



11,12

Planning Commission Staff Report

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: APRIL 5, 2023

SUBJECT: A. GP22-10 HIGLEY INDUSTRIAL TO COMMERCIAL: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 2.6 ACRES GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF HIGLEY ROAD AND WILLIAMS FIELD ROAD FROM INDUSTRIAL TO GENERAL COMMERCIAL.

B. Z22-09 HIGLEY INDUSTRIAL TO COMMERCIAL: REQUEST TO REZONE APPROXIMATELY 2.6 ACRES GENERALLY LOCATED NORTH OF THE NORTHWEST CORNER OF HIGLEY ROAD AND WILLIAMS FIELD ROAD FROM THE LIGHT INDUSTRIAL (LI) TO SHOPPING CENTER (SC).

STRATEGIC INITIATIVE: Exceptional Built Environment

The effect will be to designate areas for the commercial and service needs of the surrounding area.

RECOMMENDED MOTION

A. Move to recommend to Town Council approval of GP22-10 Higley Industrial to Commercial, a Minor General Plan Amendment; and

- B. Move to recommend approval to Town Council for Z22-09 Higley Industrial to Commercial, as requested, subject to the conditions listed in the staff report.

APPLICANT

Company: Pew & Lake PLC
 Name: Ralph Pew
 Address: 1744 S Val Vista Drive
 Mesa, AZ 85204
 Phone: (480) 461-4670
 Email: ralph.pew@pewandlake.com

OWNER

Company: Promus Capital Inc.
 Name: Ty LeSueur
 Address: 3850 E Baseline Road
 Mesa, AZ 85206
 Phone: (480) 424-3425
 Email: ty@lesuerinvestments.com

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.
<i>December 7, 2022</i>	Planning Commission reviewed GP22-10 and Z22-09 as study session items.

Overview

The subject site is approximately 2.6 acres located north of the northwest corner of Higley Road and Williams Field Road in the Gateway Character Area. The applicant is proposing two requests:

- 1) A Minor General Plan amendment to change the land use designation from Industrial to General Commercial; and

2) A rezone from Light Industrial (LI) to Shopping Center (SC) zoning district.

With these proposals, the effect will be to permit retail, office, and commercial uses allowed under the SC zoning district.

Surrounding Land Use & Zoning Designations:

	Existing Zoning	Existing Land Use Classification	Existing Use
North	Light Industrial (LI)	Utility/Transportation Corridor	Union Pacific Railroad
South	Shopping Center (SC)	General Commercial	Former RWCD Facility
East	Shopping Center (SC)	General Commercial	Higley Road, then Pioneer Landscape Center
West	Light Industrial (LI)	Industrial	Former RWCD Facility
Site	Light Industrial (LI)	Industrial	Former RWCD Facility

General Plan

The subject site is located within the Gateway Character Area as denoted in the 2020 General Plan. This proposal requests a Minor General Plan amendment from Industrial to General Commercial (GC). Staff considers this an appropriate shift as GC will match the existing GC land use classification to the south of the subject site. This area is expected to develop with commercial needs that will provide services to the surrounding area.

Additionally, the Gateway Character Area encourages development of traditional neighborhoods with special attention to theming of right-of-way improvements and streetscape standards on major arterial roads. Development in this area is expected to:

1. Encourage commercial development to transition with the architectural context of the Village Center.
2. Provide for fully accessible bus services along Williams Field Road, where appropriate.
3. Promote uses in the SC, CC, and NC areas that will provide for the commercial needs of the surrounding area.

The amendment request conforms to the Town of Gilbert General Plan and is supported by the following implementation actions:

- CM-1.C: Work with property owners and developers within identified Growth and Character Areas to implement infill projects that meet the vision and goals of this plan.

- CM-1.E: Continue to evaluate commercial uses throughout the Town to determine how much commercial property the Town can support and where it should be located.

Rezoning

With a successful rezoning from LI to SC, the applicant and current site user intends to develop the site in phases according to the phasing plan/master site plan that was approved under case DR20-177. The subject site is in the Gateway Character Area, and as such, the Gateway Area Right-of-Way Improvement Standards and Streetscape Design Guidelines will be implemented on all projects.

New development is required to conform to the Land Development Code (LDC) development regulations for the SC zoning district as shown in the table below. As of the writing of this staff report, the project is between 1st and 2nd review.

Development Regulations Table (SC Zoning District)

Site Development Regulations	LDC Standard
Maximum Size of Use or User (SF)	75,000 SF
Maximum Height (ft.)/Stories	35/2
Minimum Building Setbacks (ft.)	
Front	25
Side (street)	20
Side, Rear (residential)	75
Side, Rear (nonresidential)	15
Separation between Buildings (ft.)	
Single-Story	15
Two-Story	20
Minimum Perimeter Landscape Setback (ft.)	
Front	25
Side (street)	20
Side(residential)	30
Side, Rear (nonresidential)	15
Rear (residential)	35
Parking	1 space per 250 SF of building area
Landscaping (%of net area)	15

PUBLIC NOTIFICATION AND PLANNING COMMISSION INPUT

The applicant held a virtual neighborhood meeting on February 1, 2022 and an in-person neighborhood meeting on December 15, 2022. Six members of the public attended the first meeting along with eight representatives of the development team. No members of the public attended the second meeting. Commentary from the public included:

- Curiosity around development plans for future commercial pads at this area.
- Concerns about the existing citrus trees and rodents that live among the trees.
- Question about the virtual or in-person meeting format and if notices will be sent out again for future meetings.

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 places with the Town, and neighborhood notice was provided per the requirements of the LDC 6.2.6.

On December 7, 2022, Planning Commission reviewed GP22-10 and Z22-09 as study session items. The feedback included:

- A desire to have consistent uses on the site and adjoining land.
- Ensuring proper access is considered and designed for the uses to the west behind the site.

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 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

REASONS FOR THE RECOMMENDATION

1. The proposed zoning amendment conforms to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.
2. All required public notice has been conducted in accordance with applicable state and local laws.

3. All required public meetings and hearings have been held in accordance with applicable state and local laws.
4. The proposed rezoning supports the Town's strategic initiative for Community Livability. It supports the motto "Gilbert: Clean, Safe, Vibrant."

STAFF RECOMMENDATION

- A. Recommend to the Town Council approval of GP22-10 Higley Industrial to Commercial, to change the land use classification of approximately 2.6 acres generally located north of the northwest corner of Higley Road and Williams Field Road from Industrial to General Commercial; 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 recommends approval to Town Council for Z22-09 Higley Industrial to Commercial, rezoning approximately 2.6 acres generally located north of the northwest corner of Higley Road and Williams Field Road from the Light Industrial (LI) to Shopping Center (SC), subject to the following conditions:
 - a. Dedication to Gilbert for Higley Road rights-of-way that are adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer.
 - b. Dedication of Higley Road shall extend 70 feet from the monument line.
 - c. Construction of off-site improvements to Higley Road adjacent to the Property shall be completed prior to issuance of a certificate of occupancy or final approval of any building constructed on the Property or at the time requested by Gilbert, whichever is earlier.
 - d. 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.
 - e. Developer shall construct, at the Developer's expense, dedicated right turn lane(s) and any associated improvements at any proposed access

on Higley Road right-of-way into the site. The minimum geometry of the dedicated right turn lane(s) shall be 80 feet storage, 85 feet taper, and 12 feet wide or per the storage per as described in the approved traffic study, unless a technical variance is approved by the Town Engineer to modify the geometry of the dedicated right turn lane(s).

