



11

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: VERONICA GONZALEZ, PRINCIPAL PLANNER *vg*
(480) 503-6720, VERONICA.GONZALEZ@GILBERTAZ.GOV

THROUGH: EVA CUTRO, AICP, PLANNING MANAGER *EC*
(480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 13, 2023

SUBJECT: S21-02 HAPPY ROAD ESTATES: REQUEST TO APPROVE PRELIMINARY PLAT AND OPEN SPACE PLAN ON APPROXIMATELY 3.87 ACRES GENERALLY LOCATED SOUTH OF THE SOUTHEAST CORNER OF HIGLEY ROAD AND SAN TAN BOULEVARD IN THE SINGLE FAMILY-15 (SF-15) ZONING DISTRICT.

STRATEGIC INITIATIVE: Exceptional Built Environment

To allow for development of a subdivision for single-family dwelling units

RECOMMENDED MOTION

Approve the Findings of Fact and S21-02, Happy Road Estates: Preliminary Plat and Open Space Plan for Happy Road Estates, for six home lots (Lots 1-6) and four tracts (Tracts A-D) on approximately 3.87 acres generally located south of the southeast corner of Higley Road and San Tan Boulevard in the Single Family-15 (SF-15) zoning district, subject to conditions.

APPLICANT

Company: Craft Development, LLC
 Name: Beau Tanner
 Address: 67 S Higley Rd, Ste 103-450

OWNER

Company: Tanner-Funk Holdings, LLC
 Name: Beau Tanner
 Address: 1806 N Lindsay Rd, Unit 103

Gilbert, AZ 85296
 Phone: 480-466-9948
 Email: btanner@homesbycraft.com

Mesa, AZ 85213
 Phone: 480-466-9948
 Email: btanner@homesbycraft.com

BACKGROUND/DISCUSSION

History

Date	Description
May 9, 2006	Town Council approved A06-02 (Ord. No. 1738) annexing approximately 351 acres, including subject site.
September 26, 2006	Town Council approved Z06-03 (Ord. No. 1830) rezoning approximately 351 acres from Maricopa County Rural-43, R1-18, and R-4 to Town of Gilbert Single Family-43 (SF-43), Single Family-35 (SF-35), Single Family-15 (SF-15), Shopping Center (SC) and Public Facilities/Institutional (PF/I).

Overview

The applicant is requesting approval of the preliminary plat and open space plan for Happy Road Estates. The site is approximately 3.87 acres and is generally located south of the southeast corner of Higley Road and San Tan Boulevard.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential>1-2 DU/AC	Single Family-15 (SF-15)	Vacant
South	Residential>1-2 DU/AC	Single Family-15 (SF-15) and R-4 (Maricopa County)	Vacant and single family residential
East	Residential>1-2 DU/AC	Single Family-15	Single family residential
West	Residential>0-1 DU/AC	RU-43 (Maricopa County)	Higley Road, then single family residential
Site	Residential>1-2 DU/AC	Single-Family-15 (SF-15)	Existing single family residential

Pre-Plat Summary

The subject site is currently a single lot with an existing home and is zoned Single Family-15 (SF-15). The applicant proposes a preliminary plat to divide the property

into six lots and four tracts. All proposed lots exceed the minimum SF-15 lot size requirement and will range in size from 15,211-29,862 sq. ft. The lots will all front onto an internal, private road and the site has a single point of access off Higley Road. Currently, there is an existing private, shared well site on the property. This well site serves existing homes to the south and will be located within a tract (Tract D) when the final plat is recorded. The homes to be built within this proposed subdivision will not receive water service from this private well. Instead, they will receive Town of Gilbert water service.

Please see table below for the development standards reflected in this preliminary plat.

Project Data Table

Site Development Regulations	LDC SF-15 Standards	Proposed
Minimum Lot Area (sq. ft.)	15,000	15,211
Minimum Lot Dimensions (ft.)		
Width	110	110
Depth	120	120
Maximum Height (ft.)/Stories	30'/2	30'/2
Minimum Building Setbacks (ft.)		
Front	30'	30'
Side	15'	15'
Rear	30'	30'
Maximum Lot Coverage (%)		
One-Story	35%	35%
Two-Story	35%	35%

Landscape and Open Space

Happy Road Estates contains more than 29,000 sf of open space which is approximately 13% of the total site. The amenity area is centrally located within the development and contains clustered seating, a horseshoe pit as well as a large turf area. Additional landscaped areas flank the private drive at the entrance and provide a buffer from Higley Road along the west boundary. Further, tree-lined streets are located throughout the interior.

Tree plantings throughout the development include Rosewood, Southern Live Oak, and Pink Dawn Chitalpa to provide shade and character. A variety of shrubs, groundcover and accents such as red bird of paradise, damianita, yucca, wild petunia, and lantana are also provided to further enhance the community open space and streetscape.

An 8' theme wall will be constructed along Higley Road. The theme wall will be stucco finished block with brick veneer columns placed 20' on center. The perimeter walls around the remainder of the site will be a standard block wall.

Residential entry signage is proposed on the north side of the subdivision entrance at Higley Road with the name "Happy Rd Estates". The materials for the entry sign include the same brick veneer as the subdivision theme wall and will incorporate raised steel letters.

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 Section 6.2.6.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Approve the Findings of Fact and S21-02, Happy Road Estates: Preliminary Plat and Open Space Plan for six home lots (Lots 1-6) and four tracts (Tracts A-D) on approximately 3.87 acres, generally located south of the southeast corner of Higley Road and San Tan Boulevard in the Single Family-15 (SF-15) zoning district, subject to the following conditions.

- a. The Final Plat and Open Space Plan for Happy Road Estates and construction of the project shall be in substantial conformance with Exhibit 4, the Preliminary Plat and Exhibit 5, the Open Space Plan approved by the Planning Commission/Design Review Board at the September 13, 2022 public hearing.
- b. Proposed signage complying with the LDC shall receive approval of a sign permit prior to installation.

Respectfully submitted,

Veronica Gonzalez

Veronica Gonzalez
Principal Planner

Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Preliminary Plat
- 5) Open Space Plan
- 6) Applicant's Narrative

**FINDINGS OF FACT
S21-02 Happy Road Estates**

1. The project is consistent with the Residential Design Guidelines;
2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
3. The project is consistent with all applicable provisions of the Zoning Code;
4. The project is compatible with adjacent and nearby residential development;
and
5. The project design provides for safe and efficient provision of public services.

