



18,19

Planning Commission Study Session

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, SENIOR PLANNER *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
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MEETING DATE: NOVEMBER 2, 2022

SUBJECT: GP22-12, Z22-11 ALDI-GILBERT

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for a General Plan amendment and Rezoning to accommodate a grocery store and high-density multi-family development.

RECOMMENDED MOTION

Move to continue GP22-12, Z22-11 ALDI-GILBERT to the December 7, 2022 public hearing.

APPLICANT

Company: Berry Riddell LLC
Name: Elyse DiMartino
Address: 6750 E Camelback Rd., Unit 100
Scottsdale, AZ 85251
Phone: 480-682-3916
Email: ed@berryriddell.com

OWNER

Company: Aldi
Name: Benjamin Vesper
Address: N/A
Phone: 480-682-3916
Email: N/A

BACKGROUND/DISCUSSION

History

Date	Description
<i>September 18, 1979</i>	Town Council approved A80-02 (Ordinance No. 253), annexing approximately 360 acres, including the subject property.
<i>November 29, 1983</i>	Town Council adopted Ordinance No. 356 in case Z83-16 creating the Fiesta Tech Planned Area Development.
<i>March 3, 1986</i>	Town Council adopted Ordinance No. 504 amending the Fiesta Tech Planned Area Development.
<i>November 15, 1988</i>	Town Council adopted Ordinance No. 601 in case Z86-28 amending the Fiesta Tech Planned Area Development
<i>November 13, 1997</i>	DRB approved case DR97-65, Hertz Rental Car, on the subject property, Parcel 3, Continental Tech Center.
<i>September 5, 2018</i>	Planning Commission approved case DR18-56 (ALDI Grocery Store).

Overview

The applicant is requesting to change the general plan land use classification on approximately 5.51 acres of a 10 acre site from General Commercial (GC) to Residential > 25-50 DU/Acre Land Use Classification; and a rezone on 10 acres from General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay to 4.5 acres of General Commercial (GC) and 5.51 acres of Multi-Family High (MF/H) zoning district, for the construction of a future Aldi grocery store and a high density multi-family apartment complex at the southeast corner of Arizona Ave. and Desert Lane. The proposed request will remove the site from the existing Fiesta Tech PAD.

STAFF RECOMMENDATION

Move to continue GP22-12, Z22-11 ALDI-GILBERT to the December 7, 2022 public hearing.

Respectfully submitted,



Keith Newman,
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

Notice of Public Hearing

GP22-12, Z22-11 ADLI

Attachment 1: Notice of Public Hearing

PLANNING COMMISSION DATE:
LOCATION: 75 E Civic Center DR
Police Department - Amphitheater

Wednesday, November 2, 2022* TIME: 6:00 PM

TOWN COUNCIL DATE:
LOCATION: Public Safety Training Facility
6860 S Power RD Gilbert, AZ 85297

Tuesday, December 13, 2022* TIME: 6:30 PM

*Call Planning Division to verify date and time: (480) 503-6812

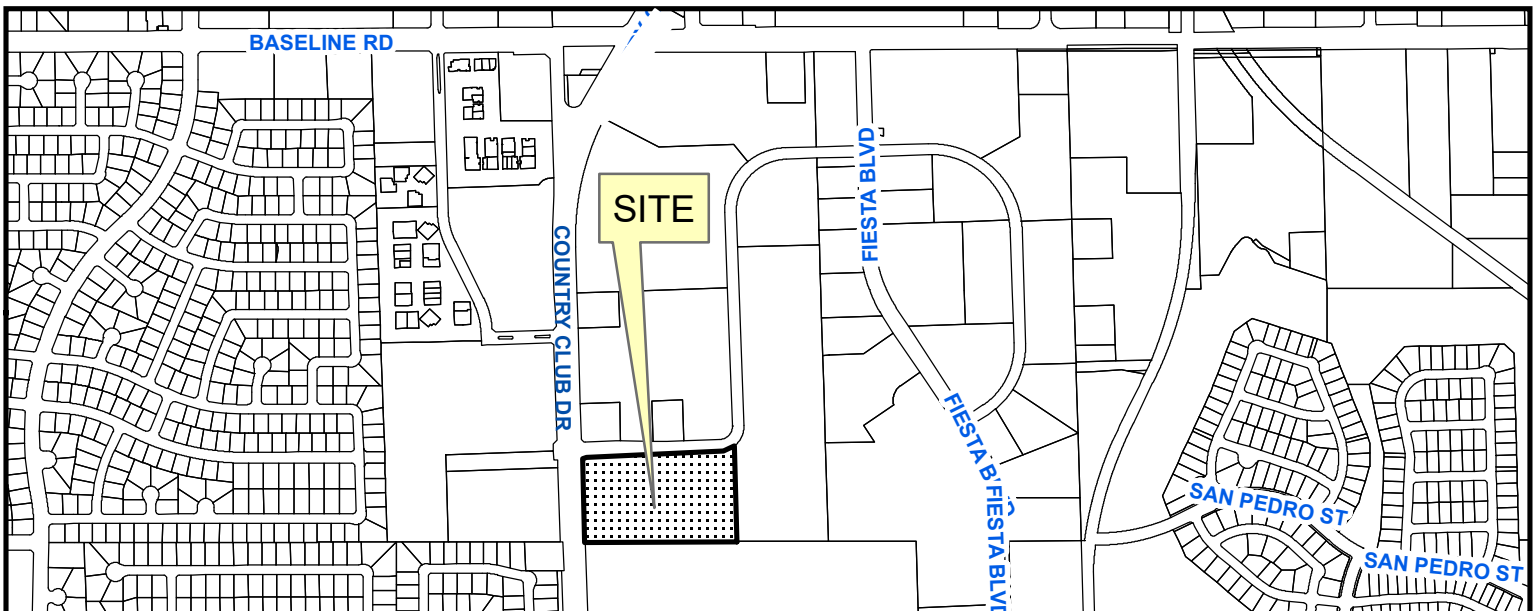
The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

GP22-12 ALDI: Request for Minor General Plan Amendment to change the land use classification on approximately 5.51 acres located east of the southeast corner of Arizona Ave. and Desert Lane from General Commercial (GC) to Residential > 25-50 DU/Acre Land Use Classification. The effect will be to permit the development of a high density multi-family residential development.

Z22-11 ALDI: Request to amend Ordinance Nos. 356, 504 and 601 pertaining to the Fiesta Tech Planned Area Development (PAD) by removing from the Fiesta Tech PAD approx. 10 acres generally located at the southeast corner of Arizona Ave. and Desert Lane from General Commercial (GC) zoning district to 4.5 acres of General Commercial (GC) and 5.51 acres of Multi-Family High (MF/H) zoning district. The effect of this rezone will be to allow commercial and multi-family high residential development on a previously developed car dealership lot.

SITE LOCATION:



0 330 660 1,320 Feet



APPLICANT: Berry Riddell
CONTACT: Elyse DiMartino
ADDRESS: 6750 E Camelback RD Unit: 100
Scottsdale, AZ 85251

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