

Planning Commission Continuance

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

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MEETING DATE: OCTOBER 5, 2022

SUBJECT: D22-64 BBQ ISLAND

STRATEGIC INITIATIVE: Exceptional Built Environment

To develop a commercial building in Light Industrial zoning in the Northwest Growth Area

RECOMMENDED MOTION

Move to continue DR22-64 to the November 2, 2022 Planning Commission hearing.

APPLICANT

Company: Winton Architects
 Name: Robert Winton
 Address: 1435 E Rancho Dr.
 Phoenix, AZ 85014
 Email: wintonarch@gmail.com

OWNER

Company: Sun State Builders
 Name: Stephen Brown
 Address: 1050 W Washington St.
 Tempe, AZ 85281
 Phone: (602) 989-2485
 Email: sbrown@sunstatebuilders.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>June 5, 1984</i>	Town Council adopted Ordinance No. 317 (A83-02), which annexed and rezoned approximately 2,000 in the northwest area of Gilbert, including the subject site.
<i>August 12, 1986</i>	Town Council adopted Ordinance No. 470 (Z86-12) to rezone from AG (Agriculture) to Planned Area Development (PAD) creating the Fortune Center/ Tally PAD.
<i>July 28, 1987</i>	Town council adopted Ordinance No. 536 (Z87-12), amending the Fortune Center/Tally PAD to rezone approximately three acres from AG to I-1 (Garden Industry), which included the subject site.
<i>March 24, 1992</i>	Town Council adopted Ordinance No. 1433 (Z02-12) to amend the Fortune Center PAD to allow for lots less than one (1) acre in size in the Elliot Commerce Park.
<i>November 9, 2000</i>	The Design Review Board approved DR00-113, the entry monument sign and open space plan for Elliot Tech Center Industrial Park, and Gilbert Gateway Sign located at the southeast corner of Elliot Road and the UPRR.

Overview


The applicant is proposing the development of a warehouse use on Lots 39 and 40 in Elliot Commerce Park located at the southwest corner of William Dillard Drive and Elliot Road within the Northwest Growth Area. The proposal includes developing a 27,538-square foot (SF) building on approximately 1.6 acres of vacant land that is in Elliot Commerce Park.

Staff is requesting a continuance to the November 2, 2022 Planning Commission Public Hearing in order to provide the applicant additional time to address review comments.

STAFF RECOMMENDATION

Move to continue DR22-64 to the November 2, 2022 Planning Commission hearing.

Respectfully submitted,


Samantha Novotny
Planner I