S21-02: Happy Road Estates
Attachment 2: Notice of Public Hearing

Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, September 13, 2023 TIME: 6:00 PM*

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

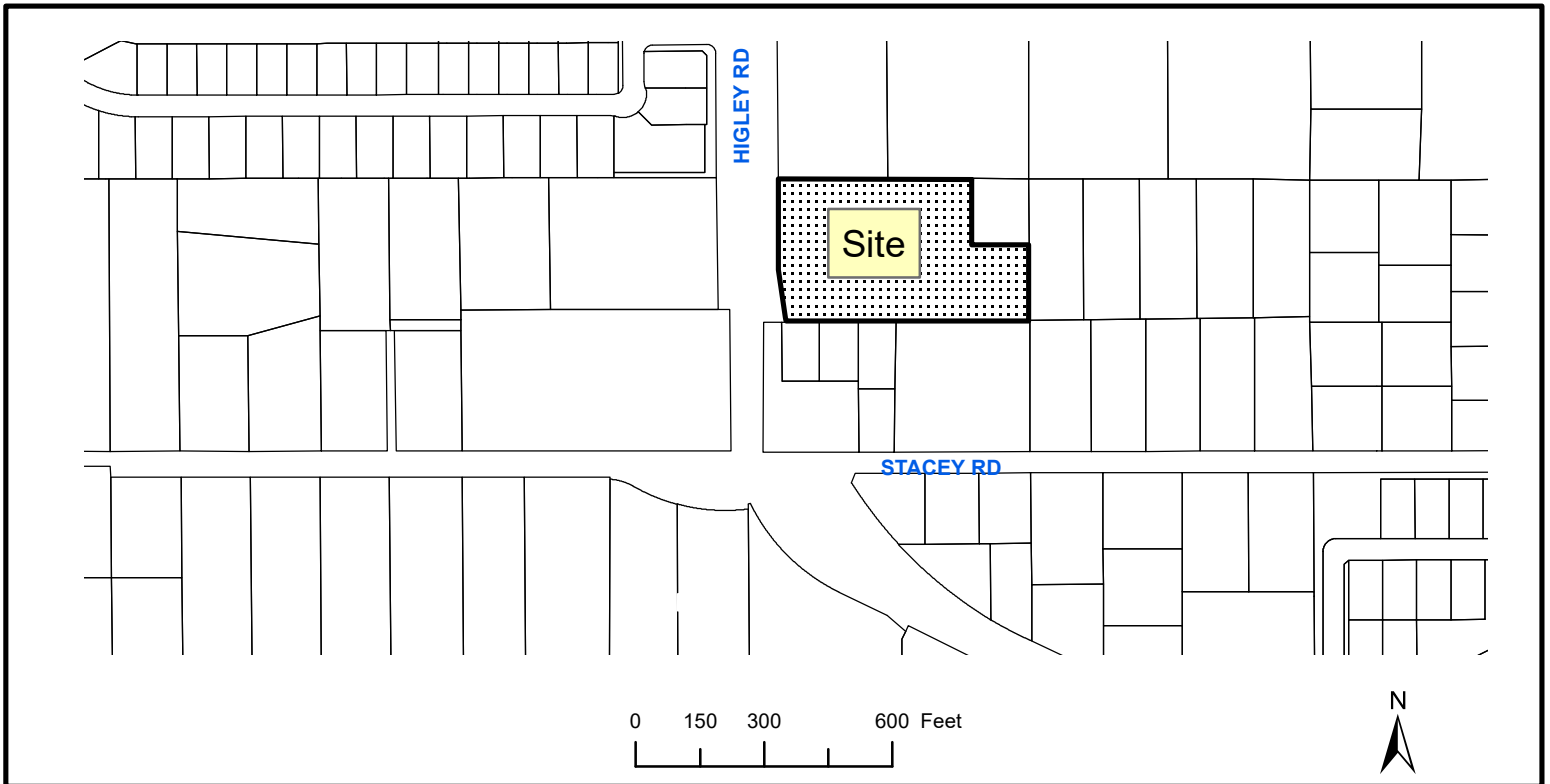
*Call Case Planner to verify date and time: (480) 503-6720

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:

S21-02 HAPPY ROAD ESTATES: Request to approve Preliminary Plat and Open Space Plan for Craft Development, for 6 home lots (Lots 1-6) and Tracts A-D on approx. 3.87 acres located south of the southeast corner of Higley Road and San Tan Boulevard in the Single Family-15 (SF-15) zoning district.

SITE LOCATION:



APPLICANT: Craft Development, LLC
CONTACT: Beau Tanner
ADDRESS: 1806 N Lindsay RD STE 103
Mesa, AZ 85213

