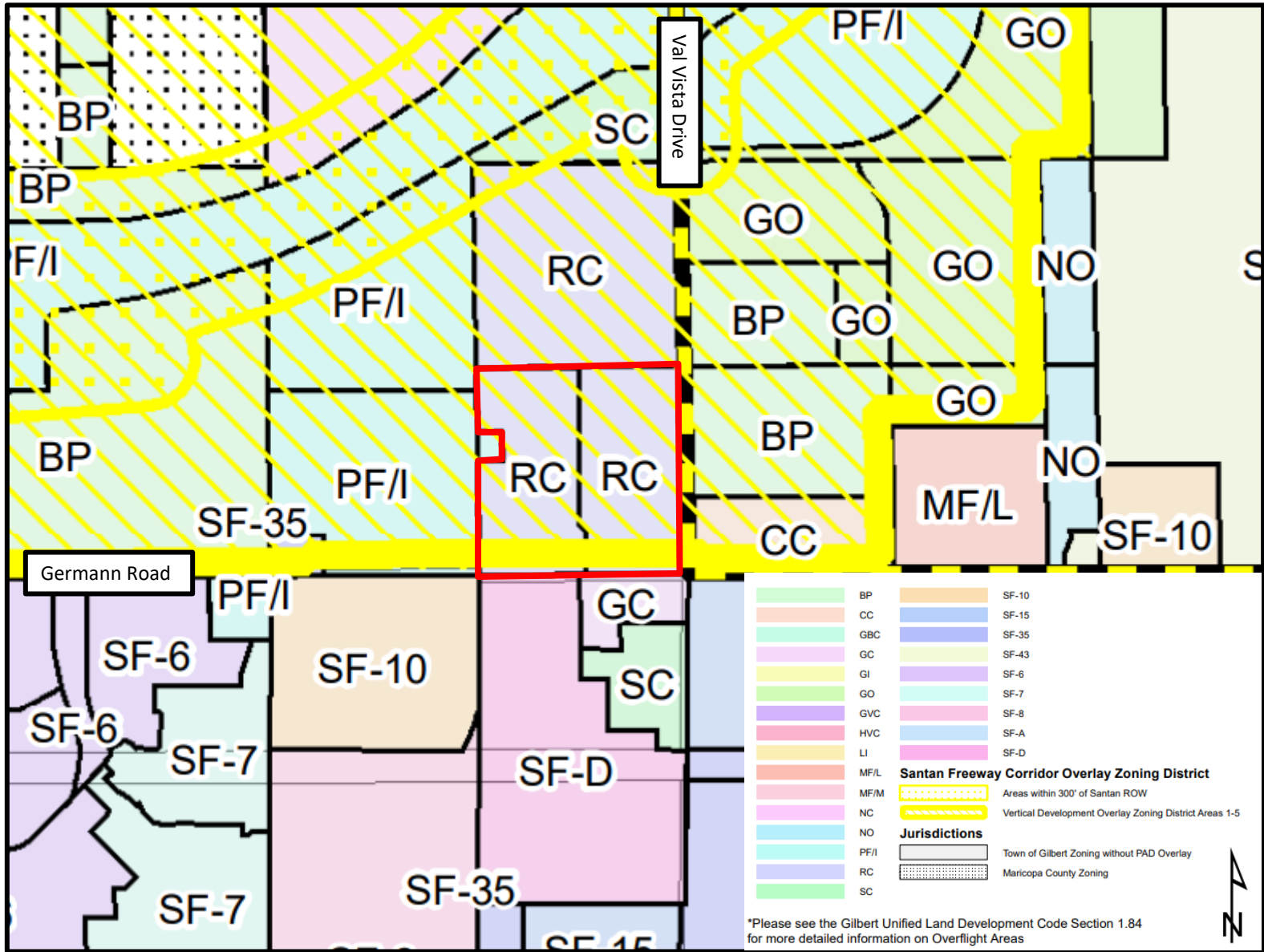


NWC Val Vista Drive & Germann Road – Gilbert, AZ



TAB 2

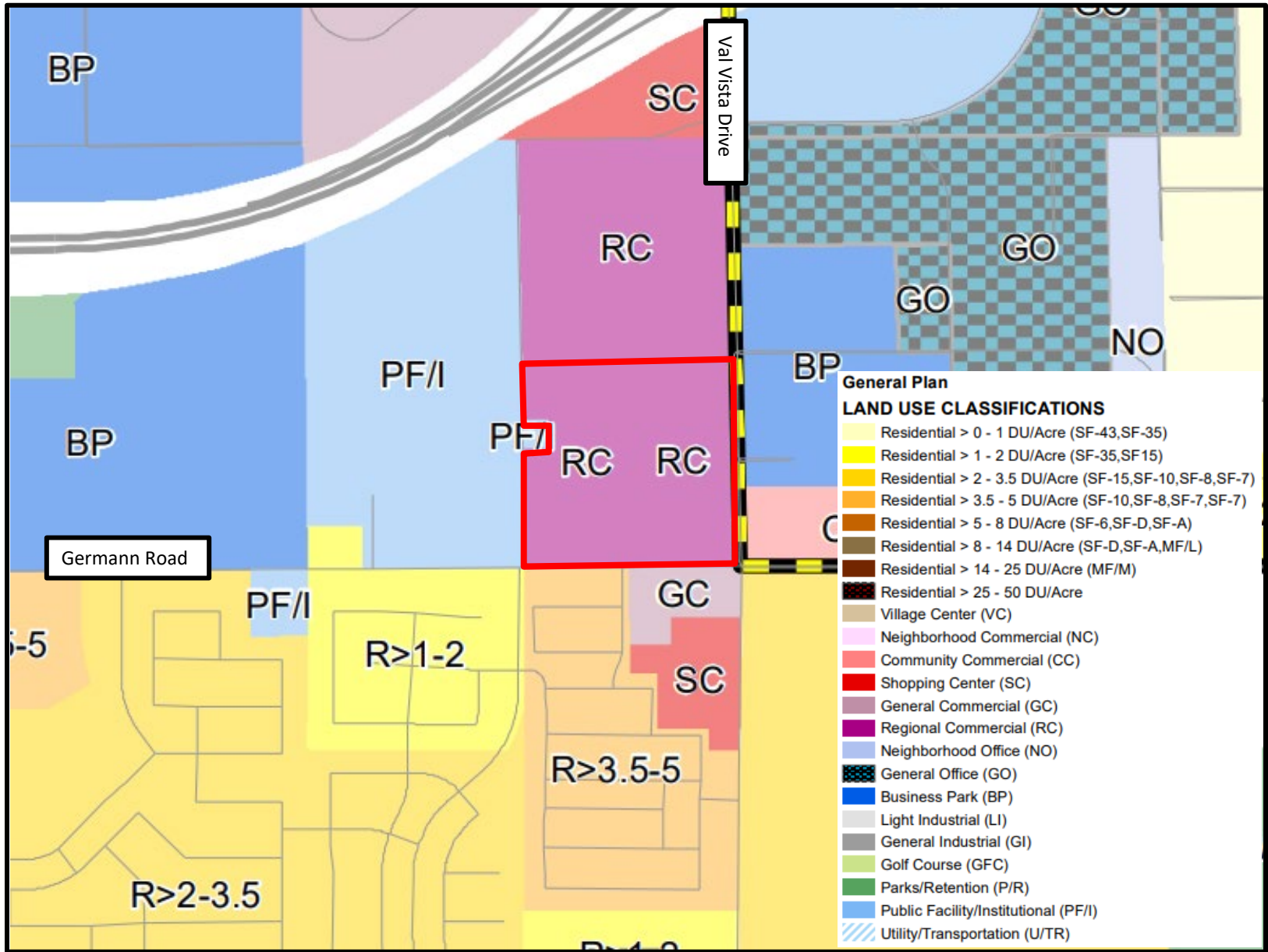
Zoning Map



