



14, 15

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*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: DECEMBER 7, 2022

- SUBJECT:**
- A. GP22-12 ALDI-GILBERT: 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.

 - B. Z22-11 ALDI-GILBERT: 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 APPROXIMATELY 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.

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

- A. Move to recommend to Town Council approval of GP22-12 Aldi-Gilbert, a Minor General Plan Amendment;
- B. For the reasons set forth in this staff report, move to recommend approval to the Town Council for Z22-11 Aldi-Gilbert, as requested, subject to the conditions.

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.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Commercial (GC)	General Commercial (GC) PAD	Desert Lane then Commercial (Winco and retail pads/shops)
South	Residential > 14 - 25 DU/Acre	Multi-Family/Medium (MF/M) PAD	Residential (Sierra Palms Apartments)
East	Light Industrial (LI)	Light Industrial (LI)	Warehousing
West	Neighborhood Suburban (City of Mesa)	Multiple Residence (RM-3)	Arizona Avenue then Residential (San Posada Apartments)
Site	General Commercial (GC)	General Commercial (GC) PAD	Abandoned car sales lot

Site Development Regulations for General Commercial District:

Site Development Regulations	LDC GC	Proposed GC
Maximum Building Height (ft.)	45'	45'
Minimum Building Setbacks (ft.)		
Front	25'	25'
Side (Street)	20'	20
Side (Residential)	75'	75'
Rear (Residential)	75'	75'
Separation Between Buildings (ft.)		
Single Story	15'	15'
Multiple Story	20'	20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Street)	20'	20'
Side (Residential)	40'	40'
Rear (Residential)	40'	40'
Landscaping (% of net site area)	15%	15%

Site Development Regulations for Multi-Family/High District:

Site Development Regulations	LDC MF/H	Proposed MF/H
Minimum Parcel Area (sq. ft.)	35,000	35,000

Maximum Building Height (ft.)/Stories	55'	55'
Minimum Building Setbacks (ft.)		
Front	25'	25'
Side (Non-residential)	10'	10'
Side (Non-residential)	10'	10'
Rear (Multi-family)	10'	10'
Separation Between Buildings (ft.)		
Single or two story	20'	20'
Three-story	20'	20'
Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	25'
Side (Non-residential)	10'	10'
Side (Non-residential)	10'	10'
Rear (Multi-family)	10'	10'
Private Open Space (sq. ft.)	60	60
Common Open Space (minimum)	40% of net site	40%

General Plan Amendment:

The existing land use classification on the 10-acre site is currently General Commercial and consists of an abandoned vehicle sales parking lot on the west half of the lot and vacant land on the east half. The applicant is requesting to change the existing General Plan Land Use designation on a 5.51-acre portion on the east half of the 10-acre site from General Commercial (GC) to Residential > 25-50 DU/Acre to accommodate a future high-density multi-family apartment complex. The west portion of the site will maintain the existing General Commercial (GC) land use designation to accommodate a future Aldi grocery store.

According to the applicant, the adjacent uses support amending the General Plan to allow a multi-family development on the eastern portion of the site. The proposed multi-family development will serve as a transitional use between the existing residential properties and the light industrial and commercial uses north and east of the site. The proposed multi-family development will provide high-quality housing options near adjacent commercial uses to continue to elevate the area.

General Plan Goals:

The applicant has stated that they believe they conform to the General Plan for the following reasons (applicant response in italics):

GOAL: CM-1: Encourage A Balanced Land Use Framework

Policy 1: Ensure the Town maintains a land use framework that supports a highly livable community through efficient use of land and resources.

According to the applicant, the proposed multi-family development will add additional high-quality residential units to the community. The development will support the surrounding uses by providing additional business to the commercial properties to the north and will be compatible with the residential properties to the south and west.

Policy 2: Encourage high quality housing in suitable areas that can accommodate a variety of lifestyles, households, ages, market preferences, and incomes

According to the applicant, The Town of Gilbert currently has one of the highest increases in rental costs. Adding to the Gilbert housing supply will assist in creating a more affordable, livable environment. The high-quality, modern apartment project provides a variety of residential apartment unit types, including a mix of one-, two-, and three-bedroom units, adding to the variety of housing options in the West Gilbert Community.

