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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*
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MEETING DATE: JUNE 5, 2024

SUBJECT: UP23-45, HERITAGE NORTH: REQUEST TO EXTEND APPROVAL OF A CONDITIONAL USE PERMIT (UP20-08) FOR APPROXIMATELY 9.9 NET ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GILBERT AND JUNIPER ROADS TO ALLOW A HOTEL IN THE HERITAGE VILLAGE CENTER (HVC) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

This would allow for the development of a mixed-use project in the Heritage District that includes a hotel

RECOMMENDED MOTION

Move to continue UP23-45 to July 10, 2024

APPLICANT

Company: Withey Morris Baugh
 Name: Alex Hayes
 Address: 2525 E. Arizona Biltmore Cir Unit A-212
 Phoenix, AZ 85016

Phone: 602-230-0600
Email: hayes@wmbattorneys.com

OWNERS

Company: HNP II LLC
Address: 1200 N 52nd St
Phoenix, AZ 85008

BACKGROUND/DISCUSSION

History

Date	Description
<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 UP20-08, a Conditional Use Permit to allow a hotel in the HVC zoning district.

Overview

Heritage North is an 11.97 (9.9 net) 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. Heritage North is a proposed mixed-use development that will include a variety of building types and uses. The Heritage North site includes nine buildings with a mix of four retail and office buildings, a boutique hotel, a multi-family residential building with attached parking garage and a stand-alone parking garage.

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.

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

STAFF RECOMMENDATION

Move to continue UP23-45 to July 10, 2024

Respectfully submitted,



Ashlee MacDonald, AICP
Principal Planner

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

Notice of Public Hearing

UP23-45 - Heritage North - Hotel
Attachment 1: NOPH

REDEVELOPMENT COMMISSION DATE:

Wednesday, May 15, 2024* TIME: 6:00 PM

PLANNING COMMISSION DATE:

Wednesday, June 5, 2024* TIME: 6:00 PM

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

*Call Case Planner to verify date and time: (480) 503-6748

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

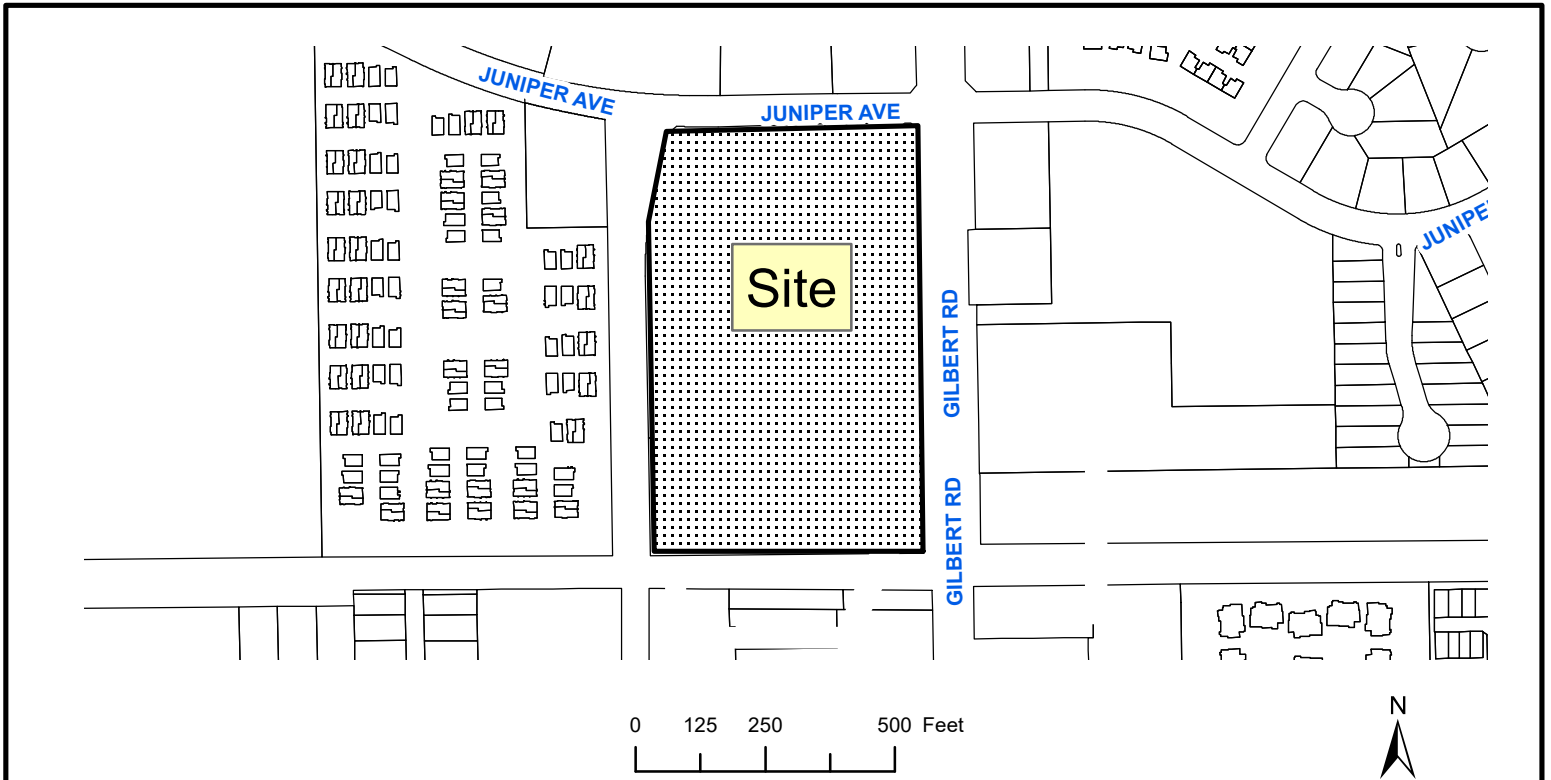
REQUESTED ACTION:

UP23-44 HERITAGE NORTH - GROUND FLOOR RESIDENTIAL:

Request to extend a Conditional Use Permit approval (UP20-06) on approx. 9.9 net acres located at the southwest corner of Gilbert Road and Juniper Avenue to allow ground floor residential in the Heritage Village Center (HVC) zoning district.

UP23-45 HERITAGE NORTH - HOTEL: Request to extend a Conditional Use Permit approval (UP20-08) on approx. 9.9 net acres located at the southwest corner of Gilbert Road and Juniper Avenue to allow a hotel in the Heritage Village Center (HVC) zoning district

SITE LOCATION:



APPLICANT: Withey Morris

CONTACT: Alex Hayes

ADDRESS: 2525 E Arizona Biltmore CIR Unit: A-212
Phoenix, 85016

TELEPHONE: (602) 230-0600

E-MAIL: hayes@wmbattorneys.com