TELEPHONE: (480) 466-9948
E-MAIL: BTanner@homesbycraft.com

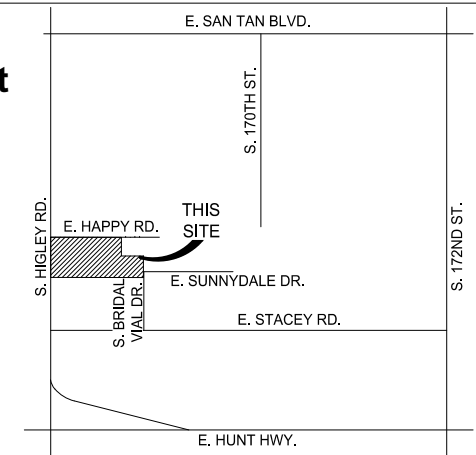


PRELIMINARY PLAT FOR HAPPY ROAD

SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, MARICOPA COUNTY, ARIZONA

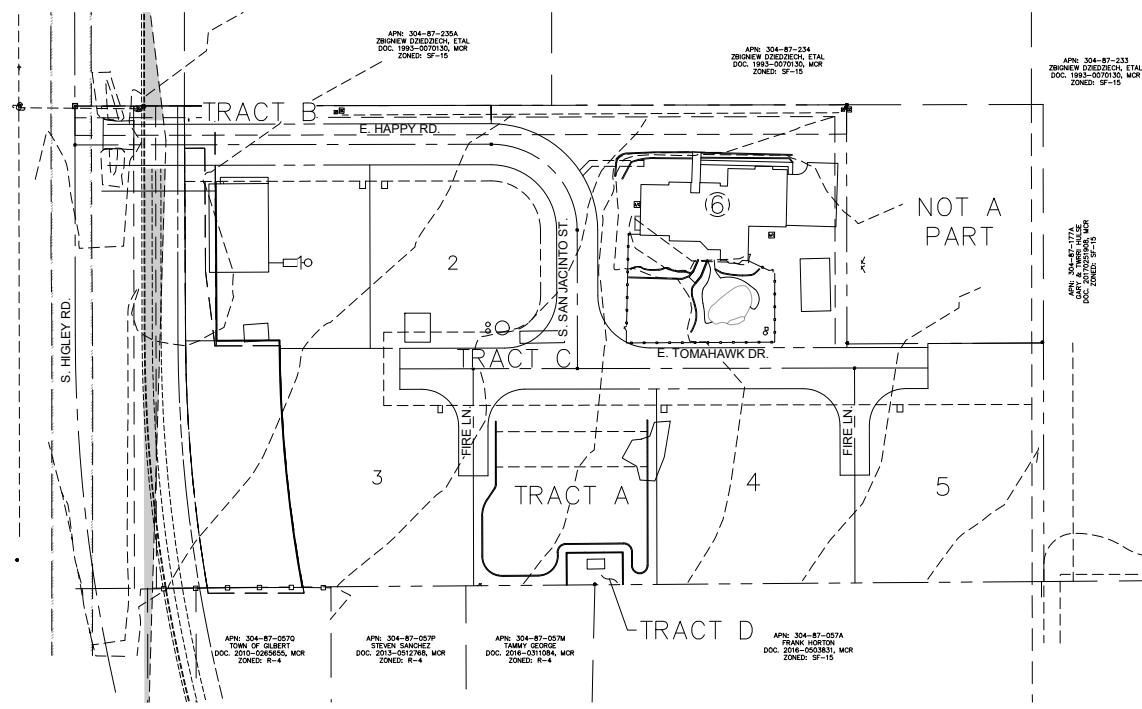
APN# 304-87-057S
E. HAPPY ROAD, GILBERT, ARIZONA 85142

S21-02: Happy Road Estates
Attachment 4: Preliminary Plat



VICINITY MAP
N.T.S.

TRACT TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
DRAINAGE & RETENTION ESMT	10,820	0.2484	DRAINAGE & RETENTION EASEMENT
TRACT A	15,134	0.3474	OPEN SPACE & RETENTION
TRACT B	3,301	0.0758	OPEN SPACE
TRACT C	25,667	0.5892	PRIVATE ROAD & PUBLIC WATER & SEWER EASEMENT
TRACT D	842	0.0193	PRIVATE WELL SITE



SHEET INDEX

- COVER SHEET
- PRELIMINARY PLAT PLAN
- PRELIMINARY GRADING & DRAINAGE PLAN

ZONING:

CURRENT ZONING: SF-15

PROJECT DATA:

GROSS AREA: 4.46 AC = 194098 SF
NET AREA: 3.87 AC = 168593 SF

OWNER

TANNER-FUNK HOLDINGS LLC
1806 N. LINDSAY RD #103
MESA, AZ 85213
PH: (480) 466-9948
CONTACT: BEAU TANNER

ENGINEER

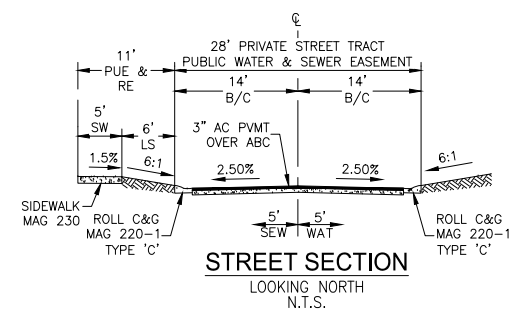
BABBITT SMITH ENGINEERING, LLC
1140 E. GREENWAY ST., SUITE 2
MESA, ARIZONA 85203
OFFICE: (480) 610-1341
DIRECT: (480) 757-8021
CELL: (480) 882-8240
CONTACT: DARREN SMITH
EMAIL: darren@babbittsmith.com

BENCHMARK

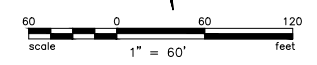
MCDOT BRASS CAP IN HANHOLE FOUND AT THE INTERSECTION OF HIGLEY ROAD & SAN TAN BLVD., ASLO BEING THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.
ELEVATION=1353.398' (NAVD88-GDACS #20614-1 DATUM)

BASIS OF BEARING

THE LOCALLY ACCEPTED WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
BEARING=N00°05'50"W(M). (ASSUMED BEARING)

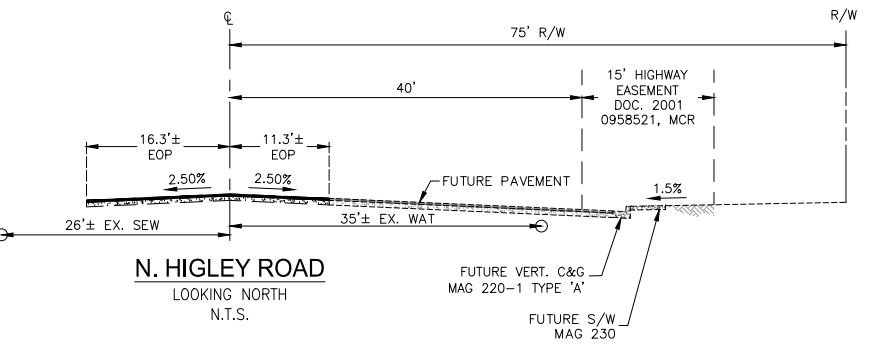


STREET SECTION
LOOKING NORTH
N.T.S.



PROJECT - SITE DATA

GROSS AREA:	±4.46 ACRES
NET AREA:	±3.87 ACRES
EXISTING ZONING:	SF-15
PROPOSED ZONING:	SF-15
TOTAL NUMBER OF LOTS:	6
GROSS DENSITY:	1.34 DU/AC
NET DENSITY:	1.55 DU/AC
OPEN SPACE PROVIDED (% GROSS)	0.45 ACRES (10.08% OF GROSS AREA) (INCLUDE TRACT A & TRACT B)
MINIMUM LOT SIZE:	15,211 SQ. FT.
AVERAGE LOT SIZE:	19,141 SQ. FT.
MIN. REQ. AVERAGE LOT AREA	15,000 SQ. FT.
MINIMUM BUILDING INTERIOR SETBACKS	
FRONT-BUILDING	30'
SIDE-BUILDING	15'
REAR-BUILDING	30'



N. HIGLEY ROAD
LOOKING NORTH
N.T.S.

REVISIONS:

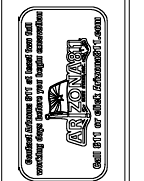
Babbitt Smith Engineering
1140 E. Greenway St, Suite 2
Mesa, Arizona 85203
office: (480) 610-1341
direct: (480) 757-8021
cell: (480) 882-8240



PRELIMINARY PLAT

HAPPY ROAD
TOWN OF GILBERT, ARIZONA

PROJECT:



Preliminary
08/16/2024 11:52:07 PM



JOB NO.
20248

20248PP01.DWG

SHEET NO.

