



## Planning Commission Study Session

**TO:** PLANNING COMMISSION

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**MEETING DATE:** MAY 1, 2024

**SUBJECT:** Z24-02 LDC TEXT AMENDMENT: CITIZEN REVIEW AND INITIATION OF AMENDMENT TO THE TOWN OF GILBERT LAND DEVELOPMENT CODE, CHAPTER 1 ZONING REGULATIONS SECTION 2.0 TERMS; SECTION 5.0 SUPPLEMENTAL REGULATIONS; SUBSECTION 5.3 CIRCULATION, PARKING AND LOADING RELATING TO INOPERABLE AND ABANDONED VEHICLES.

**STRATEGIC INITIATIVE:** Exceptional Built Environment

The proposed text amendment will clarify the Code and make technical and conforming changes. The built environment is directly affected by the efficiency and effectiveness of the Land Development Code implementation.

### RECOMMENDED MOTION

- A. Staff requests the Planning Commission initiate a text amendment to the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations Section 2.0 Terms; Section 5.0 Supplemental Regulations; Subsection 5.3 Circulation, Parking and Loading relating to inoperable and abandoned vehicles.; and
- B. Conduct a Citizen Review meeting to discuss the proposed Land Development Code text amendment pertaining to the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations Section 2.0 Terms; Section 5.0 Supplemental Regulations; Subsection 5.3 Circulation, Parking and Loading relating to inoperable and abandoned vehicles.

## **DISCUSSION**

On a continual basis, staff seek ways to improve the content and usefulness of the Land Development Code (LDC). This is often in response to customer needs and citizen expectations for a high-quality built environment.

The Town is proposing a Community Preservation Ordinance to promote minimum standards for the exterior of buildings and establish requirements for maintenance of all residential and non-residential buildings, structures, and vacant and improved land.

The Ordinance shall promote the health, safety, and welfare of the residents of Gilbert; while protecting the community against hazardous, blighted, or deteriorating conditions, as these conditions contribute to the downgrading of neighborhood property values.

To assure the language in the proposed Ordinance and the existing Land Development Code are aligned, code amendments are proposed. These include amendments to Chapter 1 Zoning Regulations Section 2.0 Terms; Section 5.0 Supplemental Regulations; Subsection 5.3 Circulation, Parking and Loading relating to inoperable and abandoned vehicles.

## **PUBLIC NOTIFICATION AND INPUT**

A notice of initiation and citizen review was advertised and published in The Arizona Republic newspaper, and an official notice was posted in four public places within the Town of Gilbert limits at Greenfield Public Library, Chamber of Commerce, Perry Public Library, and Civic Center Municipal Building II. The notification requirements of LDC Section 6.2.6 have been satisfied. Staff have received no comment from the public currently.

## **STAFF RECOMMENDATION**

- A. Staff requests the Planning Commission initiate a text amendment to the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations Section 2.0 Terms; Section 5.0 Supplemental Regulations; Subsection 5.3 Circulation, Parking and Loading relating to inoperable and abandoned vehicles. The effect of the amendment will be to clarify the Code and make technical and conforming changes; and
  
- B. Conduct a Citizen Review meeting to discuss Chapter 1 Zoning Regulations Section 2.0 Terms; Section 5.0 Supplemental Regulations; Subsection 5.3 Circulation, Parking and Loading relating to inoperable and abandoned vehicles. The effect of the amendment will be to clarify the Code and make technical and conforming changes.

Respectfully submitted,

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Eva Cutro, Planning Services Manager  
Lorrie DeOrio, Code Inspections Supervisor