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PLANNING COMMISSION PUBLIC HEARING

TO: PLANNING COMMISSION/DESIGN REVIEW BOARD

FROM: EVA CUTRO, PLANNING SERVICES MANAGER 
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MEETING DATE: JUNE 5, 2024

SUBJECT: Z24-02 LDC TEXT AMENDMENT: REQUEST TO AMEND 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

For the reasons set forth in the staff report, staff requests that Planning Commission move to recommend to the Town Council approval of Z24-02, an LDC 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.

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. This includes an amendment 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.

L. Inoperable Vehicles

Inoperable vehicles shall be located at a business engaged in Vehicle Services or Motor Vehicle Sales and Leasing, ~~or be completely screened from view by an opaque wall taller than the vehicle,~~ or in a fully enclosed building AND SHALL ADHERE TO THE REQUIREMENTS OF CHAPTER 42 OF THE GILBERT MUNICIPAL CODE.

PLANNING COMMISSION INPUT

On May 1, 2024, the Planning Commission initiated an LDC text amendment and conducted a citizen review.

TOWN COUNCIL STUDY SESSION

The Town Council heard a presentation on the proposed Community Preservation Ordinance including Z24-02 text amendment at their May 21, 2024, Study Session.

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

For the reasons set forth in the staff report, staff requests that Planning Commission move to recommend to the Town Council approval of Z24-02, an LDC 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.

Respectfully submitted,



Eva Cutro, AICP
Planning Services Manager

Attachments and Enclosures:

- 1) Notice of Public Hearing



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

Z24-02 LDC TEXT AMENDMENT: 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.

Z24-03 LDC TEXT AMENDMENT: Amendment to the Town of Gilbert Land Development Code, Chapter 3 Subdivisions, Section 1.1 Subdivision Regulations; Section 1.1.4 Final Plat Overview relating to final plat approval and appeals; Section 1.1.5 Amendments to Previously-Approved Plats relating to final plats; Section 1.2 Minor Land Division and Minor Subdivision; Section 1.2.4 Minor Subdivision Overview; Section 1.2.5 Appeals. The effect of the amendment will be to clarify the Code, address approval and appeal requirements, and make technical and conforming changes.

The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

Planning Commission: Wednesday, June 5, 2024 at 6:00 p.m.

Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ

Chaveli Herrera, Town Clerk