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Planning Commission Continuance

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: JANUARY 4, 2023

SUBJECT: DR21-65 KEYSTONE: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROXIMATELY 15 ACRES, GENERALLY LOCATED AT THE SOUTHEAST CORNER OF SANDERS DR. AND WARNER RD., AND ZONED MULTI FAMILY/LOW WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Prosperous Community

To allow for a new multi-family development on an undeveloped parcel.

RECOMMENDED MOTION

A. Move to continue DR21-65, Keystone to the February 1, 2023 public hearing.

APPLICANT

Company: Burch & Cracchiolo
 Name: Brennan Ray
 Address: 1850 N. Central Ave, Ste 1700
 Phoenix, AZ 85004

OWNER

Company: Keystone at Gilbert, LLC
 Name: Chris Hundelt
 Address: N/A

Phone: 602-234-8794
Email: bray@bcattorneys.com

Phone: 602-999-7471
Email: chundelt@keystonehomesaz.com

BACKGROUND/DISCUSSION

History

Date	Description
September 7, 2022	Planning Commission reviewed DR21-65 as a study session item
December 13, 2022	Town Council approved A22-03 (Ord. No. 2843) annexing the subject site.
December 13, 2022	Town Council approved GP21-03 (Resolution No. 4348) changing the land use designation from R>5-8 DU/Acre to R>8-14 DU/Acre and Z21-05 (Ord. No. 2844) rezoning the site from Maricopa County AD-III to MF/L.

Overview

Staff is requesting a continuance to the February 1, 2023 public hearing to give the applicant additional time to address staff's review comments.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, 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 Article 5.205.

STAFF RECOMMENDATION

Move to continue DR21-65 Keystone to the February 1, 2023 public hearing.

Respectfully submitted,



Ashlee MacDonald, AICP
Principal Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

Notice of Public Hearing

DR21-65: Keystone
Attachment 1 - NOPH

PLANNING COMMISSION DATE:

Wednesday, January 4, 2023* TIME: 6:00 PM

LOCATION: Municipal Building I - Council Chambers
50 East Civic Center Drive

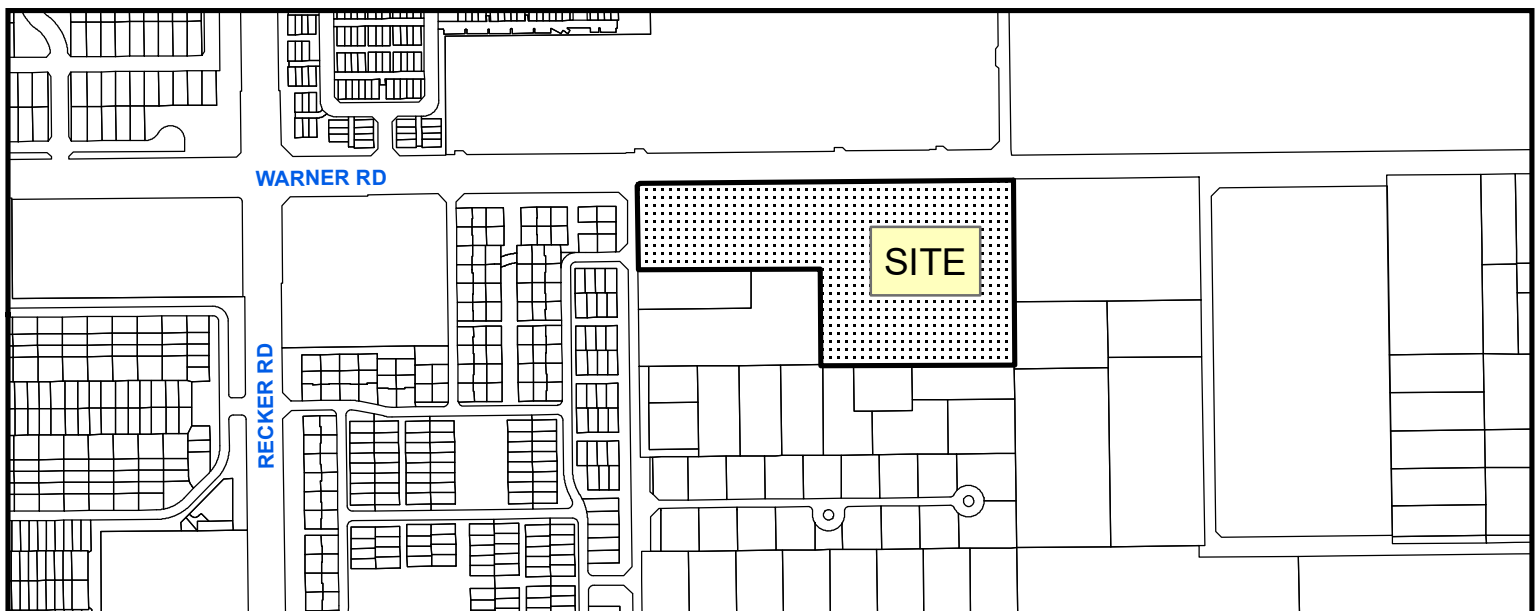
*Call Planning Division to verify date and time: (480) 503-6748

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

REQUESTED ACTION:

DR21-65 KEYSTONE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 15 acres, generally located at the southeast corner of Sanders Dr. and Warner Road, and zoned Multi Family/Low (MF/L) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



0 225 450 900 Feet



APPLICANT: Burch & Cracchiolo, PA
CONTACT: Brennan Ray
ADDRESS: 1850 N. Central Ave. Unit 1700
Phoenix, AZ 85004

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