1

1 OF 3

P:\BNE\Dropbox\BNE\0520-248 DS Happy Road\Pre-Plate\20248PP01.dwg, 08/17/2024 7:29:11 PM

EX. SEWER MANHOLE TO REMAIN
EX. RIM=1362.43
EX. INV N=1353.04
EX. INV S=1353.12

EX. CATV BOX TO REMAIN

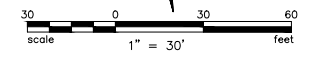
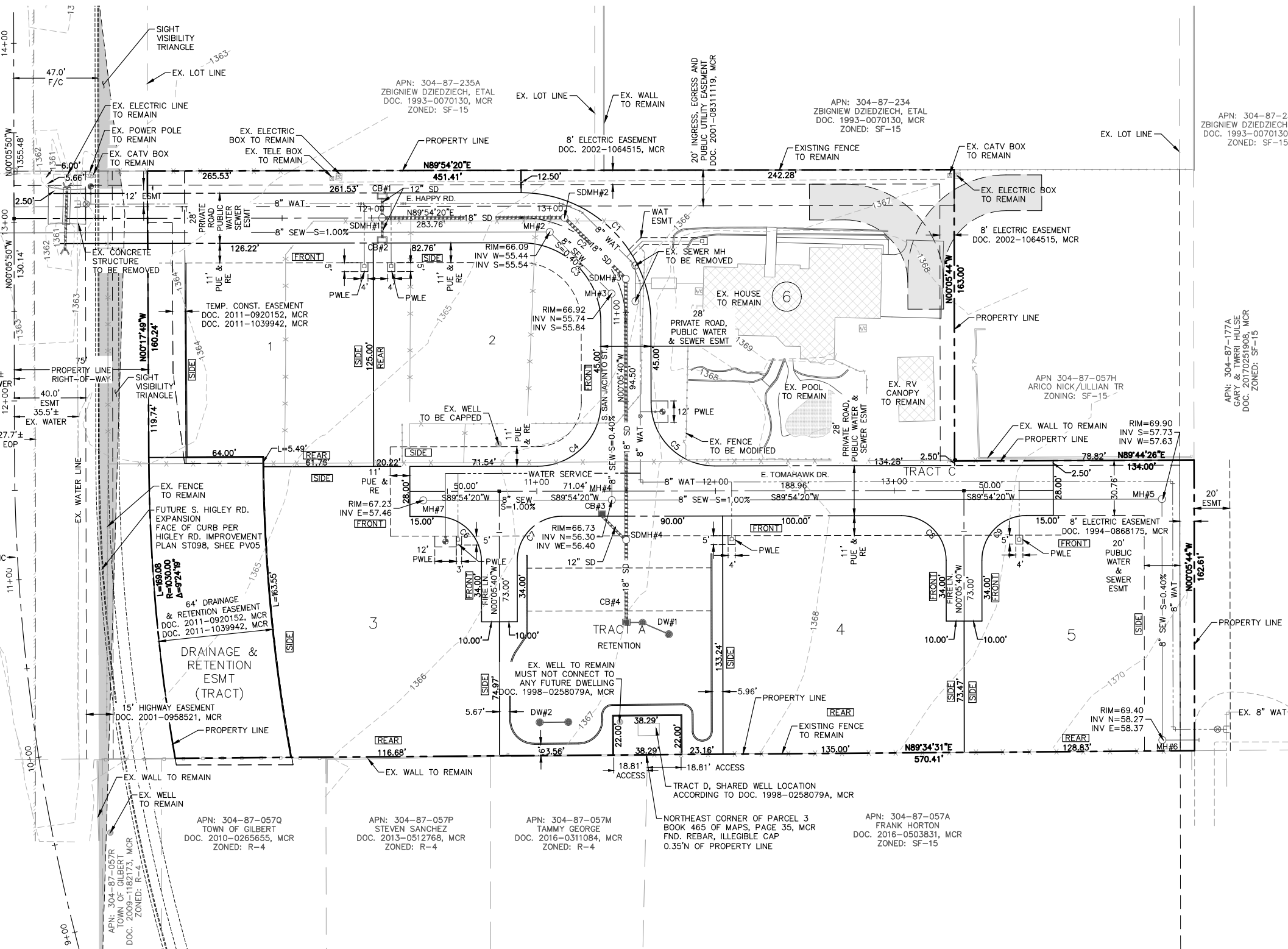
EX. POWER POLE TO REMAIN

PROPOSED MH#1
RIM=63.00
INV N=53.47
INV E=54.14

EX. ELECTRIC LINE TO REMAIN

EX. EDGE OF PAVEMENT TO REMAIN

EX. SEWER MANHOLE TO REMAIN
EX. RIM=1364.75
EX. INV N=1355.98
EX. INV S=1356.03



LOT TABLE	
LOT #	AREA
1	15,406 SQ. FT. 0.3537 ACRES
2	15,211 SQ. FT. 0.3492 ACRES
3	18,434 SQ. FT. 0.4232 ACRES
4	17,211 SQ. FT. 0.3951 ACRES
5	18,720 SQ. FT. 0.4298 ACRES
6	29,862 SQ. FT. 0.6855 ACRES

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	113.88	72.50	90°00'00"	102.53
C2	91.89	58.50	90°00'00"	82.73
C3	69.90	44.50	90°00'00"	62.93
C4	55.76	35.50	90°00'00"	50.20
C5	55.76	35.50	90°00'00"	50.20
C6	39.27	25.00	90°00'01"	35.36
C7	39.27	25.00	90°00'00"	35.36
C8	39.27	25.00	90°00'00"	35.36
C9	39.27	25.00	90°00'00"	35.36

TRACT TABLE			
TRACT	SQ. FT.	ACRES	DESCRIPTION OF USE
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TRACT D	842	0.0193	PRIVATE WELL SITE

LEGEND

---	RIGHT-OF-WAY LINE
---	SUBDIVISION BOUNDARY
---	INTERIOR PROPERTY LINE
---	CENTERLINE
---	PUBLIC UTILITY AND FACILITIES EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
RE	ROADWAY EASEMENT
PWLE	PUBLIC WATER LINE EASEMENT

REVISIONS:

Babbitt Smith Engineering
1140 E. Greenway St, Suite 2
Mesa, Arizona 85203
office: (480) 610-1341
direct: (480) 757-6021
cell: (480) 862-8240

PRELIMINARY PLAT

HAPPY ROAD
TOWN OF GILBERT, ARIZONA

PROJECT:

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51205
DARREN E. SMITH
REGISTERED PROFESSIONAL ENGINEER
ARIZONA, U.S.A.

