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Planning Commission Continuance

TO: PLANNING COMMISSION

FROM: SAMANTHA NOVOTNY, PLANNER I *SN*
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THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
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MEETING DATE: NOVEMBER 2, 2022

SUBJECT: S22-02, ARBORETA ESTATES

STRATEGIC INITIATIVE: Exceptional Built Environment
 To allow for development of an infill site for single-family dwelling units

RECOMMENDED MOTION

Move to continue S22-02 to the December 7, 2022 Planning Commission hearing.

APPLICANT

Company: Vineyard Group
 Name: Cameron MacDonald
 Address: 1223 S Clearview Ave., #102
 Mesa, AZ 85209
 Phone: (480) 720-4030
 Email: cmacdonald@cb-ch.com

OWNER

Company: Ben Fatto LP
 Name: Ben Fatto
 Address: 1223 S Clearview Ave., #105
 Mesa, AZ 85209
 Phone: (480) 222-5800
 Email: cdcardon@cardonhiatt.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>October 10, 2006</i>	Town Council adopted Annexation No. A05-22, Ordinance No. 1853 annexing Germann Road and Greenfield Road into town limits including the subject site.
<i>March 6, 2007</i>	Town Council adopted Z06-12-D (Ordinance No. 1896) changing the zoning from Maricopa County R-43 and R1-35 to Town of Gilbert SF-35.
<i>October 5, 2022</i>	Planning Commission continued S22-02 to the November 2, 2022 hearing at staff's request.

Overview

The applicant is requesting approval of the Preliminary Plat and Landscape Plan for Arboreta Estates. The site is an approximately 17-acre site generally located at the northeast corner of Greenfield Road and Germann Road.

The proposed 15 lots are oversized and provide opportunity for greater usability of the private yards. The general range of lot area is from 36,000 to 50,000 sf. The project is planned to develop as a single phase.

Staff is requesting a continuance to the December 7, 2022 Planning Commission Public Hearing in order to provide the applicant additional time to address review comments.

STAFF RECOMMENDATION

Move to continue S22-02 to the December 7, 2022 Planning Commission hearing.

Respectfully submitted,



Samantha Novotny
Planner I