NWC Val Vista Drive & Germann Road – Gilbert, AZ



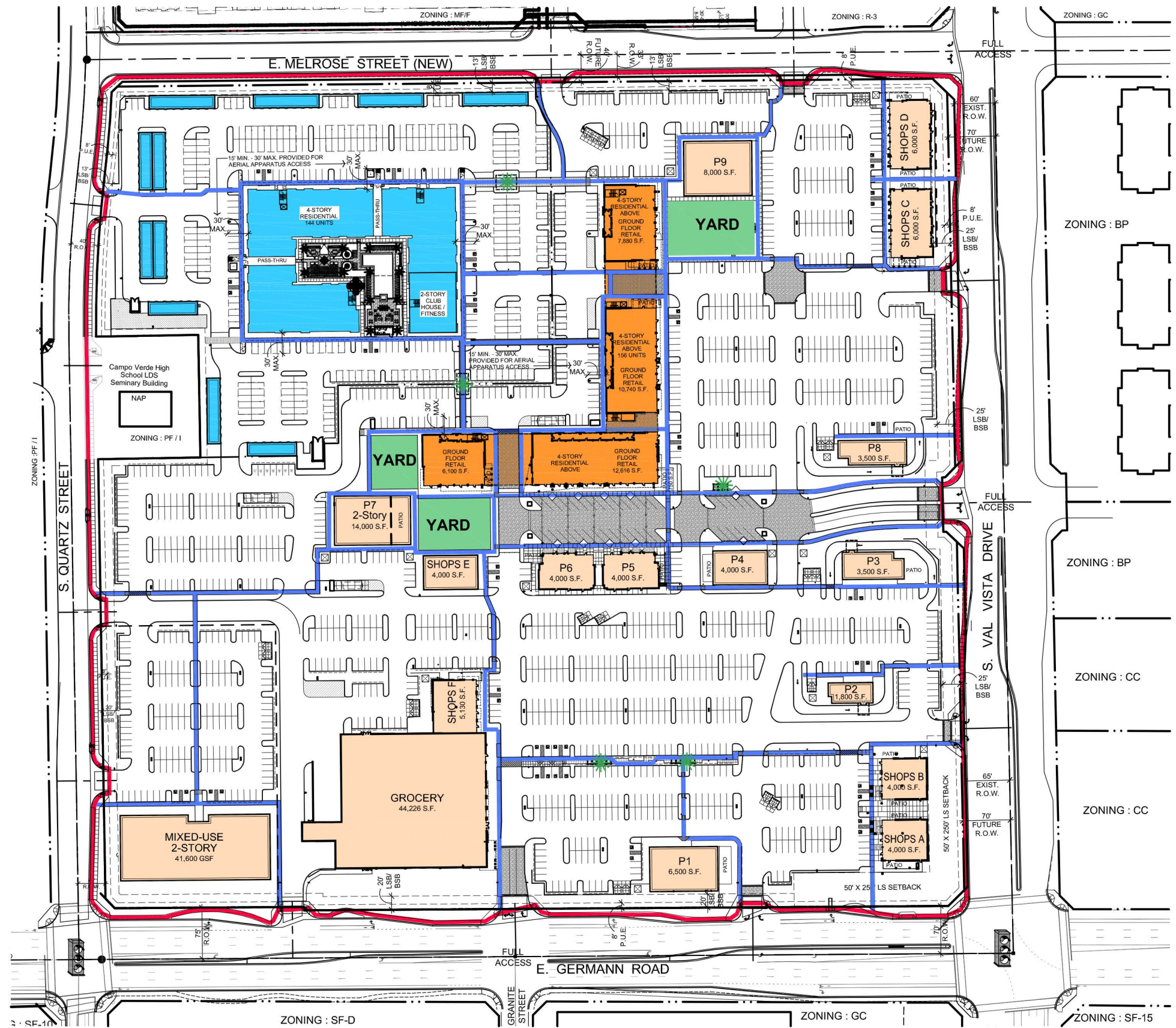
General Plan Map



NWC Val Vista Drive & Germann Road – Gilbert, AZ



TAB 3



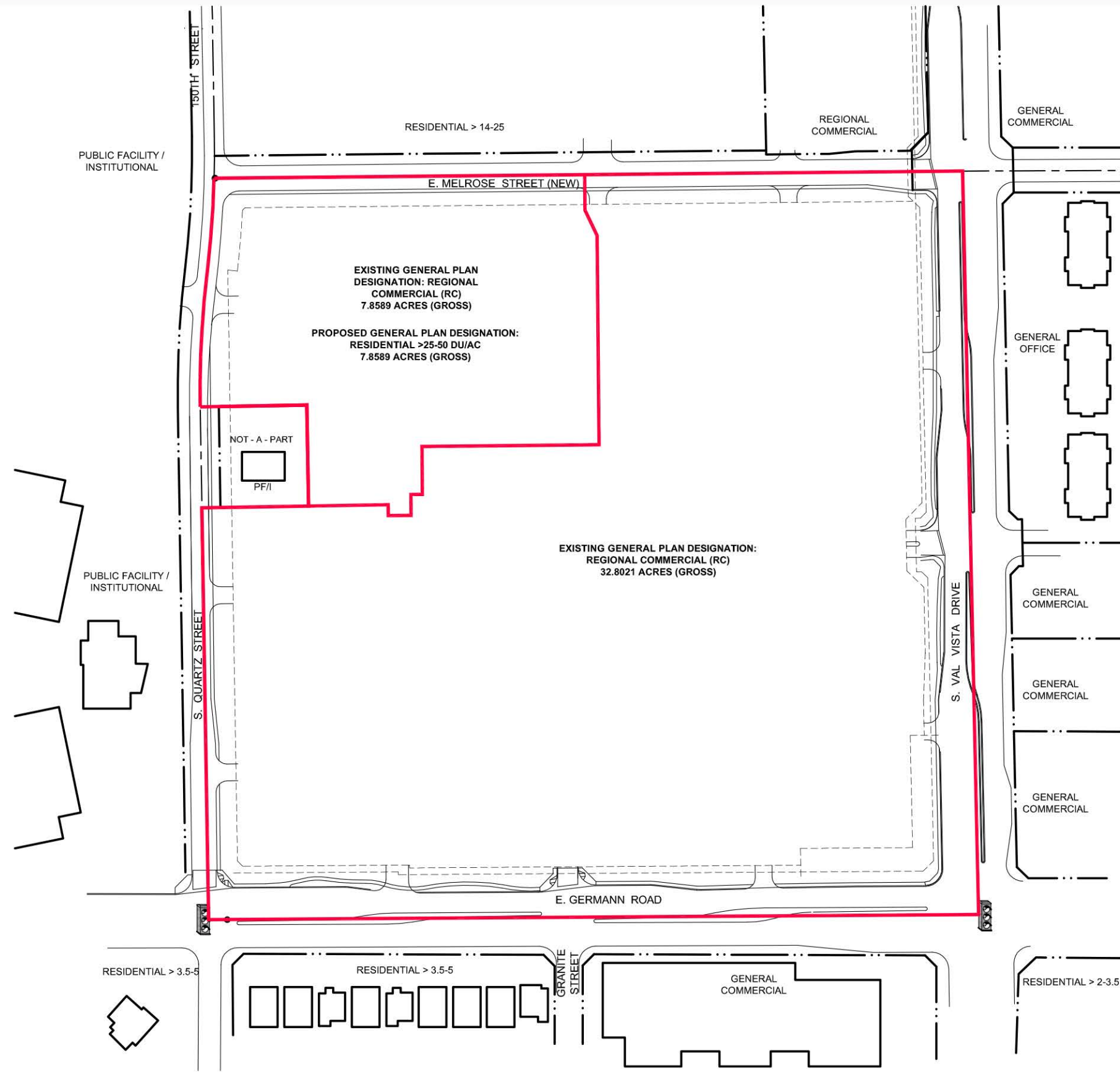
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- INTERNAL SIDEWALK
- ✳ PEDESTRIAN NODE
- RETAIL
- MULTI-FAMILY OVER RETAIL
- MULTI-FAMILY RESIDENTIAL