Policy 4: Promote mixed-use development within appropriate land use classifications

According to the applicant, the combination of the proposed multi-family and the proposed ALDI grocery store maximizes integration of the Town's residential and non-residential uses. The proposed multi-family development will be within walking distance of numerous commercial uses. The site will be contributing business and much needed housing to the surrounding area.

GOAL CM-2: Focus on quality development

Policy 7: Preserve and maintain Gilbert's attractive appearance and quality of development that provide a sense of place

According to the applicant, the overall development is a unique and high-quality mixed-use project. The ALDI and multi-family plans offer modern structures with clean lines and quality materials. A pedestrian plaza will be located at the main entrance to the multi-family development, giving a welcome appearance to the community members of the Town and future residents. Thoughtful design was taken into consideration to create a complementary and cohesive mixed-use development. Further, the development will produce greater aesthetic benefits compatible with the surrounding community.

GOAL CM-4: Promote our neighborhoods

Policy 18: Facilitate the activation, redevelopment, or revitalization of Gilbert’s aging or under-utilized commercial and industrial properties and structures

According to the applicant, the Site has remained undeveloped for the last five years. The proposed development seeks to transform this underutilized property into an asset for the community. The project is in line with the goals of the General Plan because it will bring much needed retail and housing uses to the area.

Rezone Request:

The applicant is requesting to remove the 10-acre subject site from the Fiesta Tech Planned Area Development (PAD) and change the zoning from General Commercial (GC) PAD to 4.5 acres of General Commercial (GC) and 5.51 acres of Multi-Family High (MF/H) zoning district. The re-zoning will accommodate the development of a future Aldi grocery store on the west half of the property, and a high-density multi-family apartment complex on the east half.

According to the applicant, a rezone to commercial and multi-family uses is compatible with the surrounding area and will bring a valuable service and much needed housing to the area. The multi-family development, when designed, will be complementary to the proposed ALDI development, incorporating similar colors and materials to create a more compatible and cohesive site. Further, the overall site will complement the look and feel of the area.

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 6.2.6.

A virtual neighborhood meeting was held on October 28, 2021. No surrounding property owners/residents attended the meeting.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 6.2.2.B.5 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP22-12 ALDI-GILBERT: 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; and
- B. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z22-11 Aldi-Gilbert, to amend Ordinance Nos. 356, 504 and 601 pertaining to the Fiesta Tech Planned Area Development (PAD) by removing from the Fiesta Tech PAD approximately 10 acres generally located at the southeast corner of Arizona Ave. and Desert Lane and rezone 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., subject to the following conditions:
1. Construction of off-site improvements to Desert Lane and Arizona Avenue adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier. If Gilbert constructs the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.
 2. Developer shall construct, at the Developer's expense, dedicated right turn lane(s) and any associated improvements at any proposed access on Arizona Avenue right-of-way into the site. The minimum geometry of the dedicated right turn lane(s) shall be 230 feet storage, 90 feet taper, and 12 feet wide. Improvements shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier.
 3. Developer shall construct, at the Developer's expense, dedicated northbound right turn lane and any associated improvements at the intersection of Arizona Avenue and Desert Lane. The minimum geometry of the dedicated right turn lane(s) shall be 230 feet storage, 90 feet taper,

and 12 feet wide. Improvements shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier.

4. Developer shall re-stripe, at the Developer's expense, the southbound left turn to extend the existing storage and any associated improvements at the intersection of Arizona Avenue and Desert Lane. The minimum geometry of the southbound left turn lane shall be 250 feet storage. Improvements shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier.
5. Developer shall design and construct, at the Developer's expense, signal modifications at the intersection of Arizona Avenue and Desert Lane per the direction of the Town's Traffic Engineer. Improvements shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property or at the time requested by Gilbert, whichever is earlier.
6. On-street Parking along Arizona Avenue, Desert Lane, or Colorado Street is not permitted.
7. Access spacing locations between driveways and Colorado Street on Desert Lane shall meet the Town of Gilbert spacing requirement unless the Town of Gilbert approves a technical variance.
8. Prior to issuance of the first building permit or at the time of recordation of the final plat, Developer shall enter into a Development Reimbursement and Lien Agreement agreeing that Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance if Gilbert constructs the improvements as part of its capital improvements program. Failure by Developer to execute a Development Reimbursement and Lien Agreement may result in reversion of the zoning to the prior zoning classification. If Developer constructs the improvements, Gilbert shall release Developer from its obligations under the Development Reimbursement Agreement.
9. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.