JOB NO.
20248

20248PP02.DWG

SHEET NO.
2
2 OF 3

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Preliminary

HAPPY ROAD
RETENTION SUMMARY

BASIN NO.	DRAINAGE AREA	RUNOFF COEFFICIENT	AREA (ACRES)	R _n (CF)	D (FT)	A ₁ (SF)	A ₂ (SF)	R _p (CF)	Excess (CF)	% excess
BASIN A	1	0.58	3.55	22,466	3.0	9,350	6,885	24,353	1,886	8%
TOTAL			3.55	22,466				24,353	1,886	8%

50yr-24hr precipitation depth¹ = 3.00 inches = 0.25 ft

Retention Required (R_n)¹ = C x P/12 x A

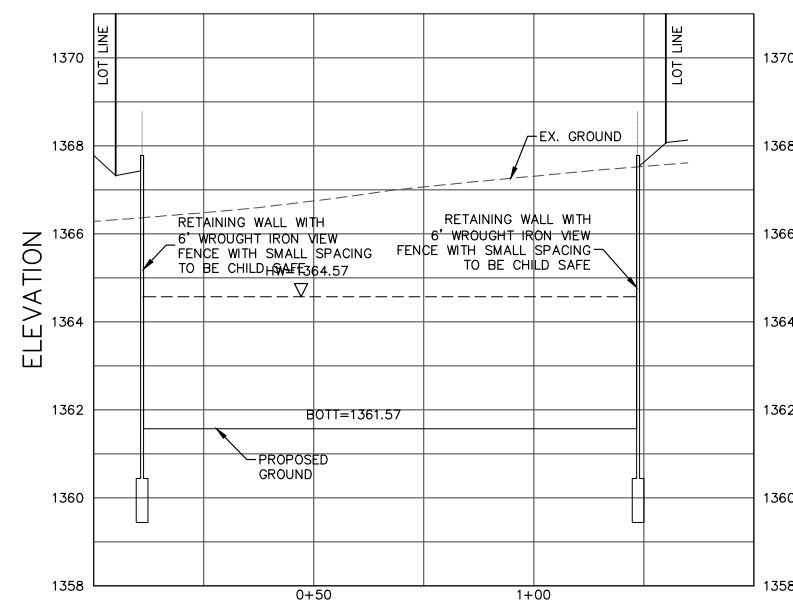
Where: C = Weighted runoff coefficient
P = 50-year 24-hour rainfall depth
A = Contributing Area (SF)

Retention Provided (R_p) = [(A₁ + A₂) / 2] x D

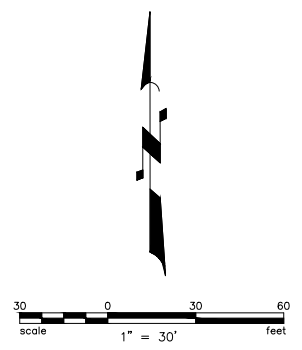
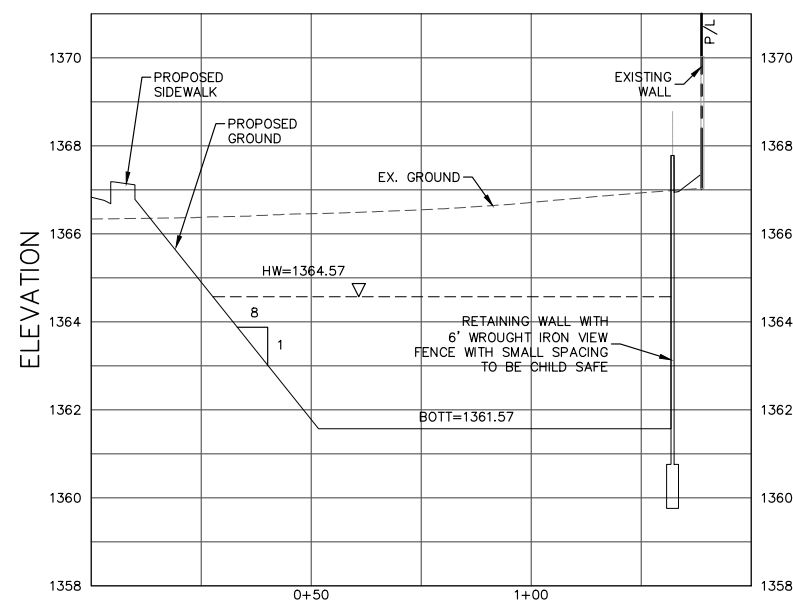
Where: A₁ = Basin Top Area (SF)
A₂ = Basin Bottom Area (SF)
D = Basin Depth (FT)