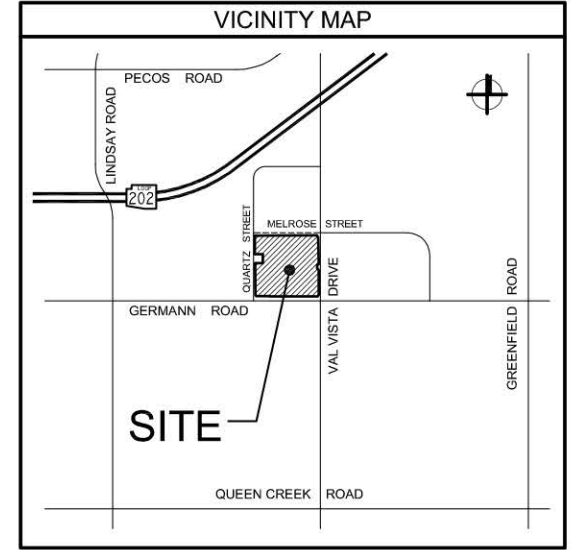
THE Gilmore

NWC Val Vista Road and Germann Road Proposed Mixed-Use Development Gilbert, Arizona





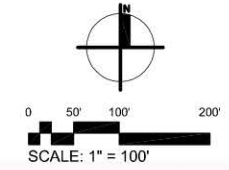
PROJECT DATA	
	Gross Acreage (AC)
Existing General Plan Land Use Classification	
Regional Commercial (RC)	40.6611 AC
Proposed General Plan Land Use Classification	
Residential >25-50 DU/AC (MF/H) PAD	7.8589 AC
Existing Zoning	
Regional Commercial (RC)	40.6611 AC
Proposed Zoning	
Regional Commercial (RC) PAD	32.8021 AC
Multi-family High Density (MF/H) PAD	7.8589 AC