10. Developer shall create a Property Owner's Association (POA) for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas, and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified on the approved site plan or final plat.
11. Developer shall record easements to be owned by the (POA) for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.
12. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
13. The maximum number of dwelling units shall be limited to the maximum allowed under the Gilbert General Plan.

Respectfully submitted,



Keith Newman,
Senior Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing
- 2) Aerial Map
- 3) Applicant's Narrative (5 pages)
- 4) General Plan Exhibit
- 5) Zoning Exhibit

Notice of Public Hearing

GP22-12, Z22-11 ALDI-Gilbert
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

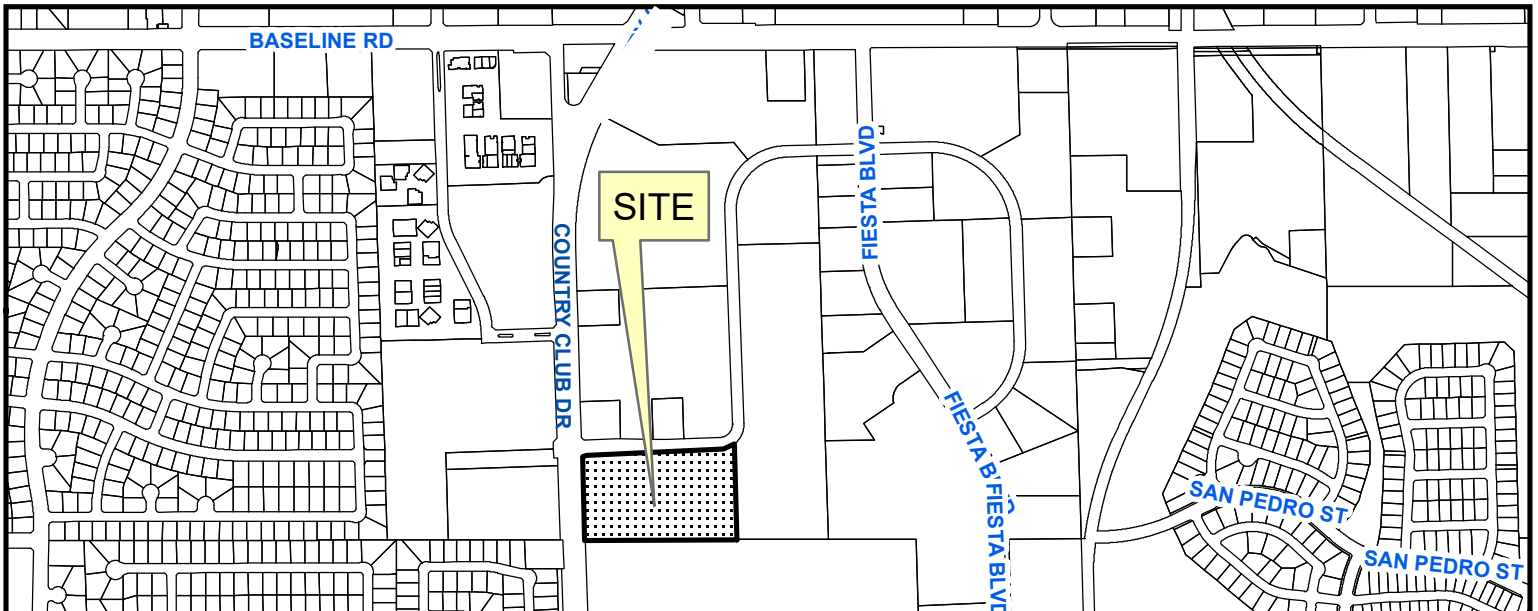
The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

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

TELEPHONE: (480) 682-3916
E-MAIL: ed@berryriddell.com

ALDI Commons

SEC Arizona Avenue & Desert Lane

Rezoning and General Plan Amendment Narrative

October 25, 2022

Prepared by:

Berry Riddell LLC

Wendy Riddell, Esq.

