



10

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: NOAH SCHUMERTH, PLANNER II *N.S.*
(480) 503-6729, NOAH.SCHUMERTH@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: FEBRUARY 1, 2023

SUBJECT: DR22-153: PERFORM AIR INTERNATIONAL

STRATEGIC INITIATIVE: Exceptional Built Environment

Provide a high-quality addition to the built and economic environment of an existing employment area within the Town.

RECOMMENDED MOTION

Move to continue DR22-153, Perform Air International to the March 1, 2023 public hearing.

APPLICANT

Company: LGE Design Group
Name: Carlos Elias
Address: 1200 N. 52nd St.
Phoenix, AZ, 85008
Phone: (602) 283-1620
Email: carloase@lgedesigngroup.com

OWNER

Company: Perform Air International
Name: Chris Rizen
Address: 907 N Quartz St.
Gilbert, AZ, 85234
Phone: (480) 215-2817
Email: crizen@performair.com

APPLICANT

Company: LGE Design Group
Name: Danny Macias
Address: 1200 N. 52nd St.
Phoenix, AZ, 85008
Phone: (602) 283-1620
Email: dannym@lgedesigngroup.com

BACKGROUND/DISCUSSION

History

| Date | Description |
|--------------------------|--|
| <i>June 5, 1984</i> | Town Council approved A83-02 (Ordinance No. 377), annexing approximately 2,085 acres into Town limits as a part of the “Northwest Planning Area” annexation. |
| <i>August 12, 1986</i> | Town Council approved Z86-12 (Ordinance No. 470), rezoning approximately 70 acres of property from Agriculture (AG) to Garden Industrial (I-1) and Planned Neighborhood Shopping Center (PSC-1). |
| <i>January 20, 1987</i> | Town Council approved preliminary plat for Fortune Center PAD (MCR: 618-24). |
| <i>January 19, 1998</i> | Town Council approved an amendment to Z86-12 (Ordinance No. 549), amending landscape phasing plans and adding conditions detailing responsible party for various landscape improvements within the Fortune Center industrial park. |
| <i>December 19, 2000</i> | Town Council approved S540, establishing a new preliminary plat for the Elliot Tech Center. |

| | |
|---------------------------|--|
| <i>September 12, 2002</i> | Design Review Board approved DR02-48, establishing a revised Open Space Plan, monument signage, and landscaping standards for the Fortune Center industrial center, now named Elliot Commerce Center. |
| <i>October 1, 2002</i> | Town Council approved Z02-12 (Ordinance No. 1433), rezoning approximately 70 acres to amend the Planned Area Development (PAD) for the Elliot Commerce Park industrial park, allowing lots that are less than an acre within the Elliot Commerce Park where the base zoning district is designated as I-1. |
| <i>December 10, 2002</i> | Town Council approved S572, a preliminary plat accompanying Z02-12, establishing 59 lots to comprise the Elliot Commerce Park, the plat area within which the subject site is located within. |
| <i>January 4, 2023</i> | Planning Commission reviewed DR22-153 as a study session item. |

Overview

The subject site is a 1.19-acre lot within the Elliot Commerce Park, an industrial park located on the western boundary of Town limits near Elliot and McQueen Roads. The applicant has proposed a 15,732 square-foot building designed to accommodate light industrial uses. The building will be immediately adjacent (wall-to-wall) to an existing industrial building on the property to the north of the subject site.

The site will extend the existing parking area on the site to the north. The proposed project will create a private storage yard on the subject site. The new structure and its accompanying site layout is designed to complement the existing industrial site to the north, matching building design elements and landscaping material selections to create a single cohesive site.

Surrounding Land Use & Zoning Designations:

| | Existing Land Use Classification | Existing Zoning | Existing Use |
|-------|---|-------------------------------|---------------------|
| North | Industrial (I) | Light Industrial/PAD (LI/PAD) | Industrial |
| South | Industrial (I) | Light Industrial/PAD (LI/PAD) | Vacant |
| East | Industrial (I) | Light Industrial/PAD (LI/PAD) | Industrial |
| West | City of Chandler | City of Chandler | Industrial |
| Site | Industrial (I) | Light Industrial/PAD (LI/PAD) | Vacant |

STAFF RECOMMENDATION

Move to continue DR22-153, Perform Air International to the March 1, 2023 public hearing.