- f. Developer shall design and construct, at the Developer's expense, re-striping of the intersection of Williams Field Road and Higley Road to improve each approach to accommodate dual left turn lanes. Improvements will also include a new longer traffic signal mast arm, post, and foundation in the northwest corner to meet the latest national standards outlined in the Manual on Uniform Traffic Control Devices and any associated improvements necessary to provide a full functioning traffic signal as required by 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.
- g. The existing median on Higley Road is required to be modified to provide an additional 50 feet of storage for the northbound left turn lane at Pioneer Driveway.
- h. 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.
- i. 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. Such easements shall be open to public access and use.
- j. 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.

Respectfully submitted,



Samantha Novotny
Planner I

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map
- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Master Site Plan
- 6) Applicant's Narrative

Notice of Public Hearing

GP22-10, Z22-09 Higley Industrial to Commercial
Attachment 1: Notice of Public Hearing/Vicinity Map

PLANNING COMMISSION DATE:
LOCATION: Council Chambers
50 East Civic Center Drive

Wednesday, April 5, 2023* TIME: 6:00 PM

TOWN COUNCIL DATE:
LOCATION: Council Chambers
50 East Civic Center Drive

Tuesday, May 2, 2023* TIME: 6:30 PM

*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

REQUESTED ACTION:

GP22-10 HIGLEY INDUSTRIAL TO COMMERCIAL: Request for Minor General Plan Amendment to change the land use classification of approximately 2.6 acres generally located north of the northwest corner of Higley Road and Williams Field Road from Industrial to General Commercial. The effect of this amendment will be to change the General Plan to designate areas for the commercial and service needs of the surrounding area.

Z22-09 HIGLEY INDUSTRIAL TO COMMERCIAL: Request to rezone approximately 2.6 acres generally located north of the northwest corner of Higley Road and Williams Field Road from the Light Industrial (LI) to Shopping Center (SC). The effect will be to permit retail, offices, and commercial establishments.

SITE LOCATION:



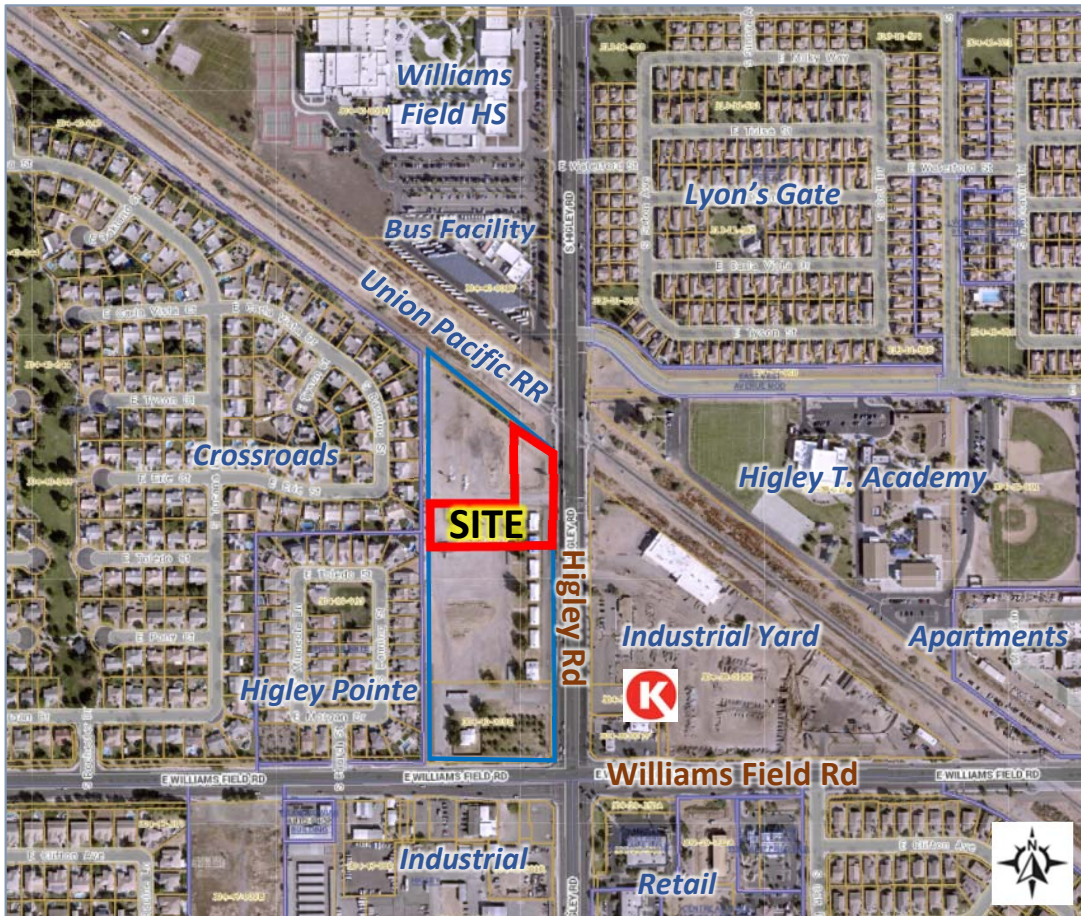
APPLICANT: Pew & Lake, PLC
CONTACT: Ralph Pew
ADDRESS: 1744 S Val Vista DR Unit: 217
Mesa, AZ 85204

