



12,13

**Planning Commission Continuance  
Addendum**

**TO:** PLANNING COMMISSION

**FROM:** ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*  
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**THROUGH:** EVA CUTRO, AICP, PLANNING MANAGER *EC*  
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

**MEETING DATE:** OCTOBER 5, 2022

**SUBJECT:** A. GP22-09 STILLWATER RIVULON: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION ON APPROXIMATELY 10.31 ACRES LOCATED SOUTH AND WEST OF THE SOUTHWEST CORNER OF LINDSAY AND PECOS FROM GENERAL OFFICE (GO) TO RESIDENTIAL > 25-50 DU/ACRE LAND USE CLASSIFICATION.

B. Z22-07: STILLWATER RIVULON: REQUEST TO REZONE APPROXIMATELY 10.31 ACRES ON APPROXIMATELY 10.31 ACRES LOCATED SOUTH AND WEST OF THE SOUTHWEST CORNER OF LINDSAY AND PECOS FROM BUSINESS PARK WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY TO MULTI-FAMILY/HIGH ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT.

**STRATEGIC INITIATIVE:** Exceptional Built Environment

This project would allow for the development of additional housing options as part of a larger mixed-use, master planned development.

## RECOMMENDED MOTION

- A. Move to continue GP22-09 Stillwater Rivulon to the November 2, 2022 Planning Commission hearing; and
- B. Move to continue Z22-07 Stillwater Rivulon to the November 2, 2022 Planning Commission hearing;

## APPLICANT

Company: Withey Morris  
Name: Hanna Bleam  
Address: 2525 E. Biltmore Cir Unit A-212  
Phoenix, AZ 85016  
Phone: 602-230-0600  
Email: hannah@witheymorris.com

## OWNER

Company: Nationwide Realty Investors  
Name: Dean Aquino  
Address: 375 N. Front St., Unit 200  
Columbus, OH 43215  
Phone: 614-221-2012  
Email: aquinod@nationwide.com

## BACKGROUND/DISCUSSION

### History

Date	Description
<i>Feb. 28, 2006</i>	Town Council approved A05-20 annexing the subject site into the Town of Gilbert.
<i>Feb. 28, 2006</i>	Town Council approved case Z05-22 (Ordinance No. 1706) rezoning the 68 acre Esplanade site to Regional Commercial (RC).
<i>Oct. 10, 2006</i>	Design Review Board (DRB) approved case DR06-55 for the Gilbert Esplanade retail and office development with approx. 600,000 sq. ft. (since expired).
<i>Dec. 10, 2012</i>	Town Council approved the Rivulon Development Agreement with Nationwide Realty Investors for improvements and timing for the site.
<i>Dec. 12, 2013</i>	Town Council approved Ordinance No. 2464 (Z13-33), the Rivulon PAD amendment on 233 acres, which includes amended conditions and development standards for this site.
<i>August 3, 2022</i>	Planning Commission reviewed GP22-09 and Z22-07 as study session items.

## Overview

The subject site includes a total of 10.31 acres and is part of the larger 280-acre Rivulon PAD. The Rivulon master planned development extends from Gilbert Road east to Lindsay and from Pecos Road south to the San Tan Freeway. The 10.31-acre site is located south of Pecos Road and west of Lindsay Road and is internal to the overall development. The applicant is proposing to rezone the 10.31 acre portion of the Rivulon PAD from Business Park (BP) to Multi Family – High (MF-H). The proposed plan includes a total of 353 units with a density of 34.2 DU/acre.

The applicant is requesting a continuance to the November 2, 2022 Planning Commission hearing in order to modify the PAD request. A new Notice of Public Hearing will be sent in accordance with the requirements of the Land Development Code Article 6.2.6.

## STAFF RECOMMENDATION

- A. Move to continue GP22-09 Stillwater Rivulon to the November 2, 2022 Planning Commission hearing; and
- B. Move to continue Z22-07 Stillwater Rivulon to the November 2, 2022 Planning Commission hearing

Respectfully submitted,

Ashlee MacDonald, AICP  
Principal Planner

## **Attachments and Enclosures:**

- 1) Notice of Public Hearing/Vicinity Map

# Notice **GP22-09, Z22-07 Stillwater Rivulon** **Attachment 1: Notice of Public Hearing/Vicinity Map**

PLANNING COMMISSION DATE:

Wednesday, October 5, 2022\* TIME: 6:00PM

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

Tuesday, October 18, 2022\* TIME: 6:30PM

TOWN COUNCIL DATE:

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

\*Call Planning Division to verify date and time: (480) 503-6748

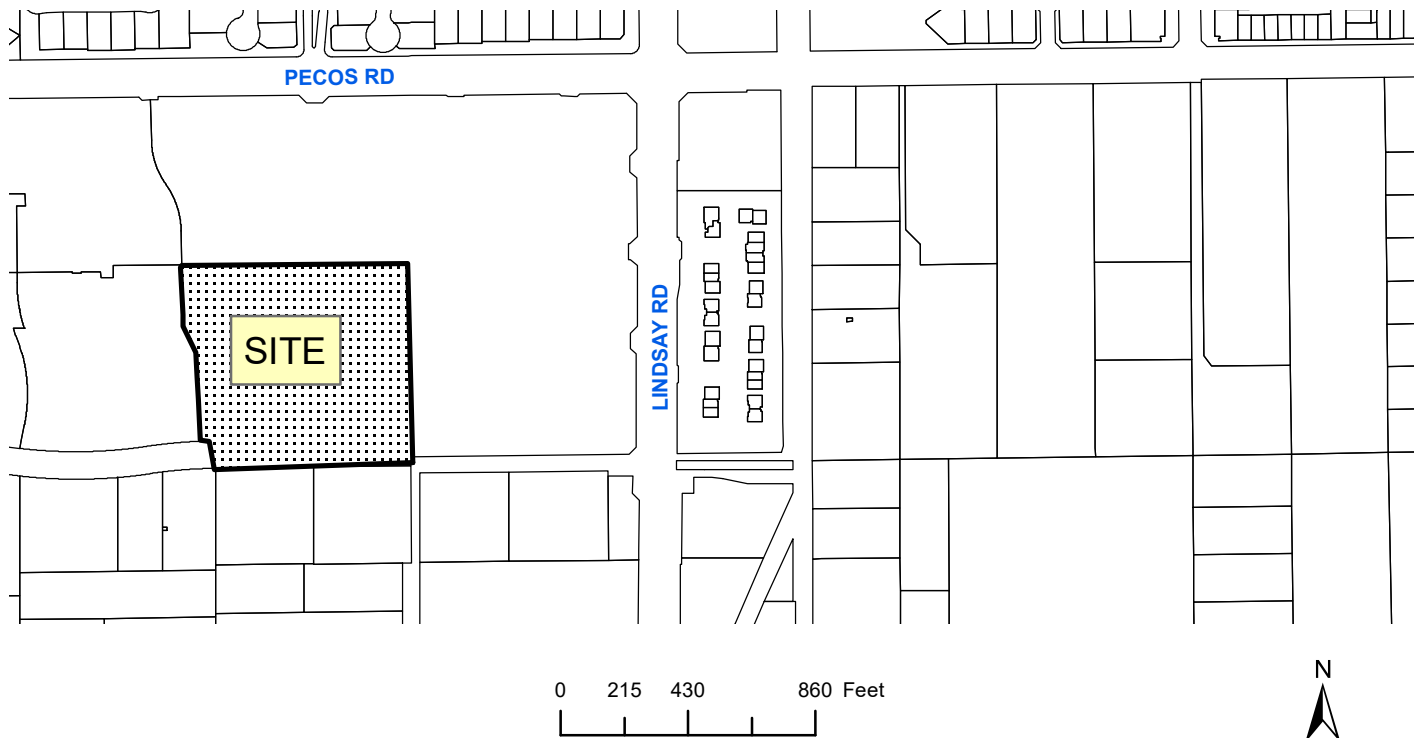
The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at [www.gilbertaz.gov/departments/development-services/planning/planning-commission](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission)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

## REQUESTED ACTION:

**GP22-09 STILLWATER RIVULON:** Request for Minor General Plan Amendment to change the land use classification on approximately 10.31 acres located south and west of the southwest corner of Lindsay and Pecos from General Office (GO) to Residential > 25-50 du/acre Land Use Classification. The effect will be to allow residential development.

**Z22-07: STILLWATER RIVULON:** Request to rezone approximately 10.31 acres located south and west of the southwest corner of Lindsay and Pecos Roads from Business Park (BP) with a Planned Area Development (PAD) overlay to Multi Family-High Zoning District (MF-H) with a Planned Area Development (PAD) overlay district. The effect will be to allow for multi family development with deviations to reduce setbacks, increase building height and modify PAD conditions related to parking.

## SITE LOCATION:



APPLICANT: Whitey Morris  
CONTACT: Hannah Bleam  
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Phoenix, AZ 85016

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E-MAIL: [hannah@witheymorris.com](mailto:hannah@witheymorris.com)