

## Planning Commission Continuance

**TO:** PLANNING COMMISSION / DESIGN REVIEW BOARD

**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:** JULY 13, 2022

**SUBJECT:** 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 SOUTHEAST CORNER OF GREENFIELD RD. AND SUPERSTITION DR. IN THE SINGLE FAMILY-15 (SF-15) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

**STRATEGIC INITIATIVE:** Prosperous Community

To allow for the development of a new 22-lot residential community.

### RECOMMENDED MOTION

Move to continue S21-22, The Orchard to the August 3, 2022 public hearing.

### APPLICANT

Company: Upfront Planning  
Name: Jessica Sarkissian  
Address: 2733 N. Power Rd.  
Mesa, AZ 85215  
Phone: NA

### OWNER

Company: SM the Grove, LLC  
Name: Ed Patterson  
Address: NA  
Phone: (480) 271-5175

Email: jessica@upfrontplanning.com    Email: ken@patterson.enterprises

**BACKGROUND/DISCUSSION**

**History**

Date	Description
<i>January 17, 1995</i>	Town Council approved Ord. No. 910 annexing the subject site into Gilbert.
<i>June 28, 2022</i>	Town Council approved GP21-11 (Resolution 4302), changing the land use designation from Residential > 0-1 to Residential 1-2 DU/Acre, and Z21-17 (Ord. 2830) rezoning the subject site from Single Family-43 and Single Family-35 to Single Family-15 PAD.

**Overview**

The Orchard is a proposed 22-lot gated residential development located on 14.07 acres located just east of Greenfield Road and Superstition Drive (south of Germann Road). The site consists of approximately 14.07 gross acres and is currently comprised of four vacant single-family lots and a citrus orchard. The housing density proposed with this Pre-Plat is approximately 1.6 DU/Acre in conformance with the recently approved General Plan designation for the site.

Staff is requesting a continuance to the August 3, 2022 Planning Commission Public Hearing due to a public notice deficiency.

**STAFF RECOMMENDATION**

Move to continue S21-22, The Orchard to the August 3, 2022 public hearing.

Respectfully submitted,



Josh Rogers  
Planner II

**Attachments and Enclosures:**

- 1) Notice of Public Hearing/Vicinity Map

# Notice of Public Hearing

S21-12 The Orchard  
Attachment 1: NOPH

PLANNING COMMISSION DATE:

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

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

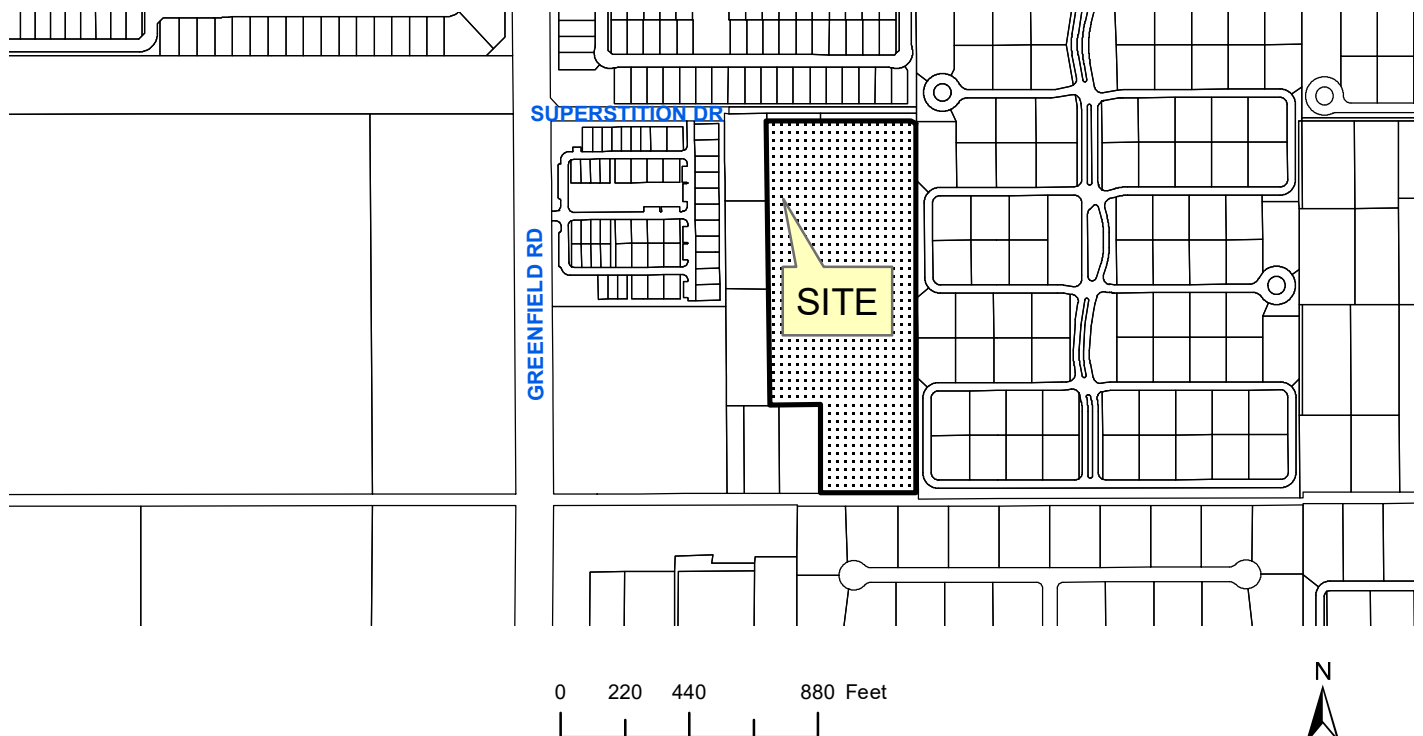
\*Call Planning Division to verify date and time: (480) 503-6589

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](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission) and [www.gilbertdocs.com/gilbertagendaonline](http://www.gilbertdocs.com/gilbertagendaonline).

## REQUESTED ACTION:

S21-12 THE ORCHARD: Request to approve Preliminary Plat and Open Space Plan for The Orchard, for 22 lots (Lots 1-22) on approx. 14.07 acres generally located east of the southeast corner of Greenfield Rd. and Superstition Dr. (Germann Rd) in the Single Family-15 (SF-15) zoning district with a Planned Area Development (PAD) overlay district.

## SITE LOCATION:



APPLICANT: Upfront Planning & Entitlements, LLC  
CONTACT: Jessica Sarkissian  
ADDRESS: 2733 N Power Rd., Unit#102-482  
Mesa, AZ 85215

TELEPHONE: (480) 221-6150  
E-MAIL: [jessica@upfrontplanning.com](mailto:jessica@upfrontplanning.com)