



Planning Commission Continuance

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
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THROUGH: EVA CUTRO, PLANNING MANAGER *EC*
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MEETING DATE: FEBRUARY 1, 2023

SUBJECT: DR22-63, MORRISON RANCH MULTI FAMILY

STRATEGIC INITIATIVE: Exceptional Built Environment

The project proposes to develop a multi-family site as permitted under the existing Multi Family – Low District within the Morrison Ranch master planned community.

RECOMMENDED MOTION

Move to continue DR22-63, Morrison Ranch Multi Family to the March 1, 2023 public hearing.

APPLICANT

Company: Burch and Cracchiolo, PA
 Name: Brennan Ray
 Address: 1850 N Central AVE Unit: 1700
 Phoenix, AZ 85004
 Phone: (602) 234-8794
 Email: BRay@bcattorneys.com

OWNER

Company: LG Morrison Ranch, LLC
 Phone: (214) 317-9995
 Email: cgrider@leoncapitalgroup.com

BACKGROUND/DISCUSSION

History

Date	Description
November 3, 1998	The Town Council adopted Ordinance No. 1129 in rezoning case Z98-13 creating the Morrison Ranch Planned Area Development.
November 16, 1999	The Town Council adopted Ordinance No. 1232 in rezoning case Z99-46 which amended setbacks for the residential zoning districts in the PAD.
November 2, 2004	Town Council approved Z04-22, adopting Ordinance No. 1602, an amendment to the Morrison Ranch PAD for Lakeview Trails at Morrison Ranch.
October 3, 2013	The Town Council approved Z13-14, adopting Ordinance No. 2450, amending the zoning districts within the PAD overlay and conditions of development.
October 29, 2015	Town Council approved Z15-13, adopting Ordinance No. 2559, an amendment to the Morrison Ranch PAD for Lakeview Trails at Morrison Ranch.

Overview

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

RECOMMENDED MOTION

Move to continue DR22-63, Morrison Ranch Multi Family to the March 1, 2023 public hearing.

Respectfully submitted,

Ashlee MacDonald

Ashlee MacDonald, AICP
Principal Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing

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

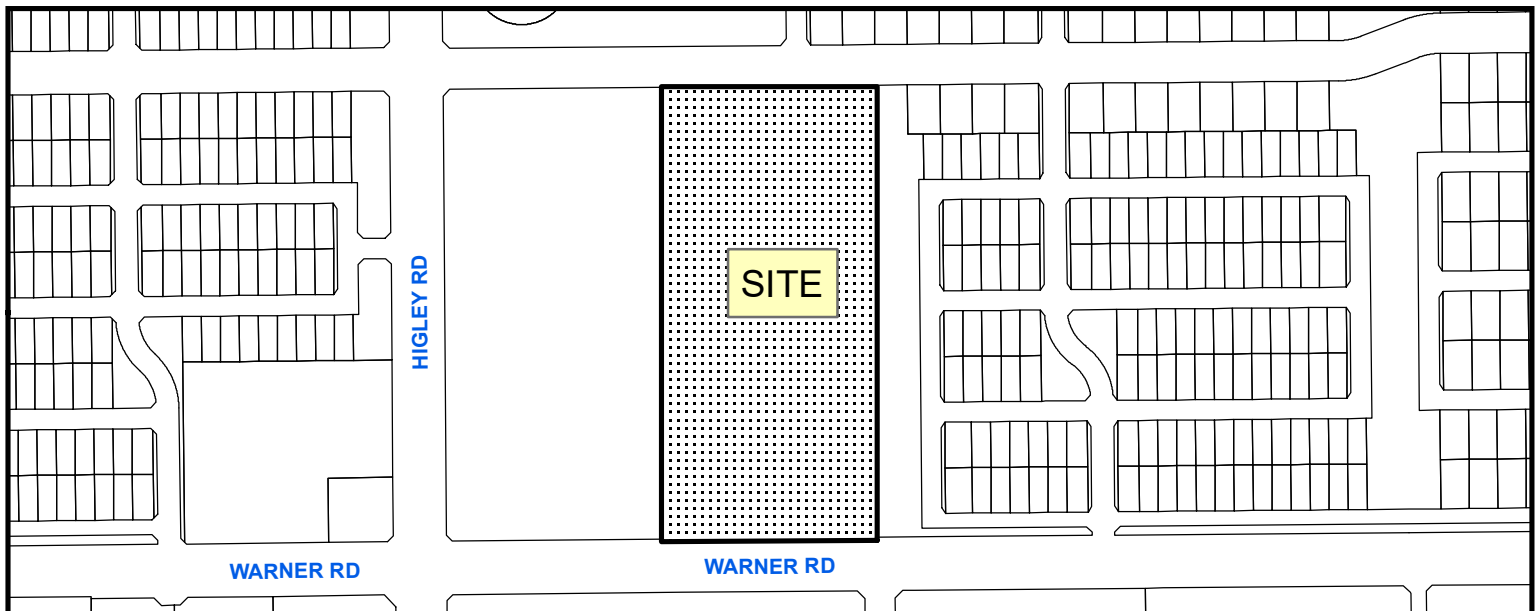
*Call Planning Division to verify date and time: (480) 503-6748

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:

DR22-63 MORRISON RANCH MULTI-FAMILY: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 15.08 net acres, generally located east of the northeast corner of Higley and Warner Roads and zoned Multi-Family Low (MF/L) with a Planned Area Development (PAD) overlay.

SITE LOCATION:



0 170 340 680 Feet



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