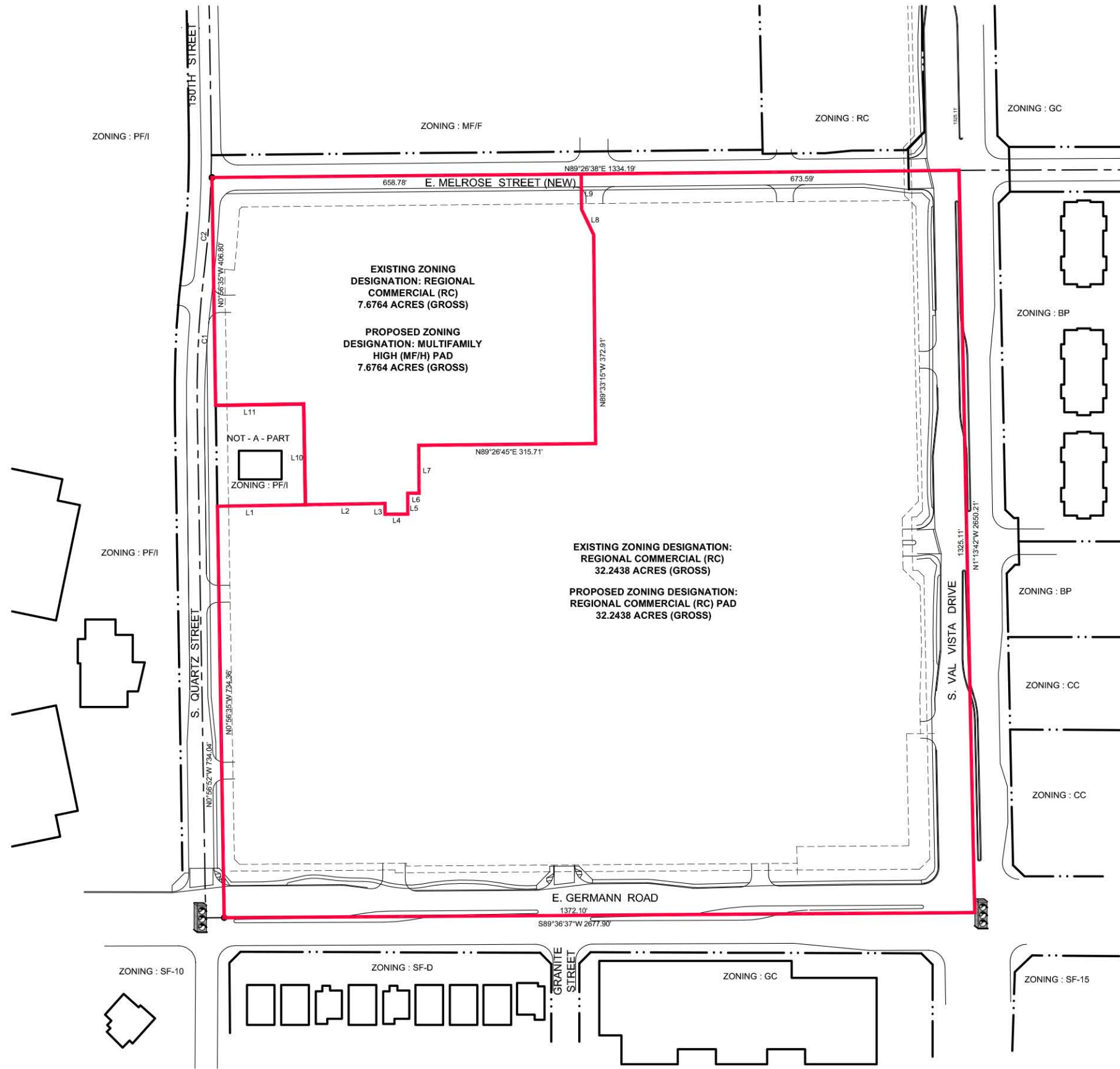
NWC Val Vista Road & Germann Road
 Proposed Mixed-Use Development
 Gilbert, Arizona



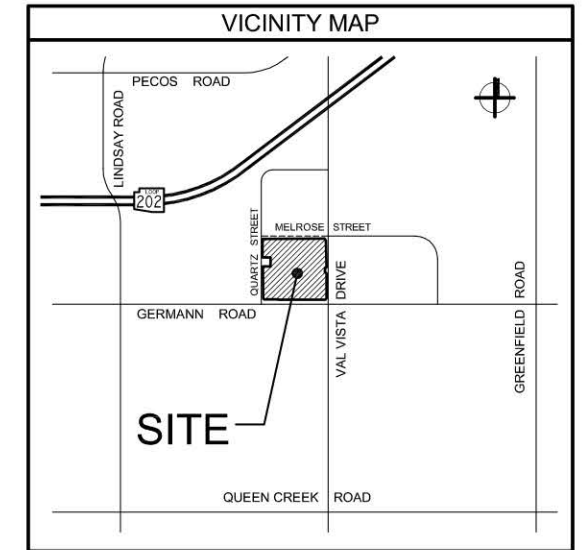
GENERAL PLAN
EXHIBIT



LINE #	BEARING	LENGTH
L1	N89°03'08"E	190.16'
L2	N89°03'08"E	141.91'
L3	S0°33'15"E	19.32'
L4	N89°26'45"E	40.71'
L5	N0°33'15"W	37.22'
L6	N89°26'45"E	20.44'
L7	N0°33'15"W	85.35'
L8	N25°33'15"W	49.60'
L9	N0°33'19"W	63.64'
L10	N0°57'04"W	180.00'
L11	S89°03'08"W	190.14'



PROJECT DATA	
	Gross Acreage (AC)
Existing General Plan Land Use Classification	
Regional Commercial (RC)	39.9202 AC
Proposed General Plan Land Use Classification	
Regional Commercial (RC)	32.2438 AC
Residential >25-50 DU/AC (MF/H)	7.6764 AC
Existing Zoning	
Regional Commercial (RC)	39.9202 AC
Proposed Zoning	
Regional Commercial (RC) PAD	32.2438 AC
Multi-family High Density (MF/H) PAD	7.6764 AC