Respectfully submitted,



Noah Schumerth
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, February 1, 2023* TIME: 6:00 PM

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

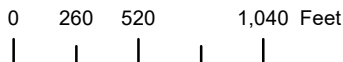
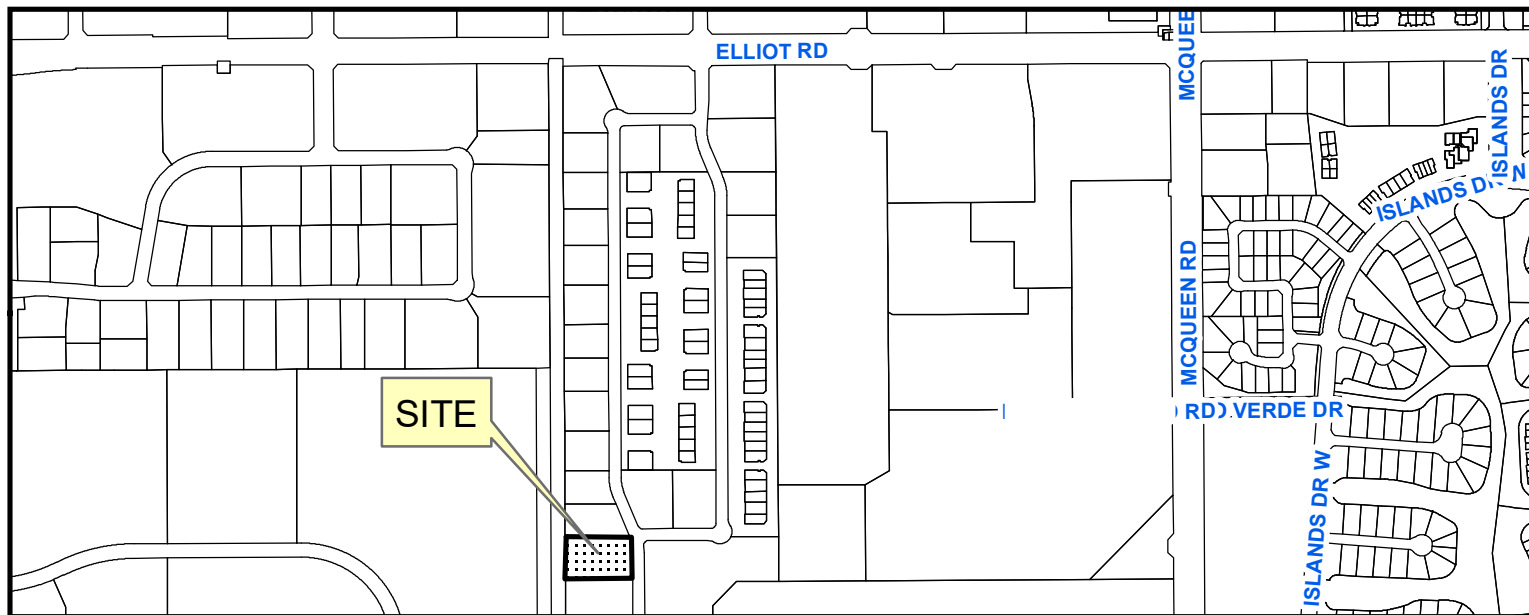
*Call Planning Division to verify date and time: (480) 503-6729

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:

DR22-153 PERFORM AIR INTERNATIONAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.19 acres, generally located southwest of the intersection of Hamilton Court and Rawhide Avenue, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



APPLICANT: LGE Design Group
CONTACT: Carlos Elias
ADDRESS: 1200 N 52nd ST
Phoenix, AZ 85008

TELEPHONE: (480) 966-4001
E-MAIL: carloase@lgedesigngroup.com