Elyse DiMartino, Planner

6750 E. Camelback Rd., #100

Scottsdale, Arizona 85251

REQUEST

The purpose of this request is to rezone approximately 10-gross-acre (8.5-net-acre) site located at the southeast corner Arizona Avenue and Desert Lane (the “Site”). The Site is designated as Maricopa County Assessor’s Parcel Number 302-09-059. The Site is currently zoned General Commercial (“GC”) with Planned Area Development Overlay (“PAD”) and is designated as General Commercial on the Town of Gilbert 2020 General Plan (“General Plan”). The Site is presently an undeveloped lot. The intent is to rezone to remove the entire Site from the existing Fiesta Tech PAD, which was approved through zoning case Z83-16 in 1983. In addition to removing the Fiesta Tech PAD, a rezoning to Multi-Family High (“MF/H”) and General Plan Amendment to Residential > 25-50 du/ac are needed for the eastern portion of the Site to allow the proposed multi-family development. The GC zoning and General Plan designation of General Commercial will remain in place on the western portion of the Site.



SURROUNDING CONTEXT

Located approximately one mile south of Highway 60 and along the Gilbert/Mesa border, this Site is an ideal location for community-serving commercial and multi-family purposes. The Site is bounded by the north with GC property and light industrial to the east. The Site abuts multi-family zoning districts to the south (MF/M) and west (Mesa RM-3 Zoning). The proposed grocery store and multi-family uses are compatible with the surrounding area and will bring a valuable service and much needed housing to the area.

DEVELOPMENT PLAN

ALDI Development

The proposed ALDI grocery store will occupy the approximate 4.5-gross-acre (3.64-net-acre) piece on the west side of the larger 10-gross-acre Site. The proposed grocery store will offer a use that is synergistic with the commercial properties to the north, while providing an essential service to the existing and proposed residential properties.

The proposed grocery store will conform to the Town of Gilbert's (the "Town") development standards and complement the surrounding properties. The structure will have a modern appearance and will be visually similar to the existing ALDI grocery store in Gilbert located just east of S. Val Vista Dr. and E. Pecos Rd. The final design will be determined during the Town's Design Review process after City Council approval of the General Plan and Rezoning applications.

Multi-Family Development

The proposed multi-family development is an approximately 5.51-gross-acre (4.86-net-acre) piece on the east side of the larger 10-gross-acre Site. Residents of the development will be served by the proposed ALDI grocery store as well as the WinCo Foods, Costco, and an auto dealership to the north.

The Site will feature an apartment building with a modern appearance and a design sensitive to the surrounding commercial and residential properties. The design and façade of the apartments will be complementary to the proposed ALDI development to create a more compatible and cohesive Site. Further, the overall Site will complement the look and feel of the West Gilbert community. The final design will be determined during the Town's Design Review process after City Council approval of the General Plan and Rezoning applications.

The multi-family development will provide a mix of unit types and will feature high-quality amenities and open space areas throughout. The development will also feature a parking garage, leasing office with clubhouse, and courtyard pool. The multi-family development will be accessed primarily by Desert Lane. In addition to vehicular access, special attention was given to the pedestrian circulation between the proposed multi-family and ALDI sites. Pedestrian connections are proposed to ensure future residents will have safe and convenient access to the ALDI grocery store.

GENERAL PLAN

The General Plan establishes a community vision that promotes a mix of synergistic land uses throughout the Town of Gilbert (the "Town"). The Town has designated the Site as General Commercial; however, the current classification is not suitable for the eastern portion of the Site; therefore, a General Plan Amendment from General Commercial to Residential >25-50 du/ac is requested for the east portion of the Site.

The adjacent uses support amending the General Plan to allow a multi-family development on the eastern portion of the Site. The proposed multi-family development will buffer the existing residential properties from light and noise pollution produced by the industrial and commercial uses north and east of the Site. The proposed multi-family development will provide high-quality housing to continue to elevate the area. Policies that support the General Plan Amendment are outlined below:

Land Use Policy 1: Ensure the Town maintains a land use framework that supports a highly livable community through the efficient use of land a resources

Response: The proposed multi-family development will add high-quality residential units to the community. The development will support the surrounding uses by providing additional business to the commercial properties to the north and will be compatible with the residential properties to the south and west.