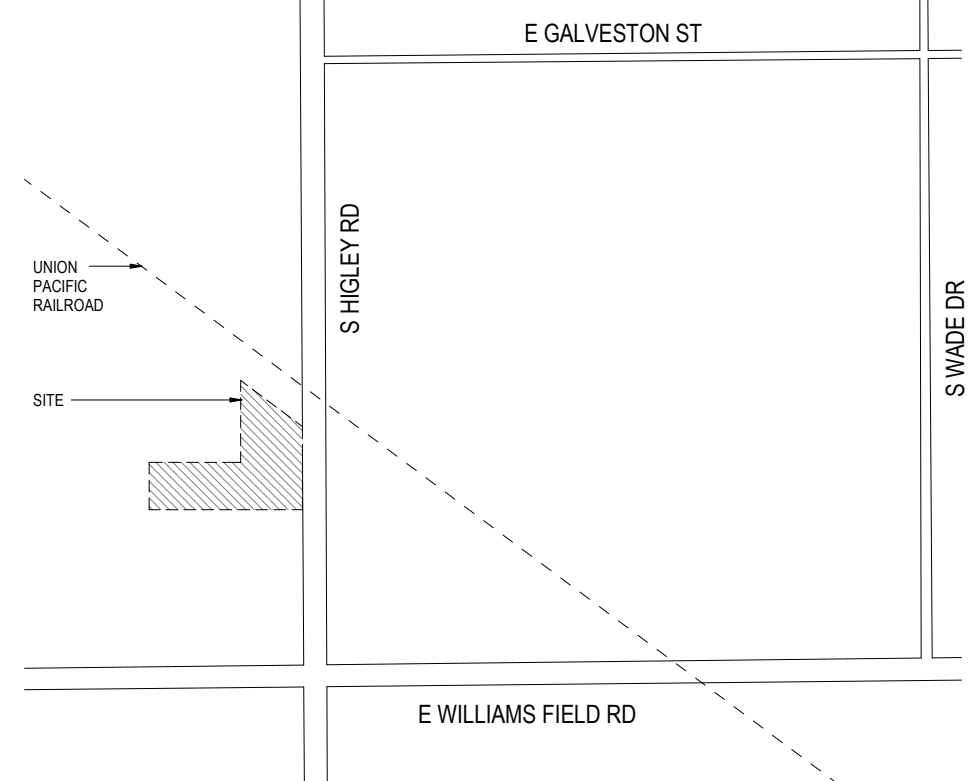
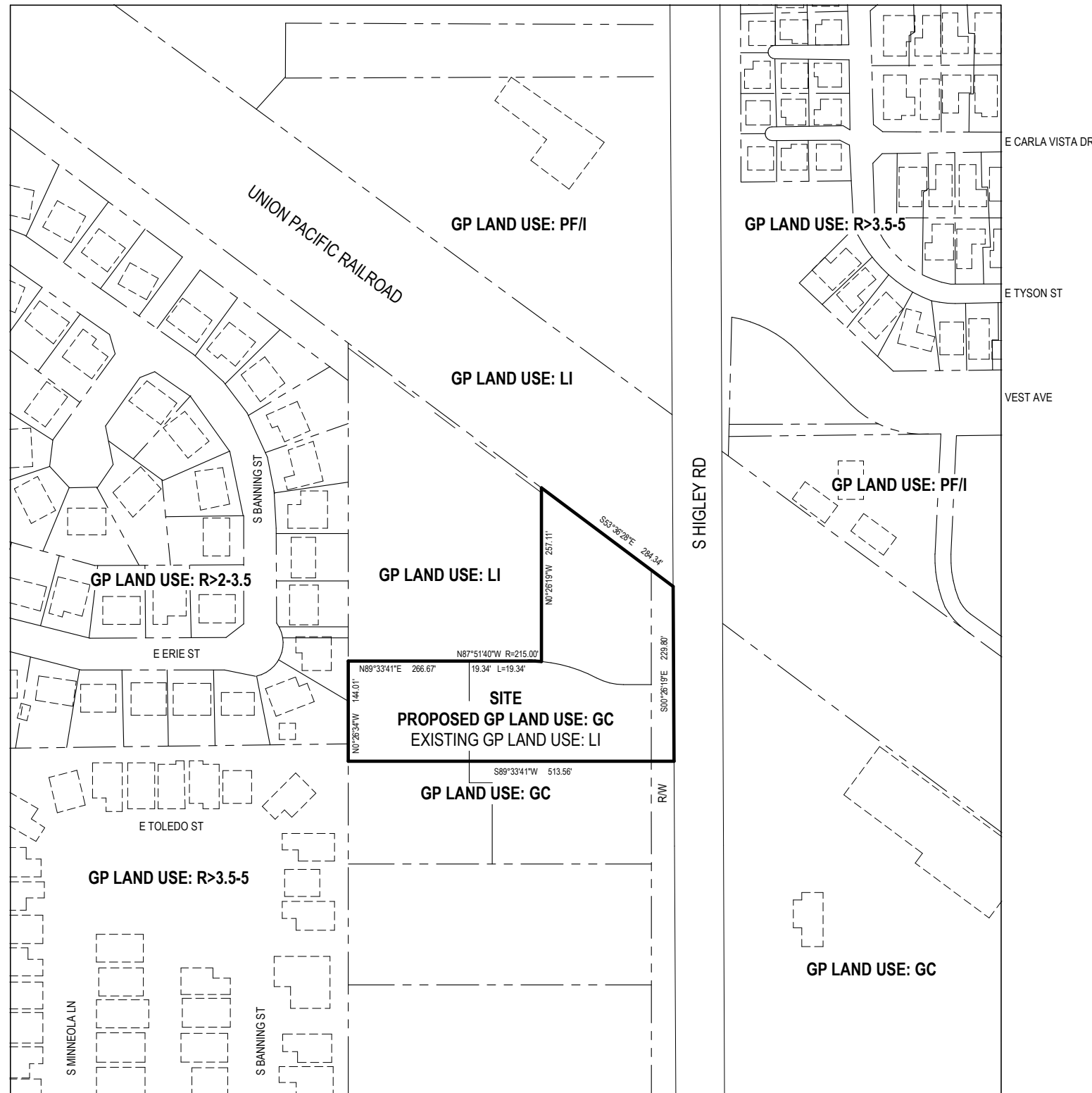
TELEPHONE: (480) 461-4670
E-MAIL: Ralph.Pew@pewandlake.com

Aerial Parcel Map

SWC Higley Rd. & Union Pacific Railroad

APN 304-40-009F





SITE DATA TABLE	
APN NUMBERS	304-40-009F
GROSS ACREAGE	2.591 AC
EXISTING GP LAND USE	LIGHT INDUSTRIAL (LI)
PROPOSED GP LAND USE	GENERAL COMMERCIAL (GC)

NWC HIGLEY RD. & WILLIAMS FIELD RD.

LESUEUR INVESTMENTS
02/03/2023

© 2023 merriman anderson / architects, inc.

PLAN NORTH TRUE NORTH

0 25 50 100 200

1" = 200'-0"

architects
maa
merriman anderson



LEGAL DESCRIPTION

NWC HIGLEY & WILLIAMS FIELD – SELLER PARCEL REZONE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 27, FROM WHICH THE SOUTH QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89 DEGREES 24 MINUTES 15 SECONDS WEST, A DISTANCE OF 2627.83 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 19 SECONDS WEST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 848.79 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, SOUTH 89 DEGREES 33 MINUTES 41 SECONDS WEST, A DISTANCE OF 513.56 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 144.01 FEET;

THENCE NORTH 89 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 266.67 FEET TO THE POINT OF CURVATURE FOR A TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 215.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°09'18", AN ARC LENGTH OF 19.34 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 19 SECONDS WEST, A DISTANCE OF 257.11 FEET;

THENCE SOUTH 53 DEGREES 36 MINUTES 28 SECONDS EAST, A DISTANCE OF 284.34 FEET;

THENCE SOUTH 00 DEGREES 26 MINUTES 19 SECONDS EAST, A DISTANCE OF 229.80 FEET; TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 112,875 SQUARE FEET OR 2.591 ACRES, MORE OR LESS.





EAST QUATER CORNER
SECTION 27, T1S, R6E
FND. C.O.G. BCF

J. Behrana



**PROPOSED
PUBLIC
STORAGE**

L=19.34'
R=215.00'
D=5°09'18"

N00°26'34"W
144.01'

257.11'

N89°33'41"E
266.67'

N00°26'19"W
257.11'

S53°36'28"E
284.34'

S. HIGLEY ROAD

S00°26'19"E 2637.71'

229.80'

P.O.B.

