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## Planning Commission Staff Report

**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:** DECEMBER 7, 2022

**SUBJECT:** S22-02 ARBORETA ESTATES

**STRATEGIC INITIATIVE:** Exceptional Built Environment  
To allow for development of an infill site for single-family residential subdivision

### RECOMMENDED MOTION

Move to continue S22-02 Arboreta Estates to a date uncertain.

### 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](mailto: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](mailto: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.
<i>November 2, 2022</i>	Planning Commission continued S22-02 to the December 7, 2022 hearing at staff's request.

### Overview

The applicant is proposing a Preliminary Plat and Landscape Plan for Arboreta Estates. The site is approximately 17 acres consisting of vacant land generally located at the northeast corner of Greenfield Road and Germann Road.

The proposal contains 15 lots that are approximately 36,000 to 50,000 sf in area, and is planned to develop as a single phase.

Staff is requesting the item be continued to a date uncertain, so the applicant has more time to work through the details of their proposal. When the project is ready to be considered by the Planning Commission, the applicant will be required to re-notice per Land Development Code (LDC) Section 6.2.6.

### STAFF RECOMMENDATION

Move to continue S22-02 Arboreta Estates to a date uncertain.

Respectfully submitted,



Samantha Novotny  
Planner I