Land Use Policy 2: Encourage high quality housing in suitable areas that can accommodate a variety of lifestyles, households, ages, market preferences, and incomes

Response: The Town of Gilbert currently has one of the highest increases in rental costs. Adding to the Gilbert housing supply will assist in creating a more affordable, livable environment. The high-quality, modern apartment project provides a variety of residential apartment unit types, adding to the variety of housing options in the West Gilbert Community.

Land Use Policy 4: Promote mixed-use development within appropriate land use classifications

Response: The combination of the proposed multi-family and the proposed ALDI grocery store maximizes integration of the Town's residential and non-residential uses. The proposed multi-family development will be within walking distance of numerous commercial uses. The site will be contributing business and much needed housing to the surrounding area.

Land Use Policy 7: Preserve and maintain Gilbert's attractive appearance and quality of development that provide a sense of place

Response: The overall development is a unique and high-quality mixed-use project. The ALDI and multi-family plans offer modern structures with clean lines and quality materials. A pedestrian plaza will be located at the main entrance to the multi-family development, giving a welcome appearance to the community members of the Town and future residents. Thoughtful design was taken into consideration to create a complementary and cohesive mixed-use development. Further, the development will produce greater aesthetic benefits compatible with the surrounding community.

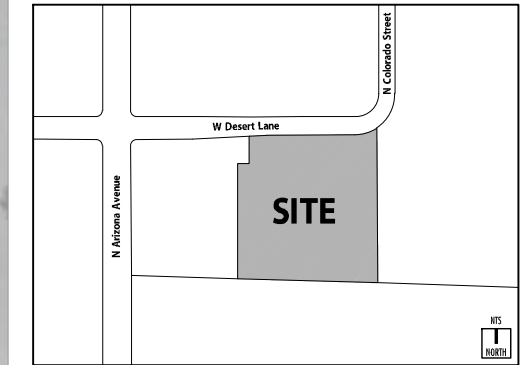
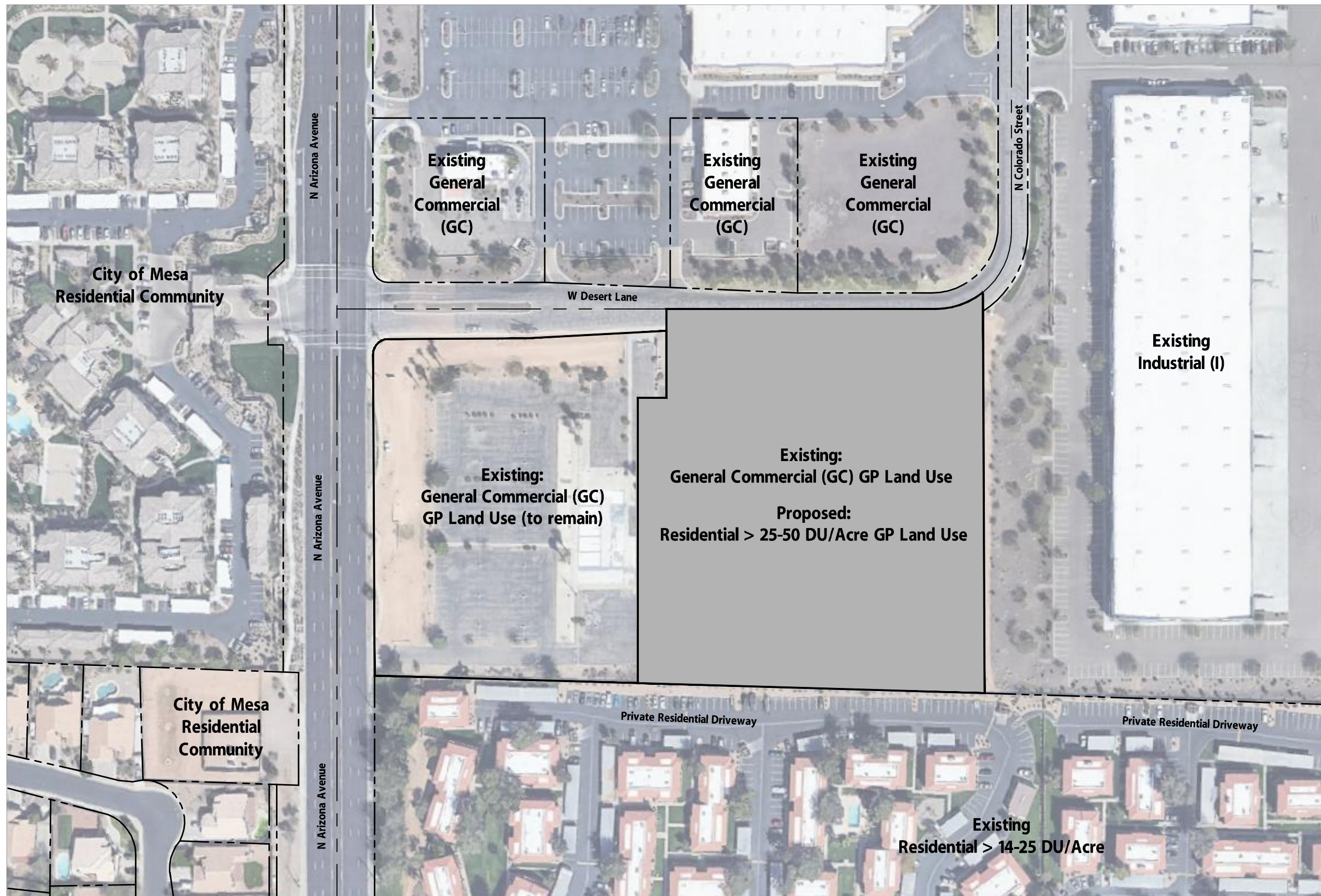
Land Use Policy 18: Facilitate the activation, redevelopment, or revitalization of Gilbert's aging or under-utilized commercial and industrial properties and structures