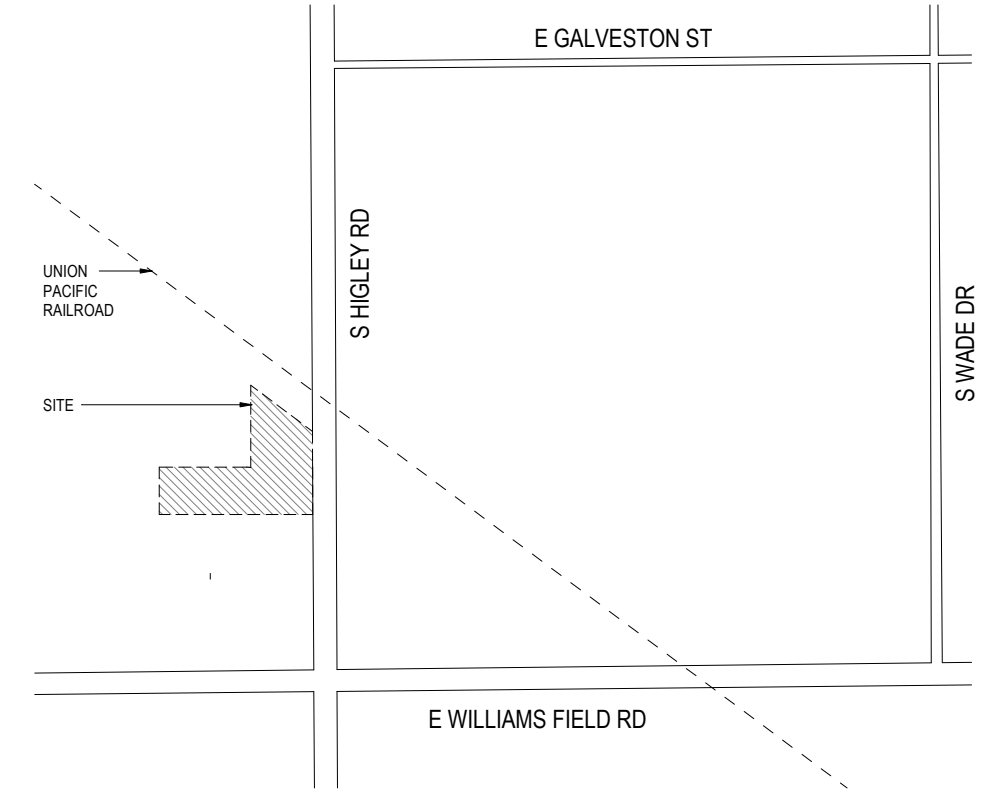
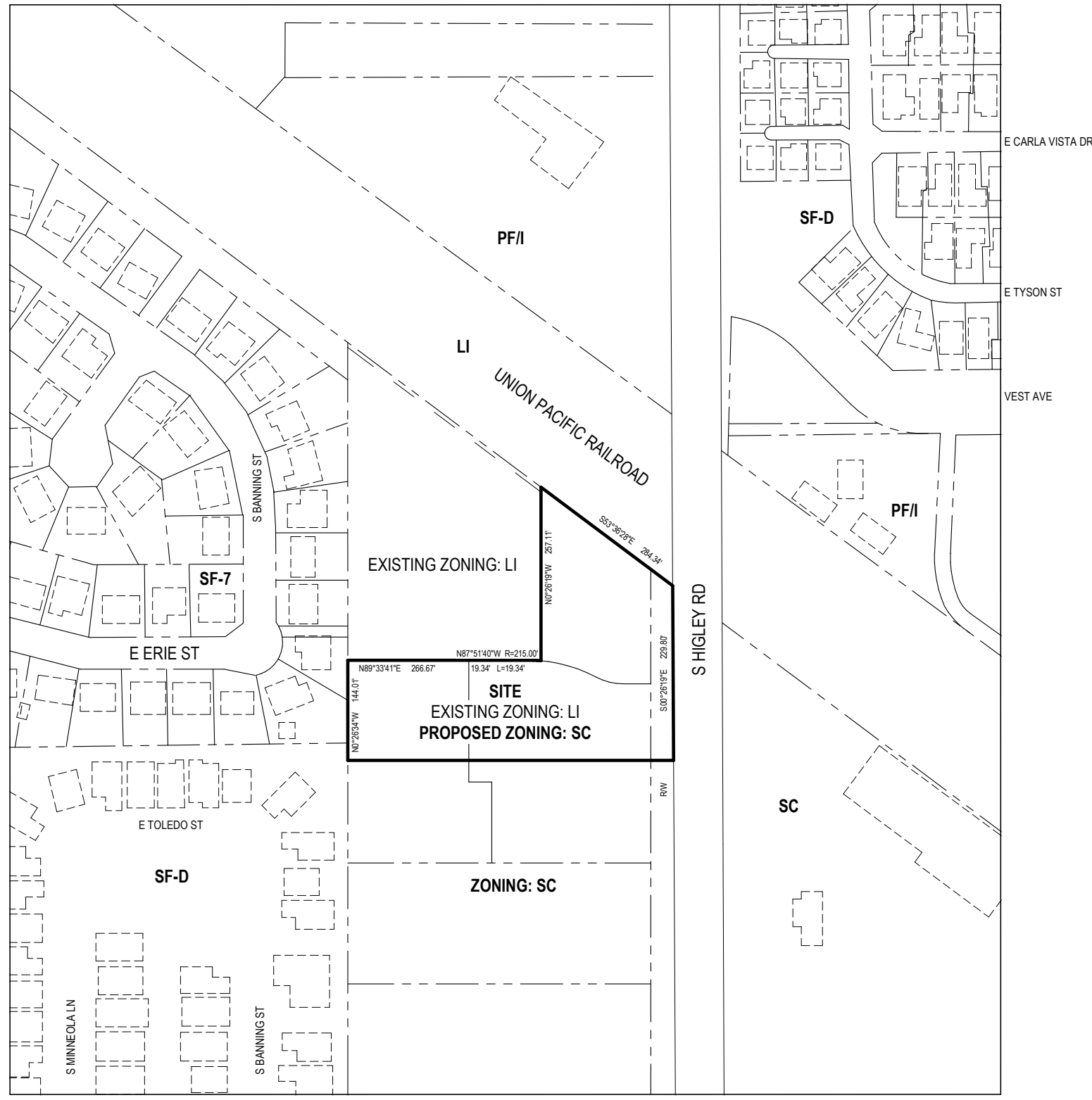
513.56'
S89°33'41"W

848.79'

SOUTH QUATER CORNER
SECTION 27, T1S, R6E
FND. C.O.G. BCF

E. WILLIAMS FIELD ROAD
N89°24'15"E 2627.83'
BEARING OF BEARING

P.O.C.
SOUTHEAST CORNER
SECTION 27, T1S, R6E
FND. BCHH



SITE DATA TABLE	
APN NUMBERS	304-40-009F
GROSS ACREAGE	2.385 AC
NET ACREAGE	1.678 AC
EXISTING ZONING	LIGHT INDUSTRIAL (LI)
PROPOSED ZONING	SHOPPING CENTER (SC)
EXISTING GENERAL PLAN USE	LIGHT INDUSTRIAL (LI)
PROPOSED GENERAL PLAN USE	GENERAL COMMERCIAL (GC)



NWC HIGLEY RD. & WILLIAMS FIELD RD.

© 2023 merriman anderson / architects, inc.

LESUEUR INVESTMENTS
02/03/2023

 PLAN NORTH
 TRUE NORTH

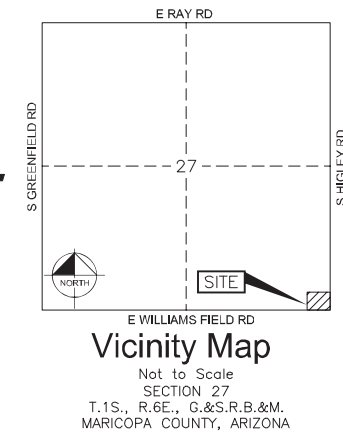
 0 25 50 100 200
 1" = 200'-0"

 architects
 merriman anderson

MASTER SITE PLAN

NEW COMMERCIAL CENTER AT NWC WILLIAMS FIELD ROAD AND HIGLEY ROAD INCL.

QUIKTRIP STORE #1405 GILBERT, AZ



PROJECT NO. 05-1405

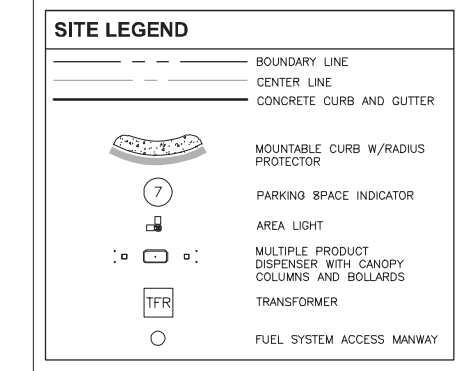
Kimley-Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
7740 NORTH 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020 (602) 944-5800

