



9-10

Planning Commission Continuance

TO: TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: SAL DISANTO, PLANNER I *SD*
(480) 503-6759, SAL.DISANTO@GILBERTAZ.GOV

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

MEETING DATE: DECEMBER 6, 2023

SUBJECT: A. GP22-15 SEC LINDSAY RD AND LEXINGTON ST
B. Z22-15 SEC LINDSAY RD AND LEXINGTON ST

STRATEGIC INITIATIVE: N/A

RECOMMENDED MOTION

Move to continue Z22-15 and GP22-15 SEC Lindsay Rd and Lexington St, to the January 3, 2024, public hearing.

APPLICANT

Company: Withey Morris
Name: Hannah Bleam
Address: 2525 E Arizona Biltmore Cir.
Unit: A-212
Phoenix, AZ 85016
Phone: (602) 230-0600
Email: hannah@witheymorris.com

OWNER

Company: N/A
Name: Gina Schuh
Address: N/A
Phone: (602) 571-5184
Email: ginaschuh@gmail.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>April 4, 2023</i>	Town Council heard Annexation Case A22-04. No motion was requested, this hearing was to receive input from community members and Town Council.

Overview

The subject site is approximately 2.7 acres located at the southeast corner of Lindsay Road and Lexington Street, just east of Rivulon. The applicant is proposing two requests:

- 1) A Minor General Plan amendment to change the land use designation from General Office (GO) to General Commercial (GC); and
- 2) A rezone from Town of Gilbert Single Family - 43 (SF-43) (Maricopa County RU-43) to the General Commercial (GC) zoning district.

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

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	General Office	Business Park (BP)	San Tan Professional Village
South	General Office	Business Park (BP)	Vacant
East	Utility/Transportation Corridor and General Office	Business Park (BP) and Maricopa County RU-43	Canal and Single Family Residential
West	General Office	Business Park (BP)	Vacant
Site	General Office	Single Family - 43 (SF-43)	Vacant

STAFF RECOMMENDATION

Move to continue Z22-15 and GP22-15 SEC Lindsay Rd and Lexington St to the January 3, 2024, public hearing

Respectfully submitted,

Sal DiSanto

Sal DiSanto

Planner I

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

Notice of Pub

GP22-15, Z22-15 SEC Lindsay Rd and Lexington St
Attachment 1: Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, December 6, 2023* TIME: 6:00 PM

LOCATION: Council Chambers

50 E Civic Center Dr

TOWN COUNCIL DATE:

Tuesday, January 9, 2024* Time: 6:30 PM

LOCATION: Council Chambers

50 E Civic Center Dr

*Call Case Planner to verify date and time: 480 503-6759

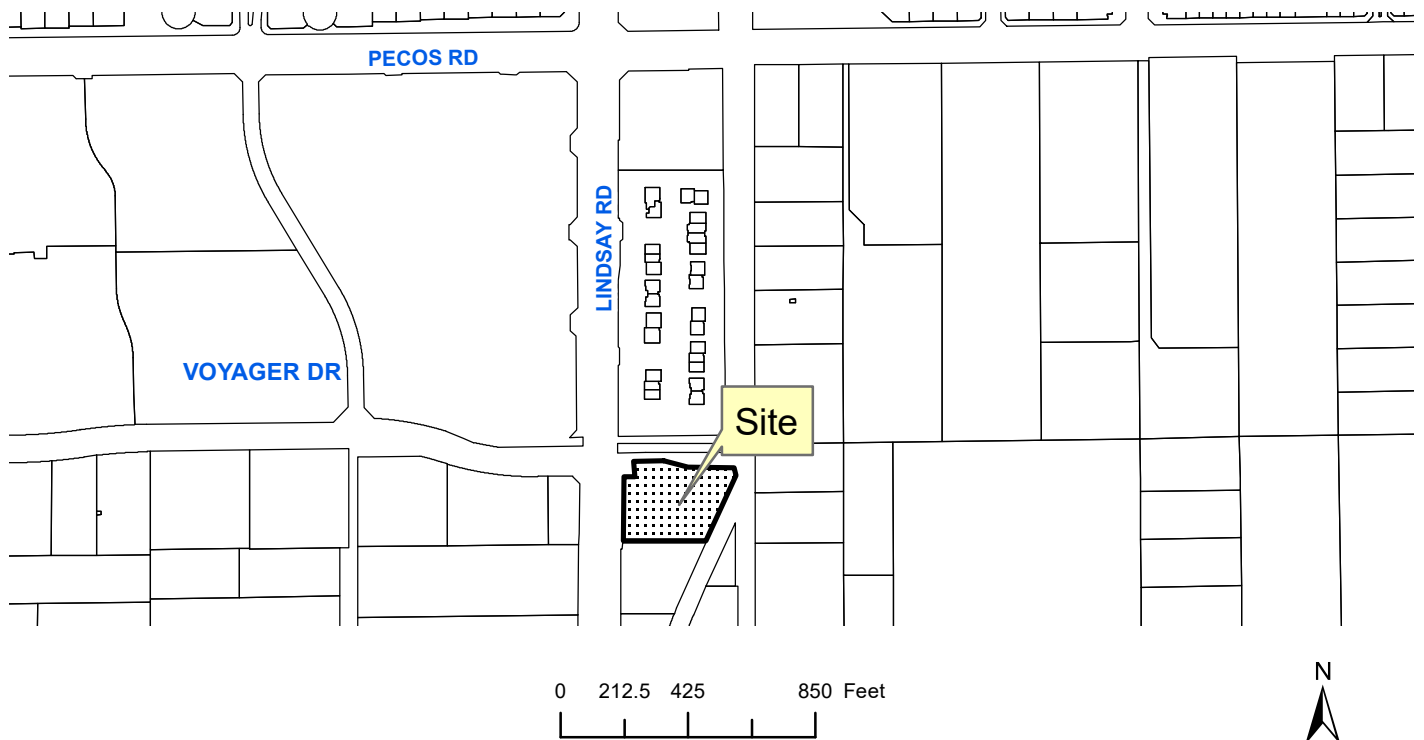
The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

GP22-15: SEC LINDSAY RD AND LEXINGTON ST: Request for Minor General Plan Amendment to change the land use classification of approx. 2.7 acres generally located at the southeast corner of Lindsay Road and Lexington Street from General office to General Commercial. The effect of this amendment will be to change the plan of development to allow commercial /non-residential development.

Z22-15: SEC LINDSAY RD AND LEXINGTON ST: Request to rezone approx. 2.7 acres generally located at the southeast corner of Lindsay Road and Lexington Street from the Town of Gilbert Single Family - 43 (SF-43) (Maricopa County RU-43) zoning district to the Town of Gilbert General Commercial (GC) zoning district. The effect will be to permit non-residential office/commercial uses.

SITE LOCATION:



APPLICANT: Withey Morris
CONTACT: Hannah Bleam
ADDRESS: 2525 E Biltmore CIR Unit:A-212
Phoenix, AZ 85016

TELEPHONE: 602-230-0600
E-MAIL: hannah@witheyorris.com