Response: The Site has remained undeveloped for the last five years. The proposed development seeks to transform this underutilized property into an asset for the community.

The project is in line with the goals of the General Plan because it will bring much needed retail and housing uses to the area.

CONCLUSION

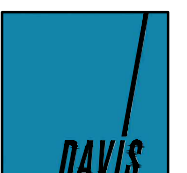
This is a request to remove the Site from the Fiesta Tech PAD and amend the zoning and General Plan designation for the eastern portion of the Site. This request is consistent with the goals and policies outlined in the General Plan, provides a much needed and quality commercial use, lessens the burden on the housing market by creating new residential units, and is compatible with the surrounding area and creates a synergistic horizontal mixed-use development.

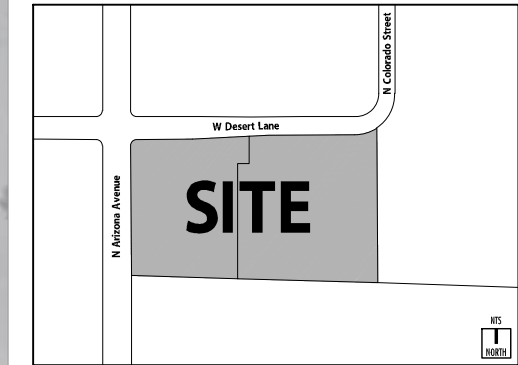
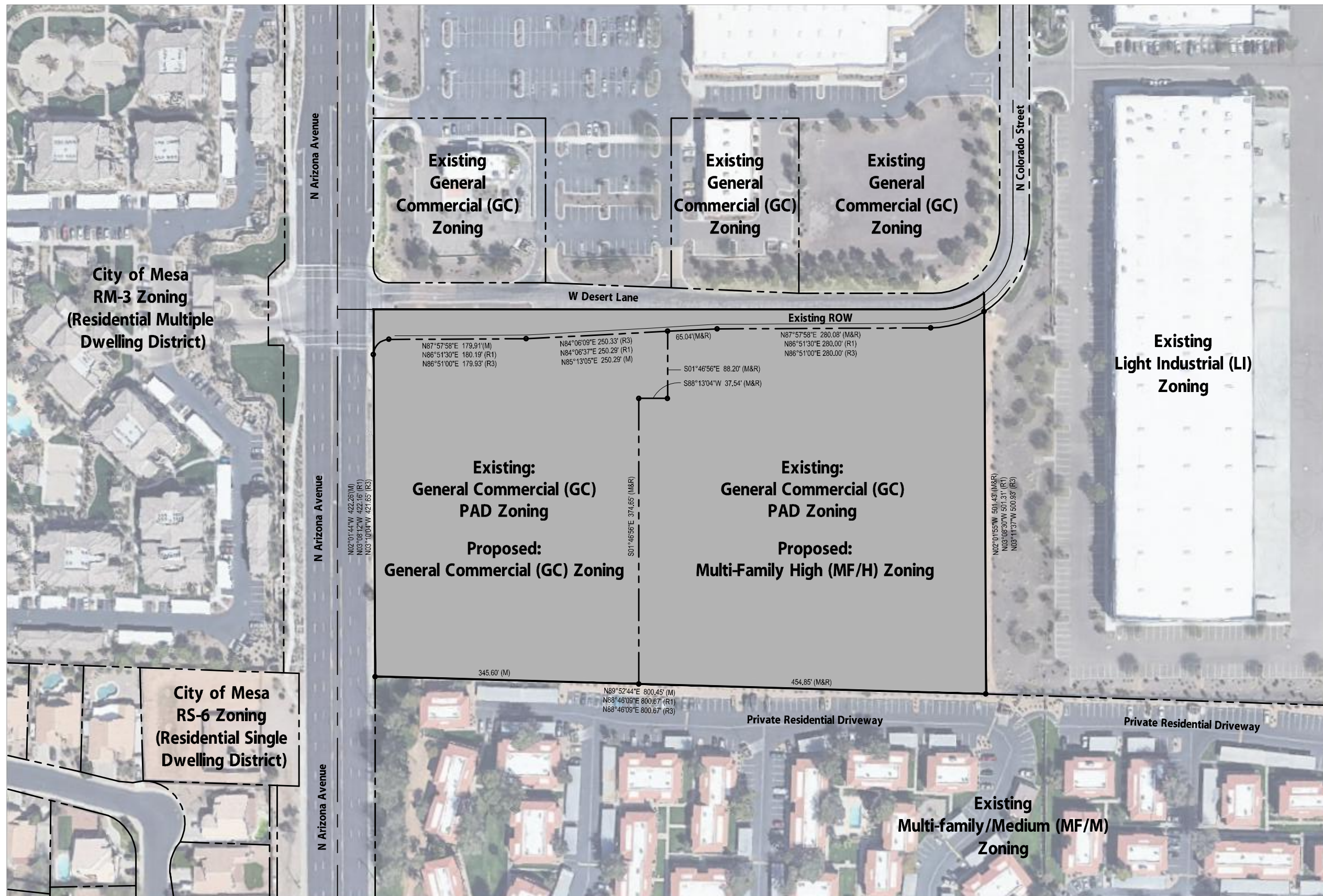


Project Data Multi-Family High Residential Site

Jurisdiction:	Town of Gilbert
APN:	Portion of 302-09-059
Site Area:	5.1441 Gross Acres 224,076 SF 4.9067 Net Acres 213,736 SF
GP Land Use:	Existing: General Commercial (GC) Proposed: Residential > 25-50 DU/Acre (only on East half of site)
Percentage: of total site	56.2% of total site acreage
Percentage: of GP site	100% of GP site acreage

General Plan Exhibit (Residential Site)





Project Data

Multi-Family High Residential Site

Jurisdiction: Town of Gilbert
APN: Portion of 302-09-059
Site Area: 5.1441 Gross Acres
 224,076 SF
 4.9067 Net Acres
 213,736 SF
Zoning: Existing:
 General Commercial (GC) PAD
 Proposed:
 Multi-Family High (MF/H)
GP Land Use: Existing:
 General Commercial (GC)
 Proposed:
 Residential > 25-50 DU/Acre

General Commercial Grocery Store Site

Jurisdiction: Town of Gilbert
APN: Portion of 302-09-059
Site Area: 4.0023 Gross Acres
 174,339 SF
 3.1452 Net Acres
 137,005 SF
Zoning: Existing:
 General Commercial (GC) PAD
 Proposed:
 General Commercial (GC)
GP Land Use: Existing (to remain):
 General Commercial (GC)

Zoning Exhibit