¹ Town of Gilbert Engineering Standards

SECTION A-A



SECTION B-B

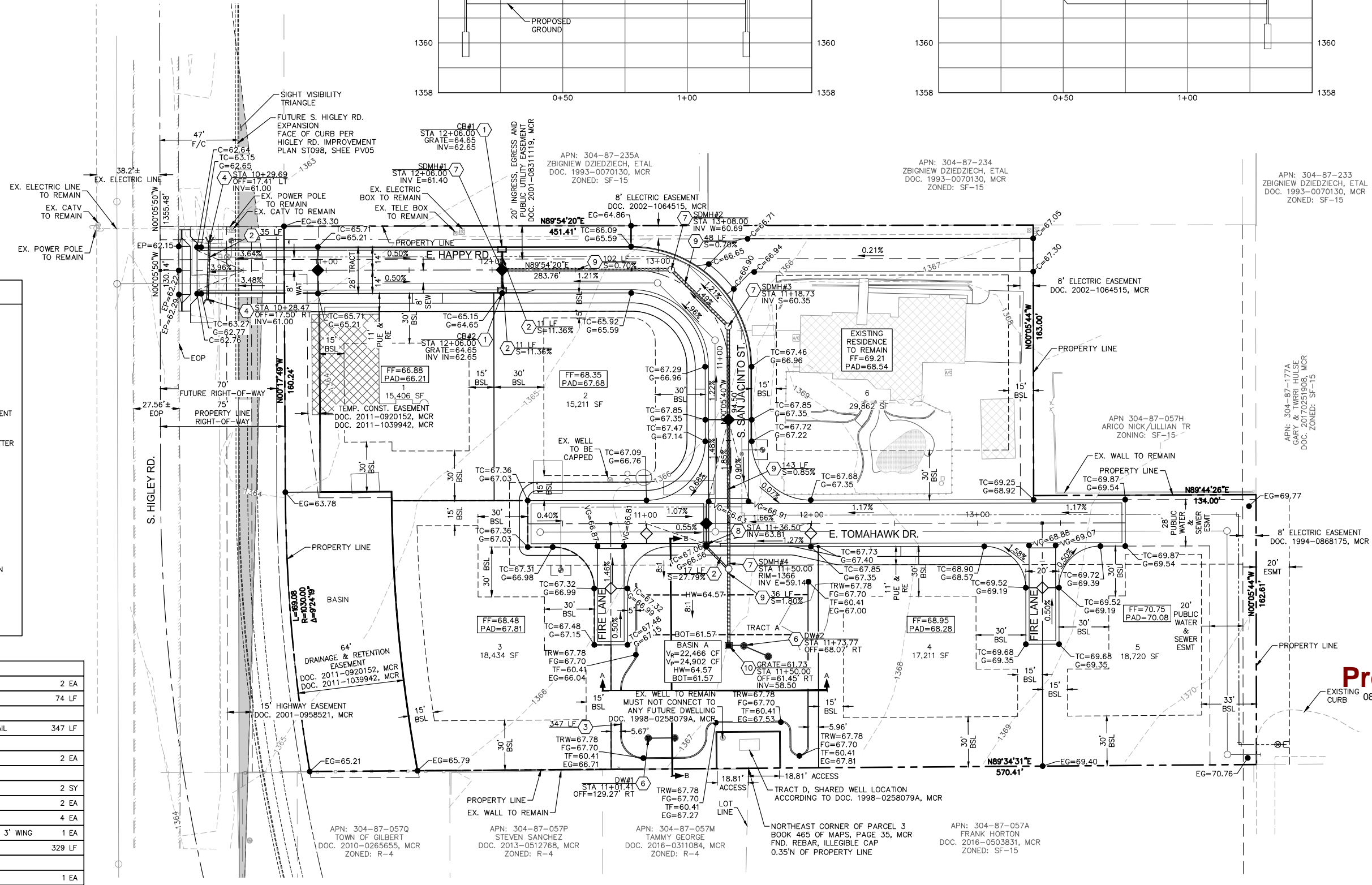


LEGEND

- CENTERLINE/MONUMENT LINE
- PROPERTY LINE
- SETBACK LINE
- EASEMENT
- RIGHT-OF-WAY
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY & FACILITY EASEMENT
- EXISTING CONTOUR
- PROPOSED VERTICAL CURB & GUTTER
- PROPOSED ROLL CURB
- EXISTING FENCE CHAIN LINK
- EXISTING FENCE
- MATCH LINE
- PROPOSED STORM DRAIN
- GRADE BRAKE
- GRADE CHANGE
- FINISHED FLOOR & PAD ELEVATION
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT OF WAY
- RE ROADWAY EASEMENT
- PWLE PUBLIC WATER LINE EASEMENT

STORM DRAIN NOTES

1	INSTALL CATCH BASIN PER MAG 531	2 EA
2	INSTALL 12" RGRCP CLASS III STORM DRAIN.	74 LF
3	SEE SDRPR 1 ON SHT B	
4	RETAINING WALL, PER DETAIL THIS SHEET, WITH SAFETY RAIL PER MAG 145	347 LF
5	INSTALL HEADWALL PER MAG 501-1 WITH SAFETY RAIL PER MAG 145	2 EA
6	DRYWELL TO BE 75" C-C MIN. PER STANDARDS	2 EA
7	INSTALL STORM DRAIN MANHOLE PER MAG 520 & 522	4 EA
8	INSTALL CATCH BASIN TYPE D, PER MAG STD DTL 533-1, 3' WING	1 EA
9	INSTALL 18" RGRCP CLASS III STORM DRAIN.	329 LF
10	SEE SDRPR 2 & 3 ON SHT B	
11	BUBBLER CATCH BASIN PER MAG 535	1 EA



REVISIONS:

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cell: (480) 862-9240

BABBITT SMITH
ENGINEERS

PRELIMINARY GRADING AND DRAINAGE PLAN

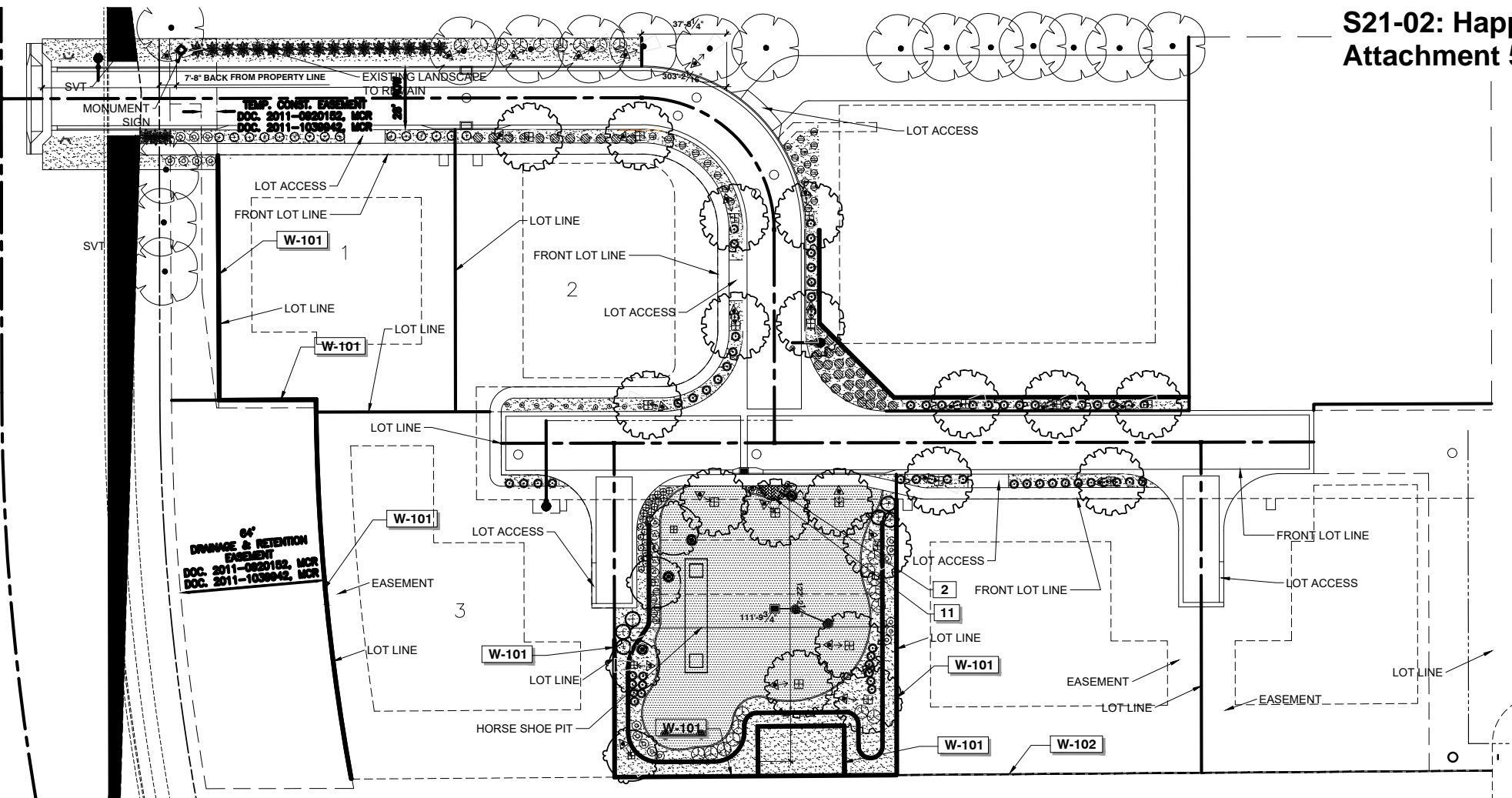
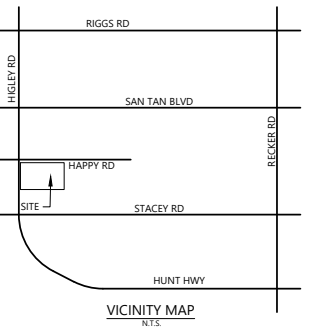
PROJECT: HAPPY ROAD
TOWN OF GILBERT, ARIZONA

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51205
DARREN E. SMITH
Professional Engineer
Arizona, U.S.A.

JOB NO. 20248
20248GP01.DWG
SHEET NO. 3
3 OF 3

S21-02: Happy Road Estates Attachment 5: Open Space Plan



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	QTY
	Dalbergia sissoo Rosewood	Existing	17
	Quercus virginiana Southern Live Oak	24"box	19
	x Chitalpa tashkentensis 'Pink Dawn' Pink Dawn Chitalpa	36"box	4
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	11
	Chrysactinia mexicana Damianita	1 gal	19
	Hesperaloe funifera New Mexico False Yucca	5 gal	20
	Justicia spicigera Mexican Honeysuckle	5 gal	15
	Lantana montevidensis 'New Gold' Trailing Lantana	1 gal	37
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger	5 gal	25
	Melampodium leucanthum Blackfoot Daisy	1 gal	13
	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Deer Grass	5 gal	66
	Rosmarinus officinalis 'Prostratus' Dwarf Rosemary	1 gal	28
	Ruellia penninsularis Wild Petunia	5 gal	18
	Salvia greggii 'Red' Autumn Sage	5 gal	5
	Tetraneuria acaulis Angelita Daisy	1 gal	16

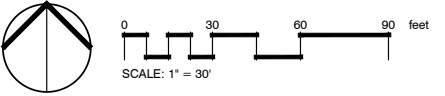
GROUND COVERS	BOTANICAL / COMMON NAME	QTY
	Cynodon dactylon 'Midiron' Bermuda Grass	9,138 sf

REFERENCE NOTES SCHEDULE

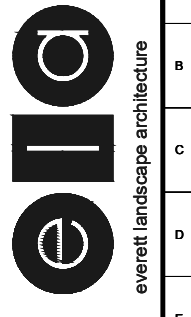
SYMBOL	DESCRIPTION
	Ackerstone Umbriano 6X12 HB Herringbone pattern. For pedestrian, light & heavy vehicular applications
	11 Maglin MLPT210-S-RP MLPT210-S-RP Series Cluster Seating. 29.5" Height, 66.4" Length and 17.5" Seat. Structural I-beam construction with horizontal support beams and Recycled Plastic surface.
CONCRETE CURB	DESCRIPTION
	C-101 New 6" Mowstrip
ROCK	DESCRIPTION
	K-101 1/2" screened decomposed granite. Carmel color at 2" Depth.
WALL	DESCRIPTION
	W-101 Theme Wall
	W-102 Std. Fence Block Builder Wall

LIGHTING SCHEDULE

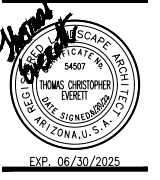
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	FX Luminaire FB Fits well into tight spaces. 7.5in. H x 2.0in. Dia. Order code: FB, Aluminum Alloy, (FB) Flat Black, 3-Prong Spike Lamp: FB-1LED, 2W 2.4VA, 2700K, Beamspread: Spot	27	
	FX Luminaire LE Ideal fixture for small hanging applications. 1.6in. Dia x 3.3in. H. SS hanging cable included. Order code: LE, Aluminum Alloy, (FB) Flat Black, SS Hanging Cable Lamp: LE-1LED, 2W 2.4VA, 2700K, Beamspread: Wide Flood	5	



PROJECT DATA TABLE	
GROSS ACRES	4.4559
NET ACRES	3.8704
SQUARE FOOTAGE OF RIGHT-OF-WAY LANDSCAPING	453
SQUARE FOOTAGE OF ON-SITE LANDSCAPING	23,895
SQUARE FOOTAGE OF OFF-SITE LANDSCAPING	453
COMMON AREA OPEN SPACE SQUARE FOOTAGE	5,541
PERCENT COVERAGE OF NET LAND AREA	13%