TOWN OF GILBERT - STANDARD COMMERCIAL SITE PLAN NOTES

1. ALL UTILITY LINES LESS THAN 69 KV ON OR CONTIGUOUS TO THE SITE SHALL BE INSTALLED OR RELOCATED UNDERGROUND.
2. ALL TRASH ENCLOSURES SHALL INCLUDE FULLY OPAQUE SCREENING GATES, FINISHED AND PAINTED TO MATCH THE ENCLOSURE. SCREENING GATES SHALL NOT OPEN INTO VEHICULAR DRIVE AISLES. TRASH ENCLOSURES ARE NOT REQUIRED IN INDUSTRIAL DISTRICTS IF LOCATED INSIDE AN ENCLOSED YARD WHICH IS SCREENED BY A PERIMETER WALL AT LEAST 6 FEET IN HEIGHT.
3. ALL OUTDOOR STORAGE AREAS FOR STORAGE OF MATERIALS AND EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW BY A 6' SOLID MASONRY WALL. INDUSTRIAL STORAGE SCREEN WALLS SHALL BE FINISHED WHERE THEY ARE EXPOSED TO PUBLIC VIEW FROM STREETS OR ADJACENT NON-INDUSTRIAL USES.
4. S.E.S. PANELS AND ANY OTHER ABOVE GROUND UTILITY CABINET SHALL BE FULLY SCREENED FROM VIEW FROM STREETS OR FROM AREAS ACCESSIBLE TO CUSTOMERS AND THE GENERAL PUBLIC. SCREENING MAY BE ACCOMPLISHED BY ANY ONE OF THE FOLLOWING METHODS: A. FULLY RECESSING THE CABINET INTO THE BUILDING AND ENCLOSING IT BY A SOLID DOOR OR DOORS SEPARATE FROM THE CABINET;
B. SCREENING WITH A DECORATIVE MASONRY WALL OF THE SAME HEIGHT AS THE PANEL. THE SCREEN WALL MAY BE L-SHAPED, U-SHAPED OR A STRAIGHT WALL PARALLEL TO THE CABINET, DEPENDING ON THE LOCATION OF THE CABINET;
C. AN ALTERNATIVE SCREENING METHOD APPROVED BY THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF ANY PERMITS.
5. THE LOCATION OF ALL ELECTRICAL UTILITY EQUIPMENT SHALL BE IDENTIFIED ON THE CONSTRUCTION PLANS.
6. ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY EITHER ONE OF THE FOLLOWING METHODS: A. THE PARAPET WALL OF THE BUILDING SHALL EQUAL OR EXCEED THE HEIGHT OF THE MECHANICAL UNITS, OR;
B. BY LOCATING THE MECHANICAL EQUIPMENT BEHIND THE ROOF PLANES IN THE CASE OF MANSARD, HIP OR OTHER THAN FLAT ROOF.
7. ROOF MOUNTED MECHANICAL EQUIPMENT ENCLOSURES OR EQUIPMENT SCREEN WALLS SHALL NOT PROJECT ABOVE THE ROOF PARAPET. TO THE EXTENT PERMITTED BY LAW, SATELLITE DISHES SHALL BE FULLY SCREENED BY A PARAPET WALL.
8. GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED FROM VIEW (FROM STREETS OR SURROUNDING COMMERCIAL USES) BY A COMBINATION OF DECORATIVE WALLS AND AN EVERGREEN VEGETATIVE HEDGE EQUAL TO OR EXCEEDING THE HEIGHT OF THE EQUIPMENT.
9. PNEUMATIC TUBES, WHETHER METAL OR PLASTIC, SHALL BE EITHER: A. ENCLOSED IN PILASTERS, COLUMNS OR OTHER ARCHITECTURAL FEATURES OF THE CANOPY OR BUILDING, OR;
B. ROUTED UNDERGROUND.
10. ALL BACKFLOW PREVENTION DEVICES 2" OR LARGER SHALL BE SCREENED WITH LANDSCAPE LOCATED WITHIN A 6' RADIUS OF THE DEVICE. ALL BACKFLOW PREVENTERS LESS THAN 2" SHALL BE PLACED IN A WIRE CAGE PAINTED TO MATCH THE PRIMARY BUILDING COLOR.
11. ALL FREESTANDING LIGHT POLES SHALL: A. BE LOCATED WITHIN LANDSCAPED AREAS OR PLANTER ISLANDS.
B. HAVE CONCRETE BASES PAINTED TO MATCH THE PRIMARY BUILDING COLOR OR FINISHED TO MATCH PARKING SCREEN WALLS. CONCRETE BASES FOR LIGHT POLES SHALL NOT EXCEED A HEIGHT OF 30" FROM ADJACENT GRADE.
C. BE LOCATED TO AVOID CONFLICT WITH TREES.
12. SITE LIGHTING SHALL COMPLY WITH THE LIGHT AND GLARE CRITERIA SET FORTH IN SECTION 4.103 OF THE LDC, INCLUDING A MAXIMUM FREESTANDING LIGHT FIXTURE HEIGHT OF 25'.
13. LANDSCAPED AREAS ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE MOUNDED AND NATURALLY CONTOURED. NO MORE THAN 50% OF THE REQUIRED (RIGHT-OF-WAY AND LANDSCAPING TRACTS) LANDSCAPING FRONTING ADJACENT STREETS MAY BE USED FOR RETENTION. RETENTION AREA SIDE SLOPES SHALL BE VARIED, AND NO SLOPE SHALL EXCEED A 4:1 MAXIMUM.
14. COMMERCIAL BUILDING DOWNSPOUTS SHALL BE INTERNALIZED. INDUSTRIAL BUILDINGS MAY USE EXPOSED DOWNSPOUTS IF ARTICULATED WITH THE ARCHITECTURE OF THE BUILDING AND BUILT WITH A DURABLE MATERIAL SUCH AS STEEL.
15. COMMERCIAL DEVELOPMENT VEHICULAR ACCESS POINTS AND PEDESTRIAN ACCESS WAYS SHALL INCLUDE SPECIAL PAVING TREATMENT SUCH AS INTEGRAL COLORED STAMPED CONCRETE, BOAMANITE, OR SIMILAR ALTERNATIVE. LOCATION AND MATERIAL SHALL BE REVIEWED AND APPROVED BY THE PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
16. CUSTOMER, EMPLOYEE AND VISITOR PARKING SHALL BE SCREENED FROM STREET VIEW BY LOW MASONRY WALLS. THE PARKING SCREEN WALLS SHALL BE FINISHED ON BOTH SIDES USING THE SAME MATERIALS AND COLORS, AND A DESIGN TO COMPLEMENT THAT OF THE MAIN BUILDING.
17. ALL EXTERIOR METAL SHALL BE FINISHED OR PAINTED TO MATCH THE APPROVED PROJECT COLORS.
18. EXISTING ON-SITE PLANT MATERIAL DAMAGED DURING CONSTRUCTION SHALL BE REPLACED

QUIKTRIP PROJECT CONTACT LIST:

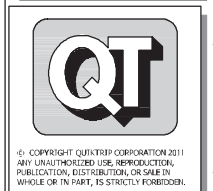
ENGINEER OF RECORD KIMLEY-HORN AND ASSOCIATES, INC. GARRETT FRAME, P.E. 7740 N. 16TH STREET, STE 300 PHOENIX, AZ, 85020 TEL: (602) 944-5500 GARRETT.FRAME@KIMLEY-HORN.COM	QT CIVIL PROJECT MANAGER QUIKTRIP CORPORATION ASHLEY GOODRICH 4705 SOUTH 129TH EAST AVE. TULSA, OK 74134 TEL: (918) 615-7273 AGOODRIC@QUIKTRIP.COM
QT REAL ESTATE PROJECT MANAGER QUIKTRIP CORPORATION JONATHAN NAUT 1116 E BROADWAY RD TEMPE, AZ 85282 TEL: (480) 446-6318	SURVEYOR OF RECORD THE WLB GROUP, INC. C. DON WALDING, R.L.S. 33880 1600 W BROADWAY RD, STE 150 TEMPE, AZ, 85282 TEL: (480) 736-1600 DWALDING@WLBGROUP.COM



SITE DATA (MASTER DEVELOPMENT)

