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## Planning Commission Continuance

**TO:** PLANNING COMMISSION

**FROM:** SAMANTHA NOVOTNY, PLANNER I *SN*  
(480) 503-6602, SAMANTHA.NOVOTNY@GILBERTAZ.GOV

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

**MEETING DATE:** MARCH 1, 2023

**SUBJECT:** DR22-94 COBBLESTONE #48: SITE PLAN, LANDSCAPING, GRADING AND DRAINAGE, ELEVATIONS, FLOOR PLANS, LIGHTING, AND COLORS AND MATERIALS FOR APPROXIMATELY 1.7 ACRES, GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF HIGLEY ROAD AND WILLIAMS FIELD ROAD, AND ZONED SHOPPING CENTER (SC), SUBJECT TO CONDITIONS.

**STRATEGIC INITIATIVE:** Exceptional Built Environment

To develop a portion of a master site plan with a commercial use in the Shopping Center zoning district.

### RECOMMENDED MOTION

Move to continue DR22-94 to the April 5, 2023 Planning Commission hearing.

**APPLICANT**

Company: M3Design LLC  
Name: Jesse Macias  
Address: 1415 N 7<sup>th</sup> Ave.  
Phoenix, AZ 85007  
Phone: (480) 528-3136  
Email: [jmacias@m3designllc.com](mailto:jmacias@m3designllc.com)

**OWNER**

Company: Cobblestone Autospa 34  
Propco  
Address: 8900 E Bahia Dr.  
Scottsdale, AZ 85360

**BACKGROUND/DISCUSSION**

**History**

Date	Description
<i>May 9, 2006</i>	Town Council adopted Ordinance No. 1748 (A06-21), annexing approximately 60.93 acres from Maricopa County into the Town of Gilbert, which included the subject site.
<i>September 26, 2006</i>	Town Council adopted Ordinance No. 1833 (Z06-22) rezoning 60.93 acres from Maricopa County R-43, C-2, and C-3 to Town of Gilbert SC, CC, and LI.
<i>July 13, 2022</i>	The Design Review Board approved DR20-177 QuikTrip #1405 a site plan, landscape plan, grading and drainage, elevations, floor plan, lighting, and colors and materials on approximately 2.81 acres. This approval also included a master site plan and phasing plan for approximately 12.64 acres located at the northwest corner of Higley Road and between Williams Field Road and the Union Pacific Railroad, which includes the subject site.

**Overview**

The subject site is approximately 1.45 acres located north of the northwest corner of Higley Road and Williams Field Road in the Gateway Character Area. The applicant is proposing to develop a portion of the master site plan with a Cobblestone Car Wash.

**Surrounding Land Use & Zoning Designations:**

	Existing Zoning	Existing Land Use Classification	Existing Use
North	Shopping Center (SC)	General Commercial	Former RWCD Facility
South	Shopping Center (SC)	General Commercial	Former RWCD Facility

East	Shopping Center (SC)	General Commercial	Higley Road, then Pioneer Landscape Center
West	Single-Family-7 (SF-7)	Residential >2-3.5 DU/acre	Crossroads Subdivision
Site	Shopping Center	General Commercial	Former RWCD Facility

Staff is requesting a continuance to the April 5, 2023 Planning Commission hearing to provide the applicant additional time to address review comments.

**STAFF RECOMMENDATION**

Move to continue DR22-94 to the April 5, 2023 Planning Commission hearing date.

Respectfully submitted,



Samantha Novotny  
Planner I

- Attachments and Enclosures:**  
1) Notice of Public Hearing/Vicinity Map

# Notice of Public Hearing

**PLANNING COMMISSION DATE:**

*Wednesday, March 1, 2023\* TIME: 6:00 PM*

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

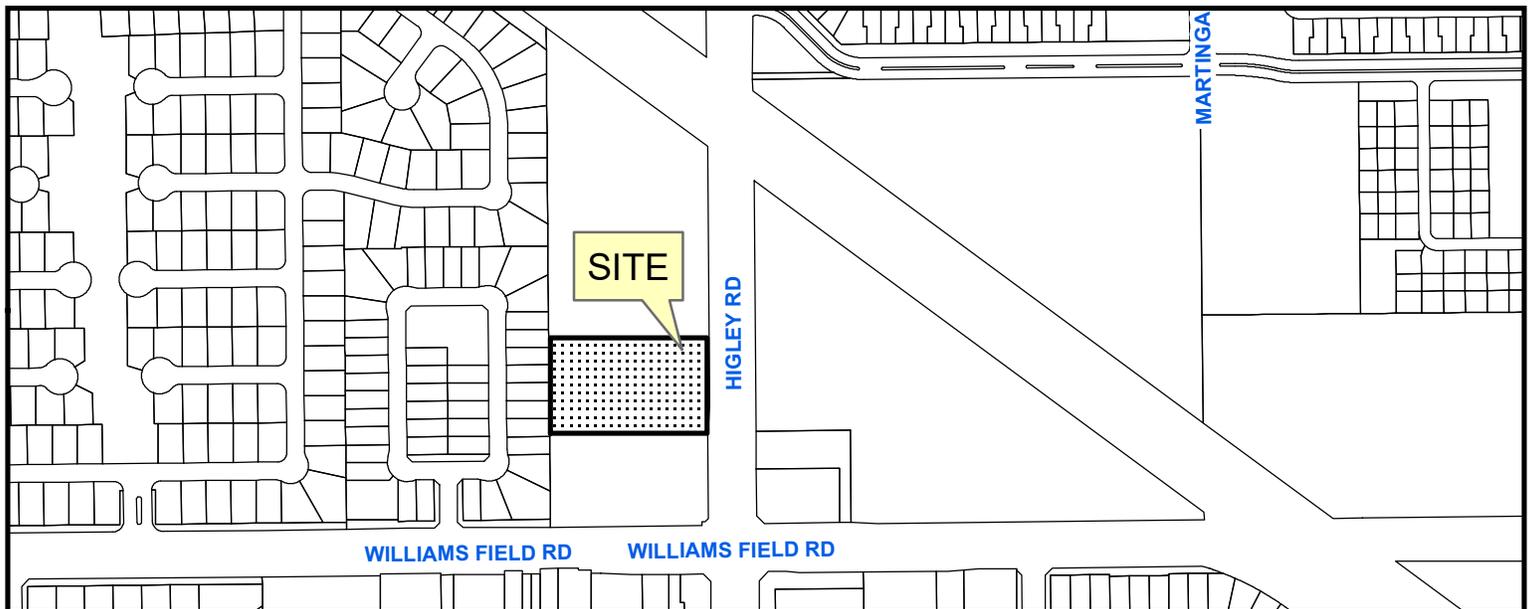
\*Call Planning Division to verify date and time: (480) 503-6602

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](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission)

## REQUESTED ACTION:

**DR22-94 COBBLESTONE #48:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.7 acres, generally located north of the northwest corner of Higley Road and Williams Field Road, and zoned Shopping Center (SC), subject to conditions.

## SITE LOCATION:



0 180 360 720 Feet



**APPLICANT:** *M3 Design*  
**CONTACT:** *Jesse Macias*  
**ADDRESS:** *1415 N 7th AVE  
Phoenix, AZ 85007*

**TELEPHONE:** *(480) 528-3136*  
**E-MAIL:** *jmacias@m3designllc.com*