HAPPY ROAD
GILBERT, ARIZONA



DATE	7/19/21
Sheet Title:	
Sheet:	



FX LUMINAIRE FB UPLIGHT



FX LUMINAIRE LE DOWN LIGHT



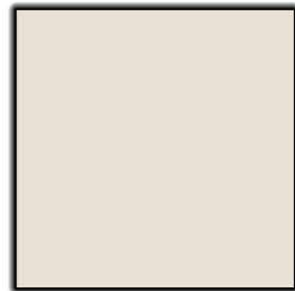
MAGLIN CLUSTER SEATING



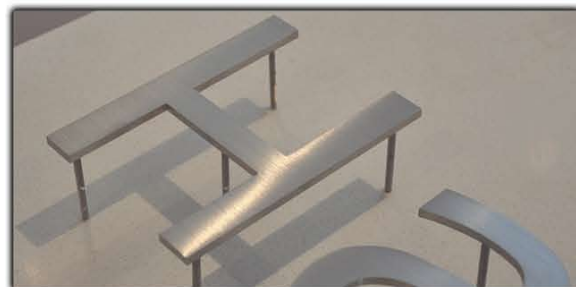
ACKERSTONE UMBRIANO 3PC - DESERT COLOR



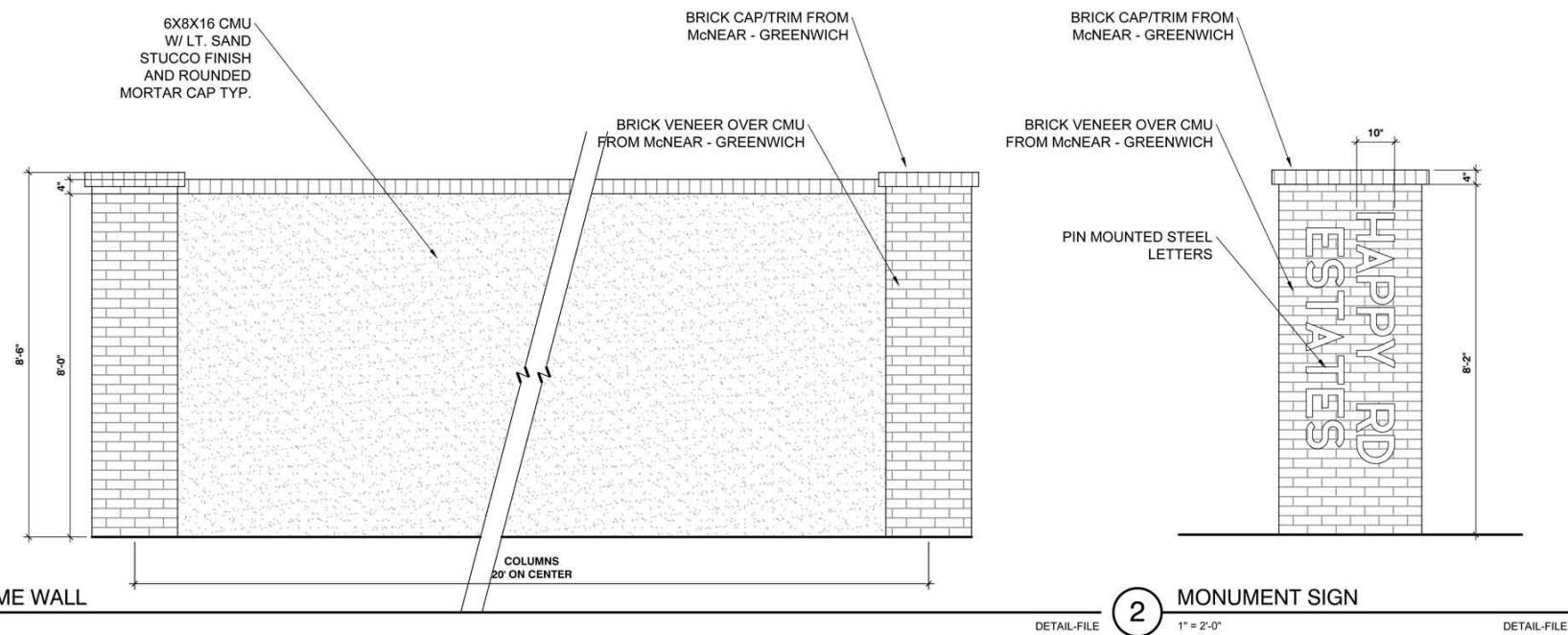
McNEAR GREENWICH BRICK VENEER



ALABASTER WHITE STUCCO



PIN MOUNTED STEEL LETTERS



HAPPY ROAD
GILBERT, ARIZONA



EXP. 06/30/2022
DATE
7/19/21

19044

Sheet Title:
MATERIALS BOARD

Sheet:

**S21-02: Happy Road Estates
Attachment 6: Applicant's Narrative**

Town of Gilbert
Planning Department
55 E Civic Center Dr.
Gilbert, AZ 85296

August 30, 2023

Re: Pre-Plat Application Project Narrative / Happy Road Estates / 3267 E. Happy Road

To Whom it May Concern:

On behalf of Craft Development, we are pleased to submit this Pre-Plat Application Project Narrative for the above property (APN 304-87-057S) (the "Property"). The Property is approximately 3.87 net acres in size. The Property is east of Higley Road, off of Happy Road. The project site is zoned SF-15 and is designated on the Town of Gilbert General Plan as Residential 1-2 homes per acre.

The applicant desires to replat the property into a 6-lot subdivision. The proposed development is consistent with the Gilbert General Plan Policy Goal 9 which encourages development "to have a consistent design character and to support the design of new development to maintain and support the existing character." The applicant desires to replat the property into a 6-lot subdivision with Tracts A-D as shown on the preliminary plat exhibit. The lots range in size from 15,406 sf up to 29,862 sf. Lot 6 is the existing residence and the remaining lots will be new custom homes.

Access to the site is from Happy Road. Tract C is a 28-foot-wide private drive for community access and circulation terminating in a hammer-head design. Tracts A and B will be landscaped and will also provide the required retention. The site provides approximately .41 acres of landscaping consistent with the underlying zoning standard. The Preliminary plat will create a new subdivision of high quality, custom homes that will be an ideal match for this low density, rural area.

Sincerely,

Beau Tanner
Craft Development, LLC
1806 N Lindsay Rd. STE 103
Mesa, AZ 85213