PROPOSED/EXISTING ZONING:	SC
PROPOSED USE:	COMMERCIAL CENTER
ADJACENT ZONING:	NORTH: SC EAST: SC WEST: SF-D/SF-7 SOUTH: CC
GENERAL PLAN CLASSIFICATION:	GENERAL COMMERCIAL
SITE AREA INFORMATION:	
GROSS AREA:	654,633 S.F. 15.03 A.C.
NET AREA:	550,484 S.F. 12.64 A.C.
SELF-STORAGE:	80,000 S.F.
AUTO REPAIR:	2,090 S.F.
RESTAURANT 1:	3,500 S.F.
RETAIL 1:	6,000 S.F.
RESTAURANT 2:	4,000 S.F.
RETAIL 2:	6,800 S.F.
CAR WASH:	5,897 S.F.
QUIKTRIP BUILDING:	4,993 S.F.
TOTAL:	113,280 S.F.
PARKING REQUIRED:	
SELF-STORAGE:	1/2,500 S.F. = 32 P.S.
CAR WASH:	2 SPACES MIN.
ALL ELSE:	1/250 S.F. = 109 P.S.
TOTAL:	143 SPACES
PARKING PROVIDED:	290 SPACES

QuikTrip No. 1405
2380 S HIGLEY ROAD
GILBERT, AZ



PROTOTYPE: P-104 (11/06/20)
DIVISION: 05
VERSION: 001
DESIGNED BY: CGF
DRAWN BY: RRO
REVIEWED BY: CGF

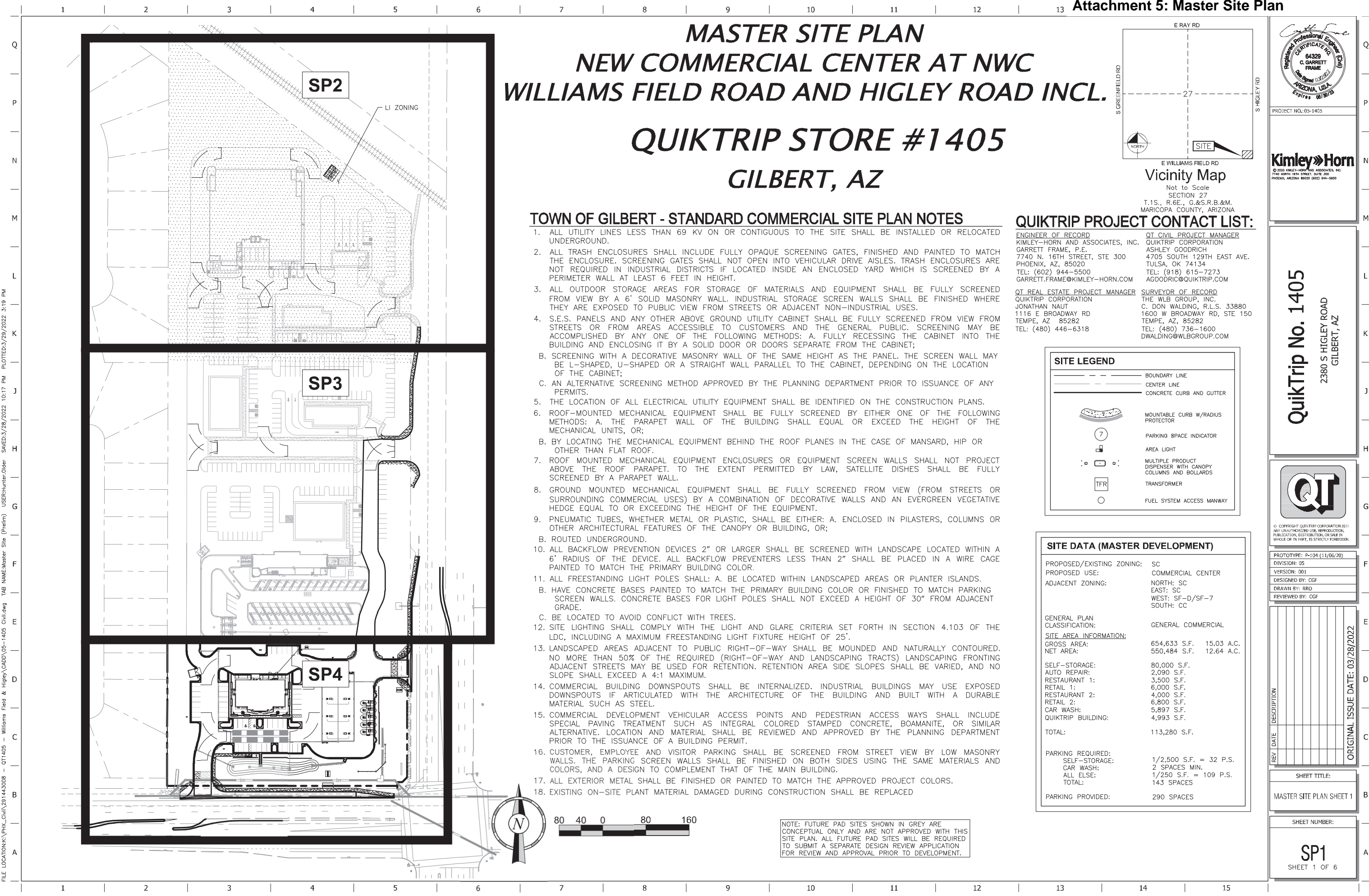
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 03/28/2022

SHEET TITLE:
MASTER SITE PLAN SHEET 1

SHEET NUMBER:
SP1
SHEET 1 OF 6

FILE LOCATION: K:\PHX_Civil\291443008 - QT1405 - Williams Field & Higley\CADD\05-1405 Civil.dwg TAB NAME: Master Site (Prelim) USER: Hunter.Older SAVED: 3/28/2022 10:17 PM PLOTTED: 3/29/2022 3:19 PM



NWC of Higley Road & Williams Field

Future Commercial Proposal

Narrative:

Minor General Plan Amendment and Rezone

Submitted by:

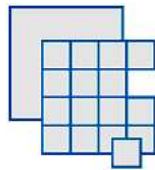
Pew & Lake, PLC

W. Ralph Pew

1744 S. Val Vista Drive, Suite 217

Mesa, AZ 85204

Ph. (480) 461-4670



Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

Submitted To:

Town of Gilbert

90 N. Civic Center Drive

Gilbert, AZ 85296

On behalf of:

Promus Capital, Inc.

February 6, 2023

I. Introduction

Pew & Lake, PLC, on behalf of Promus Capital, Inc., is pleased to submit this narrative and related exhibits for a Minor General Plan Amendment and Zoning request. The subject site is approximately 2.4 acres and is located at the southwest corner of Higley Road and the Union Pacific Railroad line north of Williams Field Rd. (“Property”). The Property is outlined in red in the Figure 1 below. The Property is further identified as a portion of APN 304-40-009F on the Maricopa County Assessor’s Map.

Specifically requested are the following:

- Minor General Plan Amendment from Light Industrial (LI) to General Commercial (GC)
- Rezoning from LI to Shopping Center (SC), conventional zoning.

This request supports proposed retail-commercial uses that are part of a commercial master site plan at the northwest corner of Higley Road and Williams Field Road. A GC General Plan category and SC zoning district provide a neighborhood-friendly use that is consistent with the non-residential uses south of the railroad and the residential neighborhood to the west (See the Site Aerial below).

Figure 1 – Site Aerial Map



I. Existing Site Conditions and Surrounding Land Uses

The Property is vacant land that had recently been comprised of itinerant housing and miscellaneous structures, and temporary retention. The site had been the location of the utility district’s maintenance and storage yard with employee housing. Figure 1 below summarizes the land uses and zoning of the subject property and abutting properties:

Table 1 - Existing and Surrounding Land Uses and Designations

Direction	General Plan	Existing Zoning	Existing Use
Site	LI	LI	Vacant
North	PF/I	PF/I	Union Pacific Railroad, then bus facility
South	GC	SC	Vacant, misc. structures
East	GC	SC	Vacant, then Higley Road, then Industrial
West	R<2-3.5	SF-7	Single-family residential

II. General Plan Land Use and Zoning Classification

The Gilbert General Plan Land Use Map designates the Property as Light Industrial (LI) and it is zoned LI (See the maps in Figures 2-4 below).

