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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: NOAH SCHUMERTH, PLANNER II *N.S.*
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THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *AM*
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MEETING DATE: OCTOBER 5, 2022

SUBJECT: GP22-04 AND Z22-03, HIGHLAND PARK

STRATEGIC INITIATIVE: Exceptional Built Environment

Create unique rental residential product in a suitable location for the land use.

REQUEST

- A. GP22-04, Highland Park: Request for Minor General Plan Amendment to change the land use classification of approx. 16.2 acres generally located south of the southeast corner of Val Vista Drive and Warner Road from Residential 0-1 DU/Acre (R > 0-1) to Residential 8-14 DU/Acre (R > 8-14).

- B. Z22-03, Highland Park: Request to rezone approximately 16.2 acres of real property generally located south of the southeast corner of Val Vista Drive and Warner Road from Maricopa County Single-Family Residential (RU-43) and Town of Gilbert Single-Family Residential (R-43) zoning district to Town of Gilbert Multi-Family/Low zoning district with a Planned Area Development overlay zoning district (PAD) to modify perimeter landscape setbacks, building separation requirements, and common open space requirements.

RECOMMENDED MOTION

Planning staff is recommending that both requests (GP22-04; Z22-03) be tabled by Planning Commission.

APPLICANT

Company: Bowman Consulting
Name: Nathan Larson
Address: 1600 N Desert Drive #210
Tempe, Arizona, 85281
Phone: 781-710-1383
Email: nlarson@bowman.com

OWNER

Company: New Village Homes
Name: Reed Porter
Address: 890 W Elliot Road
Gilbert, Arizona, 85233
Phone: 602-692-5369
Email: reedp@newvillagehomes.com

BACKGROUND/DISCUSSION

The proposed general plan amendment and rezoning cases are intended to support a 138-unit multi-family residential project, designed with a mixture of townhomes and “single-family rental” homes.

The general plan amendment proposes the conversion of 16.2 acres of area from Residential 0-1 DU/Acre (R >0-1) to Residential 8-14 DU/Acre (R > 8-14). The area is currently occupied by three single-family homes on large lots, adjacent to the Union Pacific Railroad and San Tan Generating Plant.

The rezoning proposes the conversion of 16.2 acres of area from the Maricopa County Single-Family Residential (RU-43) and Town of Gilbert Single-Family Residential (R-43) zoning districts to the Town of Gilbert Multi-Family/Low (MF/L) with a Planned Area Development (PAD) overlay. The deviations proposed as a part of the proposed PAD overlay include a reduction in required building separation within the MF/L district (20’ to 10’ and 18’ for southern and northern portions of the site), the reduction of required open space (45% to 40.8%) and the reduction of the northern landscape setback area and building setback to 4’ to prepare for a future second phase of development. These deviations support the creation of a unique multi-family development with a density gradient away from existing single-family residential areas, the provision of amenities and landscaping along Val Vista Drive, and the improvements proposed to both private open space (increasing area for private yards and patios on different types of units) and common open space (increasing the quality of landscaping and usefulness of spaces.)

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. Property posting and mailings were completed on September 19, 2022 with signed affidavits provided.

Staff received four comments about this project, with three comments expressing opposition to any Town approval related to this case, including concurrent annexation and design review cases. One comment was determined to be in support of this project.

STAFF RECOMMENDATION

Planning staff is recommending that both requests (GP22-04; Z22-03) be tabled by Planning Commission.

Respectfully submitted,

A handwritten signature in black ink that reads "Noah J. Schumerth". The signature is written in a cursive style with a large, sweeping initial "N".

Noah Schumerth
Planner II