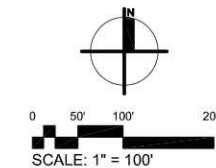


NWC Val Vista Road & Germann Road

Proposed Mixed-Use Development

Gilbert, Arizona

ZONING EXHIBIT

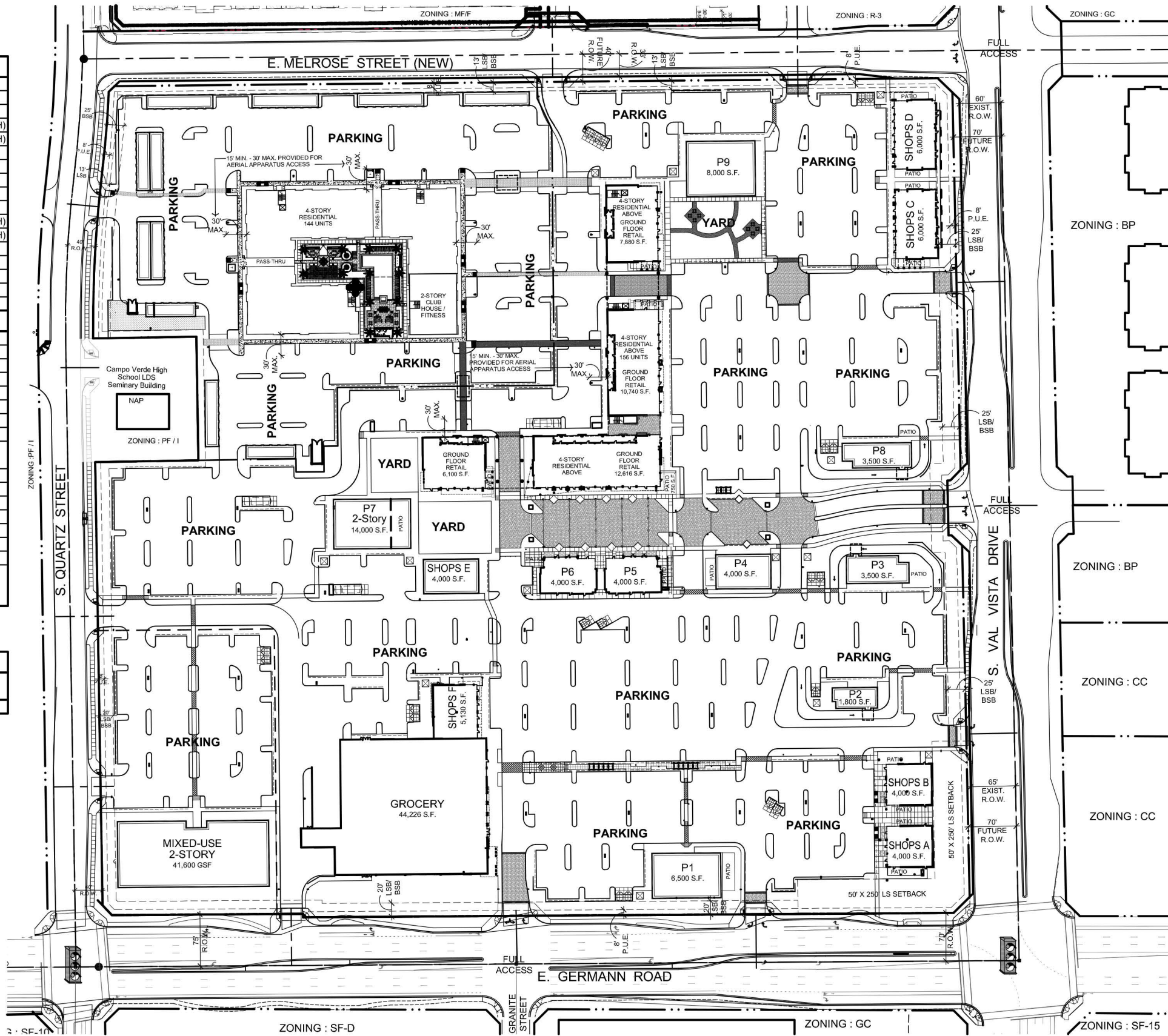


PAD Deviation Table

Development Standards	Conventional RC	Proposed RC PAD
Min. Building Setback		
Front	25'	25' Val Vista Drive
Rear (Non-Residential)	20'	20' Quartz Street
Rear (Residential)	0'	0' (Adj. to proposed MF/H)
Side (Residential)	0'	0' (Adj. to proposed MF/H)
Side (Street)	20'	20' Germann Road
Side (Street)	20'	13' Melrose Street
Min. Landscape Setback		
Front	25'	25' Val Vista Drive
Rear (Non-Residential)	20'	20' Quartz Street
Rear (Residential)	0'	0' (Adj. to proposed MF/H)
Side (Residential)	0'	0' (Adj. to proposed MF/H)
Side (Street)	20'	20' Germann Road
Side (Street)	20'	13' Melrose Street
Arterial Intersection LS	50' X 250'	50' X 250'
Drive Aisle Setback	80'	48'
Landscape %	15%	31%
Development Standards	Conventional MF/H	Proposed MF/H PAD
Min. Building Setback		
Front	25'	25' Quartz Street
Rear (Non-Residential)	10'	0' (Adjacent to RC)
Rear (Residential)	N/A	N/A
Side (Non-Residential)	10'	0' (Adjacent to RC)
Side (Non-Residential)	10'	10' (Seminary Bldg)
Side (Street)	25'	13' Melrose Street
Min. Landscape Setback		
Front	25'	13' Quartz Street (NW corner Only)
Rear (Non-Residential)	20'	0' (Adjacent to RC)
Rear (Residential)	N/A	N/A
Side (Non-Residential)	10'	0' (Adjacent to RC)
Side (Non-Residential)	10'	10' (Seminary Bldg)
Side (Street)	20'	13' Melrose Street
Private Open Space	60 sf	60 sf
Open Space Minimum	40%	36%
Min. Parking Island Separation	Every 8 parking spaces	Every 12 parking spaces when covered by a parking canopy

Open Space Comparison Chart

	Required	Provided
Open Space	MF/H: 40% (211,664 sf) RC: 15% (158,334 sf)	MF/H: 36% (189,187 sf) RC: 31% (321,974 sf)
Combined Overall Total	23% (369,998 sf)	32% (511,161 sf)



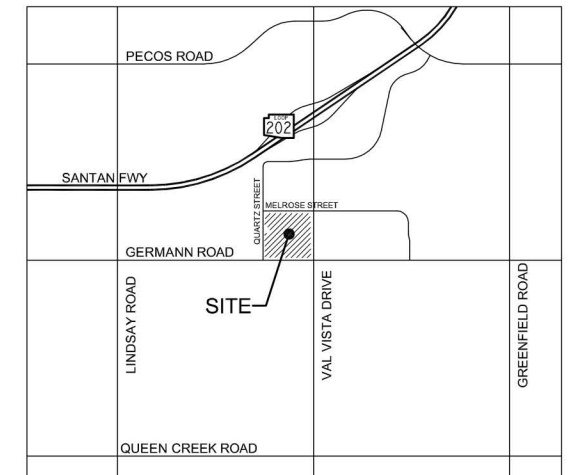
Site Data - Commercial

Exist. Zoning: RC
 Proposed Zoning: RC PAD
 APN: 304-54-015G
 Gross Site Area: 1,428,794 S.F. (32.80 AC.)
 Net Site Area: 1,190,344 S.F. (27.33 AC.)
 Building Area: 193,626 S.F.