Figure 2 – Existing General Plan Land Use Map

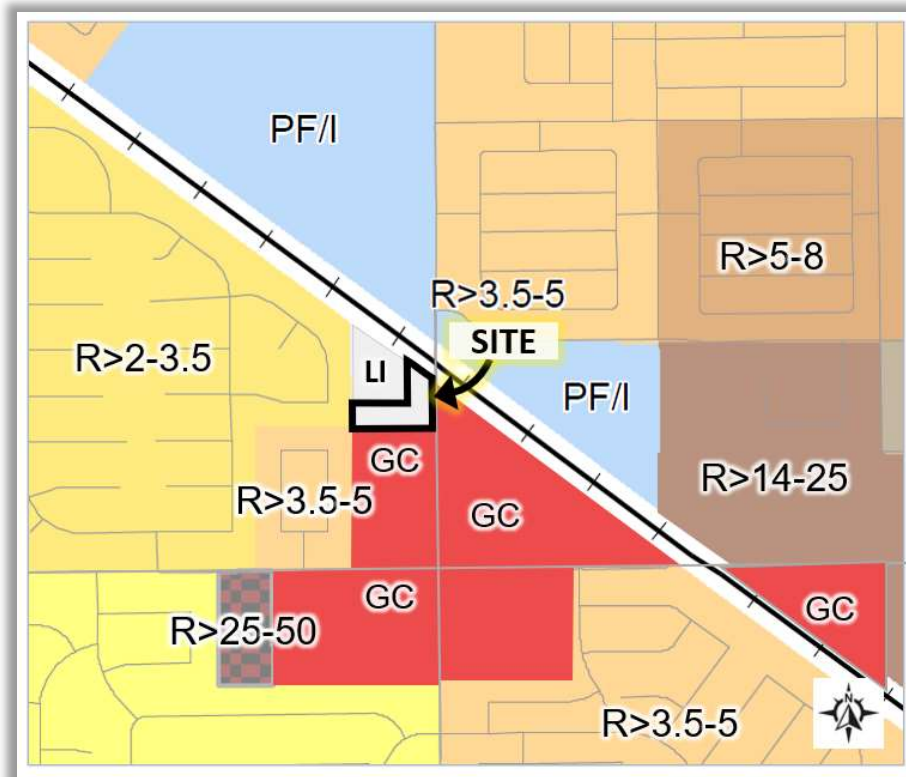


Figure 3 – Proposed General Plan Land Use Map

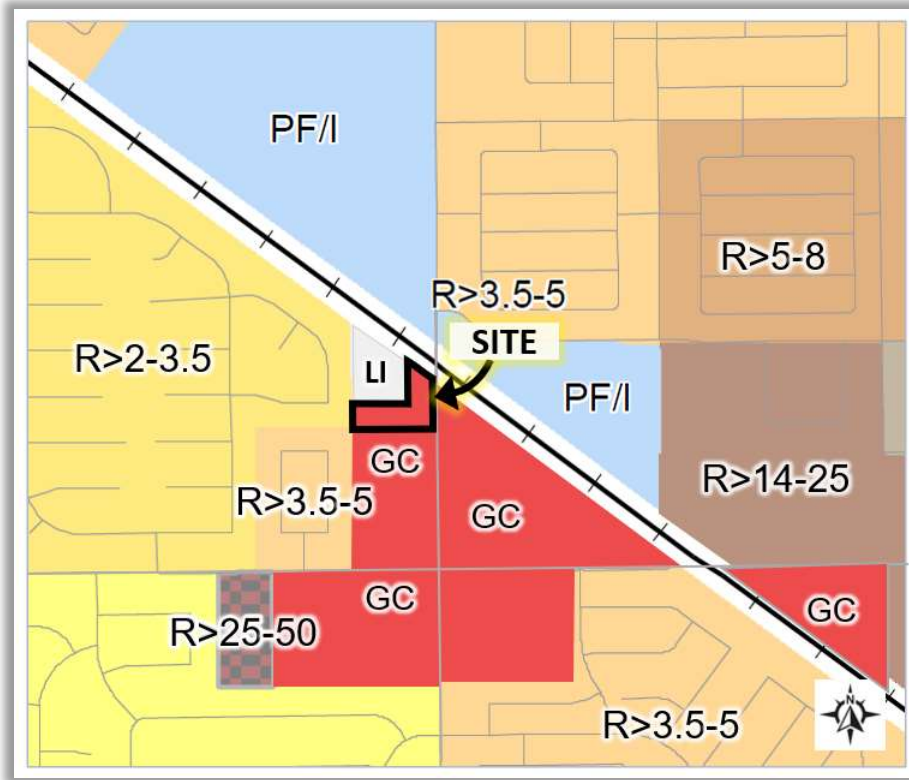


Figure 4 – Existing Zoning Map

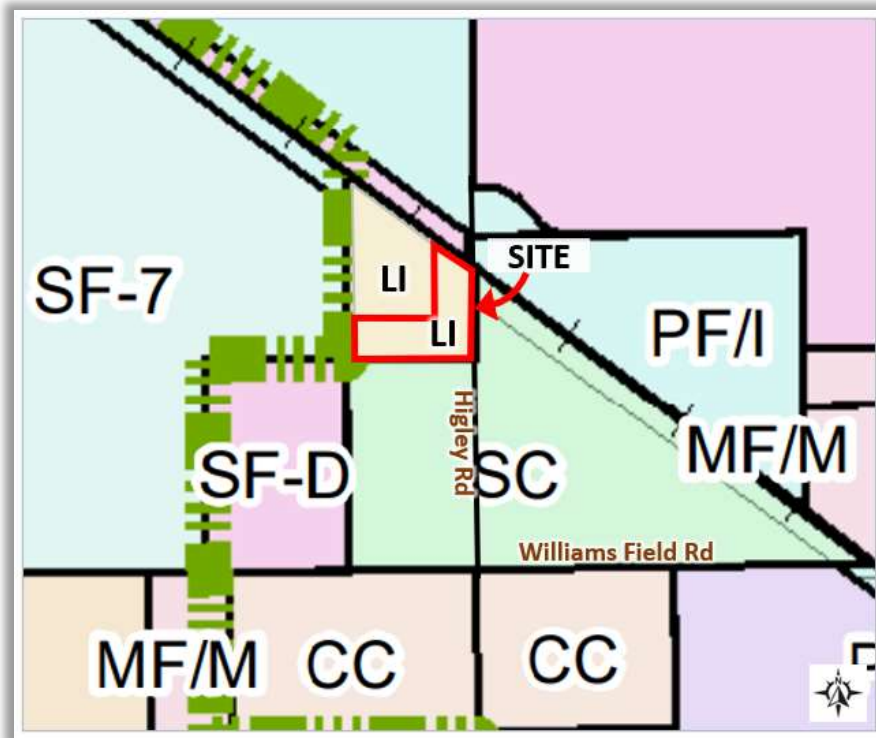
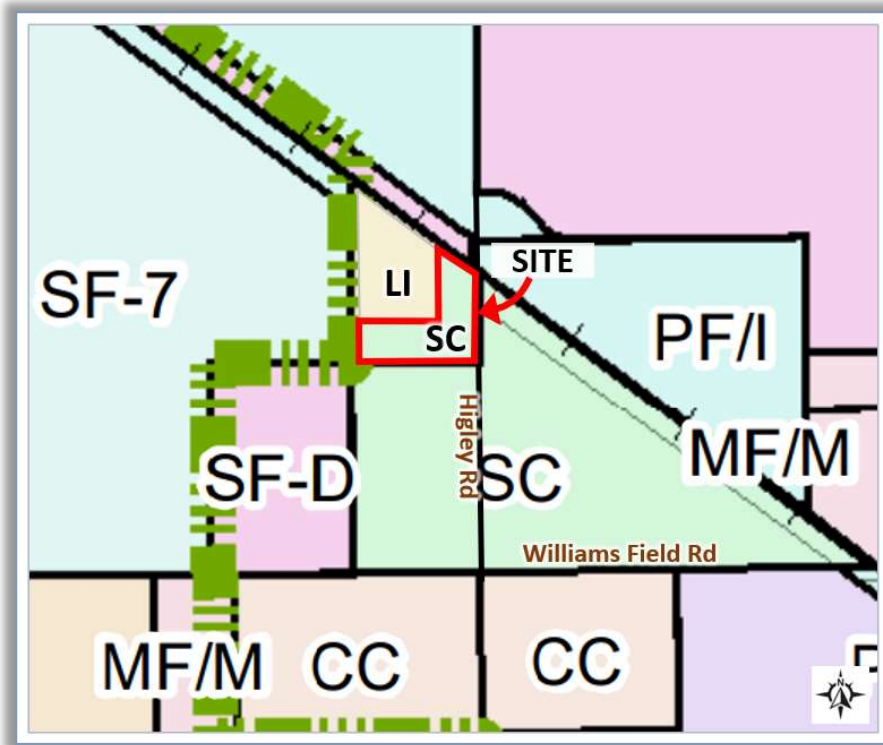


