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**Planning Commission**  
**CONTINUANCE**

**TO:** PLANNING COMMISSION

**FROM:** ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*  
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**THROUGH:** EVA CUTRO, AICP, PLANNING MANAGER *EC*  
480) 503-6782, EVA.CUTRO@GILBERTAZ.GOV

**MEETING DATE:** FEBRUARY 7, 2024

**SUBJECT:** Z23-08, HERITAGE NORTH: REQUEST TO AMEND ORDINANCE NO. 2814 TO AMEND THE HERITAGE NORTH PLANNED AREA DEVELOPMENT (PAD) FOR APPROXIMATELY 11.97 ACRES, GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GILBERT RD AND JUNIPER AVENUE, AND ZONED HERITAGE VILLAGE CENTER (HVC) PAD WITH A PLANNED AREA DEVELOPMENT OVERLAY.

**STRATEGIC INITIATIVE:** Exceptional Built Environment

This PAD amendment will allow for the development of a mixed-use project within the Heritage District.

**RECOMMENDED MOTION**

Move to Continue Z23-08 to the March 6, 2024 Public Hearing.

**APPLICANT/OWNER**

Company: Withey Morris Baugh, PLC for LGE Design Build  
Name: Alex Hayes

Address: 2525 E Arizona Biltmore CIR A-212  
 Phoenix, AZ 85016  
 Phone: 602-230-0600  
 Email: hayes@wmbattorneys.com

**BACKGROUND/DISCUSSION**

**History**

<b>Date</b>	<b>Description</b>
<i>September 14, 1999</i>	Town Council approved Z99-29 (Ordinance No. 1202) rezoning the subject site to General Commercial with a Planned Area Development and creating the La Vida Serena PAD
<i>February 1, 2005</i>	Town Council approved Ordinance 1625 adopting the Land Development Code and rezoning the subject site from C-2 to HVC
<i>May 6, 2020</i>	Planning Commission heard Z20-02, UP20-06 and UP20-08 as a study session item
<i>October 20, 2021</i>	Redevelopment Commission Heard Z20-02, UP20-06, UP20-08 and DR20-48 as a study session item.
<i>December 15, 2021</i>	Redevelopment Commission recommended approval of Z20-02 to Planning Commission
<i>January 5, 2022</i>	Planning Commission Recommended approval of Z20-02 to Town Council
<i>January 11, 2022</i>	Town Council Approved Z20-02 a Planned Area Development for the subject site.
<i>February 2, 2022</i>	Planning Commission Approved UP20-06 and UP20-08 to allow a Hotel and Ground Floor Residential in HVC.
<i>February 16, 2022</i>	Redevelopment Commission approved DR20-48, Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials.
<i>January 17, 2024</i>	Redevelopment Commission recommended approval of Z23-08 a PAD amendment for Heritage North

**Overview**

Heritage North is an 11.97 gross acre site located at the north entry into the Heritage District at the southwest corner of Gilbert Road and Juniper Avenue. The site is zoned Heritage Village Center (HVC) with a Planned Area Development (PAD) overlay. The Heritage North PAD was approved in January of 2022 with approval of the Design Review following. Heritage North is a mixed-use development that will include a variety of building types and uses. The Heritage North site includes nine buildings with a mix of six retail and office buildings, a boutique hotel, a multi-family

residential building with an attached parking garage, and a stand-alone parking garage.

The applicant has requested a continuance to the March 6, 2024 Public Hearing to allow additional time to work through parking items.

**RECOMMENDED MOTION**

Move to Continue Z23-08 to the March 6, 2024 Public Hearing.

Respectfully submitted,



Ashlee MacDonald, AICP  
Principal Planner

**Attachments and Enclosures:**

1. NOPH

# Notice of Public Hearing

**Z23-08: Heritage North  
Attachment 1 - NOPH**

REDEVELOPMENT COMMISSION DATE:

Wednesday, January 17, 2024\* TIME: 6:00 PM

PLANNING COMMISSION DATE:

Wednesday, February 7, 2024\* TIME: 6:00PM

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

\*Call Case Planner 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](http://www.gilbertaz.gov/departments/development-services/planning/planning-commission)

## REQUESTED ACTION:

**Z23-08 HERITAGE NORTH:** Request to amend Ordinance No. 2814 to amend the Heritage North Planned Area Development (PAD) for approximately 11.97 acres, generally located at the southwest corner of Gilbert Rd and Juniper Avenue, and zoned Heritage Village Center (HVC) PAD with a Planned Area Development overlay. The effect of this amendment will be to modify the approved development plan and conditions of approval.

## SITE LOCATION:



APPLICANT: Withey Morris

CONTACT: Alex Hayes

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Phoenix, AZ 85016

TELEPHONE: (602) 230-0600

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