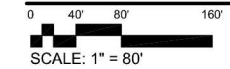
Site Data - Residential

Exist. Zoning: RC
 Proposed Zoning: MF/H PAD
 APN: 304-54-015G
 Gross Site Area: 342,297 S.F. (7.85 AC.)
 Net Site Area: 301,192 S.F. (6.91 AC.)

VICINITY MAP



DEVELOPMENT PLAN



NWC Val Vista Road and Germann Road
 Proposed Mixed-Use Development
 Gilbert, Arizona



Butler Design Group, Inc
 architects & planners

06-23-22
 21027-ST36



**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

- GP21-10 THE GILMORE:** Request for Minor General Plan Amendment to change the land use classification on approximately 7.85 acres located north of the northwest corner of Val Vista Dr. and Germann Rd. from Regional Commercial (RC) to Residential > 25-50 DU/Acre Land Use Classification. The effect will be to permit the development of Multi-Family Residential development within a larger commercial development.

Z21-16: THE GILMORE- Request to rezone approximately 40.7 acres located at the northwest corner of Val Vista Dr. and Germann Rd. from Regional Commercial (RC) Zoning District to 32.8 acres of Regional Commercial (RC) Zoning District with a Planned Area Development (PAD) overlay and 7.85 acres of Multi-Family/High Zoning District with a Planned Area Development. The effect of this rezone will be to approve a mixed-use development consisting of commercial and high-density residential uses with modified

development standards as follows: reduction of perimeter building setbacks, perimeter landscape setbacks, interior landscape setback, reduction of private and common open space requirements. Keith Newman (480) 503-6812.

Planner Keith Newman stated that the whole site is currently Regional Commercial (RC). The proposal is for a portion to be rezoned to Multi-Family Residential, with approximately 30 dwelling units per acre. The rest would remain RC with a PAD. The proposed commercial development has 65,537 square feet grocery, 33,000 retail below residential, 24,800 shop space, and 2.7 acres of future development, for a total of 206,817 square feet. There will be 302 residential units. There are approximately 1,300 parking spaces.