Figure 5 – Proposed Zoning Map



I. Description

Proposed is a plan for future retail-commercial uses that fit the proposed general plan and zoning categories. While no specific users or tenants are known at this time, a conceptual site plan has been submitted that indicates one possible layout configuration of some of the types of commercial uses that could locate here. The final site layout, building types, layout, massing, location, etc. are not known at this time and could change. Details will be provided during the future design review request, and that submittal will be in accordance with the applicable provisions of the Zoning Code and Town guidelines that address site safety, circulation, landscaping, engineering, infrastructure, and quality design.

As indicated on the conceptual plan, it is anticipated that the entrance to the Property will occur at Higley Road via a private drive. Private driveways will connect to the commercial buildings and other areas of the larger site plan. Onsite circulation and parking areas will comply with the applicable zoning, engineering, and fire code standards.

The proposed Property location is part of a master site plan, which as it relates to this parcel, will address the perimeter landscaping dimensions, plant counts and varieties, signage, and parking screening requirements along the Higley Road frontage. Along the Property's western boundary, a generous, approximately 30-foot landscape setback that maintains the existing screening wall will contribute to site screening and aesthetics. Buffering to surrounding uses promotes project compatibility given the many instances in which the

project will exceed the minimum required building setbacks. The conceptual plan will integrate and flow into the adjacent indoor commercial use, focusing the setbacks on the perimeter of the project.

II. Justification

The proposed retail and commercial uses are consistent with the policies and guidance outlined for the proposed General Plan GC category and the Zoning Code's SC category. The proposed use is the kind of development that fits within the GC category. This request supports the vision and objectives of the General Plan, which encourages the development of a balanced land use framework and an efficient use of land and resources. In the various elements of the General Plan, land use policies promote the development of remaining commercial parcels with community services that are compatible with the surrounding land uses. Buffers are encouraged that create transitions between sites. This application creates an opportunity to enhance the subject Property and implements the General Plan tenets and principles, as follows:

- Proposing a commercial designation that is compatible with the adjacent railroad, GC general plan designation, and SC zoning.
- A generous landscape buffer and building setback are provided to the residential uses to the west at the small portion of the site that extends to the west.
- On the adjacent LI zoning district that this Property wraps around, a separate development proposal for an indoor self-storage/commercial use has begun. Because that use is also allowed in both its current LI zoning as well as in the SC district, this proposal for SC zoning is harmonious with the character of the north end of the subject parcel.
- The self-storage use next door supports this request because it has caused the site to become more focused on retail-commercial uses that are more consistent with the adjacent single-family residential neighborhood than the historic outdoor storage and industrial uses.
- As proposed, the retail-commercial uses are effective for what would otherwise be a small remnant LI designation, and the conceptual plan integrates this piece into a larger conceptual plan for the broader area.
- The proposed commercial uses will enhance the Property and provide services that support the needs of the surrounding community.

Compliance with General Plan Goals and Policies

The following goals and policies of the general plan are furthered by this request:

- Balance the land use framework and effectively manage the development patterns. This is accomplished by implementing a strategically designed type of commercial use at an appropriate location consistent with the land use patterns in the vicinity (Goal CM-1 *Balanced Land Uses*, Policy 1, p. 25).
 - Develop an appropriate transitional use between a neighborhood and retail/commercial use. Location and thoughtful design of the project makes more efficient use of land with the proposed commercial uses that serve a greater number of household and business storage needs in a climate-controlled environment (Policies 1, 3, p. 25-26).
- The proposed development is designed to instill a character that is harmonious with the surrounding commercial properties and is appropriately located where it can be buffered and screened from surrounding neighborhoods (Goal CM-2 *Quality Development*, Policy 2, p. 25).
 - While this proposal is for rezoning only with site plan details to be a future submittal, a master site plan has been reviewed for this property, which includes building setbacks and landscape buffers that will provide enhanced compatibility with the properties to the west. (Policy 7, 9).
- Targeting Gilbert's business growth goals, the proposed development grows a local business establishment by providing a commercial zoning that is more suitable for the property of this configuration (General Plan Goal OP-1 – Job Growth, p. 67).
 - Locating a project of this nature adjacent to existing infrastructure will create efficiencies and reduce costs per capita for capital improvements and maintenance of private and public services. The developer will construct any required right-of-way improvements adjacent to the property (OP-4, *Infrastructure*, Policies 63-64).
 - Increased revenues to the Town are anticipated as a result of this proposal compared to the retention basin and vacant worker housing as had been used in the past.

Gateway Character Area Compliance

The proposed development is located in a long standing commercial/employment area within what the General Plan describes as the Gateway Character Area. This request furthers the policies of the Gateway Character area, as follows:

- The Gateway Area envisions the phased development of various land uses, such as traditional neighborhoods, commercial buildings, and employment uses (General

Plan, p. 126). The proposed site has historically been an industrial site with outdoor uses and higher intensity activities. This proposed development brings those activities into indoor buildings by setting the stage for a modern conceptual site plan with enhanced landscaping, pedestrian connections, and compatibility with the surrounding area.

- Promote a traditional mixture of jobs and services in the SC areas that will provide for the commercial needs of the surrounding neighborhoods. These services will increase the range of services that contribute to the welfare and quality of life of the community.
- Encourage a commercial use that integrates and transitions to residential neighborhoods in terms of the scale, landscaping, and land use context.
- Increase compliance with the Character Area and its traditional neighborhood character compared to the historic uses. The proposed conceptual plan provides room for the landscaping, pedestrian-friendly streetscapes, and buffers to surrounding railroad, employment uses, commercial uses, and residential uses. The proposed uses will be developed in accordance with the latest zoning standards.
- Support the continued provision of ADA pedestrian access to bus services that ultimately connect to Williams Field Road, where appropriate.
- Maintain the Higley Road streetscape, medians, lights, and landscaping in compliance with the streetscape guidelines.

III. Conclusion

Envisioned in this application are lower intensity general plan and zoning districts that provide an effective commercial land use context for the north portion of a planned commercial center. Retail and commercial uses are compatible with the surrounding uses and represent a quality alternative to the historic more intense uses adjacent to a single-family subdivision to the west and an arterial street and more intense commercial uses the east. The proposed development will have a positive impact on the area by bringing new investment and neighborhood services that will support the growing needs of local residents, businesses and employers.