Town staff supports the proposed zero-foot setback between the MFH and the RC; however, they do not support the request to reduce setbacks along Val Vista Drive, as it is a major arterial road. The proposed 15 feet is not wide enough to implement adequate landscaping. Town staff also does not support reducing the setback for landscaping along Melrose Street by seven feet, as garages would be too close to the property lines. The applicant wishes to reduce the landscape setback at the corner of Val Vista Drive and Germann Road to 150 feet, and staff does not support this.

The applicant requests permission to reduce the number of landscape islands in the parking lot, proposing 12 parking spaces until a landscape island rather than eight. Town staff does not support this, but the applicant can request this deviation through a PAD. However, Town staff supports a reduction in the common open space to 32% and the private open space to 50%.

COMMISSION QUESTIONS/COMMENTS

Commissioner Bianchi asked if reducing the landscaping islands from eight to 12 spaces is in specific areas or the entire site. Planner Keith Newman responded that there is one PAD for the whole of the 40 acres.

Commissioner Fay stated that the parking islands are already spaced far apart in the plan. He is not okay with the 32% open space, but approval of the parking island deviation will likely not impact that space further. Planner Keith responded affirmatively; this will likely not affect the percentage of landscaping.

Chair Simon stated the applicant is offering an additional 300 parking spaces. There could be a lot of night use with the draw of an entertainment district, so he appreciates the applicant thinking forwardly. Shade structures instead of trees could be conducive to solar paneling. Planner Keith Newman responded that there could be structure discussions, but the staff is still concerned with increasing the amount of asphalt and having fewer islands/trees than complies with code. A precedent should not be set for future developments, and eight spaces provide the necessary shade. Chair Simon responded he understands the premise behind the trees and does not want too much asphalt, but there may be an opportunity for alternatives for multiuse developments. Structures are stronger than trees and could potentially last longer.

Commissioner Andersen asked whether the six-foot minimum depth would be maintained with the private open space reduction. Planner Keith Newman responded that he does not

have that level of detail at this stage. The applicant, Adam Baugh, responded that there would still be a six-foot minimum, and the islands would be wider than code at nine feet.

Commissioner Andersen stated that with one parking space per unit, with 25% in the garage, the application is short by 21 spaces. Planner Keith Newman responded that the numbers can be re-checked, but he is not aware of any deviation being requested in that respect.

Commissioner Bianchi stated that he understands the residential request and RC zoning being broken out, and retail could serve the area. It's a mixed-use plan, but it seems like a sea of surface parking. He would likely prefer to see more pedestrian connectivity between uses. He expressed concern with the secondary access and the doors. He will likely not favor granting deviations for the open space and the reduction in parking islands.

Commissioner Fay stated he is not concerned about the private open space but the setbacks and overall open space. He believes there is enough space for it to work while still achieving full open space. Additionally, in spacing out parking islands further, there is more leeway for festivals, bigger vehicles, material storage, etcetera. However, residential overtop of commercial use is a great concept.

Chair Simon asked if the deviation is for the corner setback to be shorter on Germann Street. Planner Keith Newman confirmed. Chair Simon asked if the setback deviation would span the entire property. Planner Keith Newman responded that it would be the entire length along Val Vista.

Vice-Chair Mundt stated that he appreciates the residential above the commercial. Setback and green space reductions are not preferable, but there can be viable justifications. It's important to consider that this is on the corner of a major street with a high school next to it, so that pedestrian transit could be an issue.

Chair Simon asked the applicant for insight on the current layout of the parking. Adam Baugh responded that work needs to be done to revise the plan, which is the beauty of this study session. The PAD zoning ordinance states that deviations are meant for unique projects, which this is. It's possible that parking spaces can be moved away from Val Vista, but the northern building needs to be positioned the way it is. Enough parking must be provided operationally. Still, 40 acres of retail can be tough and may require deviations. Chair Simon added that the back office behind the grocery store seems slightly off.

2. **GP21-11 THE ORCHARD: Request for Minor General Plan Amendment to change the land use classification of approx. 14.07 acres generally located east of the southeast corner of Greenfield Rd. and Superstition Dr. (Germann Rd) from Residential > 0-1 DU/Acre to Residential 1-2 DU/Acre. The effect of this amendment will be to increase the residential density and to create a new residential community.**

Z21-17 THE ORCHARD: Request to rezone approx. 14.07 acres generally located east of the southeast corner of Greenfield Rd. and Superstition Dr. (Germann Rd) from Single Family-43 (SF-43) to Single Family-15 (SF-15) with a Planned Area Development overlay modifying side setbacks. The effect will be to allow for a new residential community.

S21-12 THE ORCHARD: Request to approve Preliminary Plat and Open Space Plan for The Orchard, for 22 home lots (Lots 1-22) on approx. 14.07 acres generally located east of the