

ORDINANCE NO. 2917

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF GILBERT, ARIZONA, AMENDING THE OFFICIAL ZONING MAP OF GILBERT, ARIZONA BY AMENDING ORDINANCE NO. 2884 PERTAINING TO THE BELLA STORIA PLANNED AREA DEVELOPMENT (PAD); AMENDING THE DEVELOPMENT PLAN, REVISING CONDITIONS OF APPROVAL, RECONFIGURING THE ZONING BOUNDARIES AND REVISING THE ACREAGES OF THE SINGLE FAMILY DETACHED (SF-D) ZONING DISTRICT FROM 23.6 ACRES TO 23.5 ACRES AND THE SINGLE FAMILY ATTACHED (SF-A) ZONING DISTRICT FROM 8.5 ACRES TO 8.6 ACRES PLAN ON A 32.19 ACRE PORTION OF A 76.44 ACRE DEVELOPMENT; LOCATED AT THE NORTHWEST CORNER OF POWER RD. AND WILLIAMS FIELD RD., IN ZONING CASE Z24-04; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR NON-SEVERABILITY; AND PROVIDING FOR PENALTIES

WHEREAS, the Town Council has determined that this amendment to the Official Zoning Map conforms with the Town of Gilbert General Plan, any applicable Specific Area Plan, neighborhood, or other plan, and any overlay zoning district; and

WHEREAS, all required public notice was provided and all required public meetings and hearings were held in accordance with applicable state and local laws; and

WHEREAS, by adoption of this Ordinance, the Town Council desires to modify base zoning district regulations to implement policies in the General Plan;

NOW THEREFORE, BE IT ORDAINED by the Common Council of the Town of Gilbert, Arizona, as follows:

Section I. In General.

1. The Official Zoning Map of the Town of Gilbert is hereby amended by amending Ordinance No. 2884 to amend the development plan within the Bella Storia Planned Area Development (PAD) for approx. 32.16 acres described in the legal description, Exhibit 1, and as shown on the Zoning Exhibit (map) in Exhibit 2, both attached hereto and incorporated by reference herein.

3. The following definitions shall apply:

- a. "Project" shall mean The Bella Storia PAD containing approximately 76.44 acres, located at the northwest corner of Power Rd. and Williams Field Rd.
- b. "Development Plan" shall mean that certain document submitted pursuant to Section 3.104 of the Land Development Code, as follows:

Exhibit 3: Development Plan Exhibit of Bella Storia, Planned Area Development, dated .

4. The Property described in Paragraph 2 of this Section shall be used and developed in accordance with the Development Plan, conditions of approval adopted under Ordinance No. 2884 and the Land Development Code of the Town of Gilbert, development of the Property shall be subject to the following conditions:

All dedications, development requirements and development conditions set forth in Ordinance No. 2884 relating to the Bella Storia PAD are incorporated herein and shall remain in full force and effect except as amended by revising development conditions "c, d, e, f, g, h, i, j, & n" to read as follows (additions shown in ALL CAPS, deletions shown in strikethrough):

- a. Dedication to Gilbert for Williams Field Road rights-of-way that are adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Failure to complete prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer may result in reversion of the zoning to the prior zoning classification.
- b. Dedication of Williams Field Road shall extend 70 feet from the monument line.
- c. Dedication to Gilbert for Delatorre Boulevard right-of-way that is adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Dedication of ~~Somerton Boulevard~~ DELATORRE BOULEVARD shall extend 33 feet from the monument line from Williams Field Road to Haskell Street. Dedication of Delatorre Boulevard shall extend 66 feet IN WIDTH from Haskell Street to Blue Jay Drive. Failure to complete SUCH dedication prior to OR AT THE TIME OF RECORDATION OF THE FINAL PLAT FOR THE APPLICABLE PARCEL ~~the effective date of this ordinance~~ may result in reversion of the zoning OF SUCH PARCEL to the prior zoning classification.
- d. Construction of off-site improvements to Williams Field Road, Power Road and Delatorre Boulevard adjacent to the Property shall

be completed IN ACCORDANCE WITH THE APPROVED PHASING PLAN prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property WITHIN THAT PHASE, or at the time requested by Gilbert, whichever is earlier. ~~If Gilbert constructs the improvements required by this ordinance as part of its capital improvements program prior to development of the Property, Developer shall reimburse Gilbert for its reasonable costs of construction prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on the Property.~~

- e. Developer OF PARCELS B & D shall construct, at the Developer's expense, dedicated right turn lane(s) and any associated improvements at any proposed access on Williams Field Road into the site ~~for Parcel B and Parcel D~~. The minimum geometry of the dedicated right turn lane(s) shall be 80 feet storage, 85 feet taper, and 12 feet wide or as described in the approved traffic study for Williams Field Road. THESE IMPROVEMENTS ARE REQUIRED WHEN THE DEVELOPMENT CONSTRUCTS VEHICLE ACCESS TO THE PROPOSED ACCESS LOCATION(S).
- f. Developer shall construct, at the Developer's expense, dedicated right turn lane(s) and any associated improvements at proposed access location(s) on Power Road ~~for Parcel C or Parcel D~~ as described in the approved traffic study. THESE IMPROVEMENTS ARE REQUIRED WHEN THE DEVELOPMENT CONSTRUCTS VEHICLE ACCESS TO THE PROPOSED ACCESS LOCATION(S).
- g. Developer OF PARCEL D shall design and construct, at the Developer's expense, a traffic signal on Williams Field Road and the FULL access location PROPOSED FOR approximately ~~1,000~~900 feet east of Somerton Boulevard and ~~1,000~~900 feet west of Power. SUCH ~~improvements~~ shall be completed FOR PARCEL D prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on PARCEL D ~~the Property~~ or at the time requested by Gilbert, whichever is earlier. DEVELOPER SHALL DESIGN AND CONSTRUCT, AT THE DEVELOPER'S EXPENSE, ~~In addition to the signal improvements, raised median modifications are required along Williams Field Road per the Town of Gilbert to direction to address access control.~~
- h. ~~Delatorre Blvd. alignment and geometry as shown on the Development Plan for the Project is conceptual. Modifications to the Development Plan may be required based on required revisions~~

~~to Delatorre Blvd. and shall be addressed during Preliminary Plat review for the Project. Delatorre Blvd. shall be constructed per the Town of Gilbert standards or receive a technical variance approval from the Town Engineer.~~

- i. Developer OF PARCEL D shall design and construct the first drive aisle WITHIN PARCEL D from Williams Field and Power Road right-of-way to the distanced ~~described~~ REQUIRED BY THE LAND DEVELOPMENT CODE. ~~in the traffic study at all full access locations.~~
- j. Developer OF PARCEL D shall design and construct dual egress lanes at any full access locations ON WILLIAMS FIELD ROAD ~~onto the Town's right-of-way from the site.~~ SUCH improvements shall be completed prior to issuance of a certificate of occupancy or final approval of any unit or building constructed on PARCEL D ~~the Property~~ or at the time requested by Gilbert, whichever is earlier.
- k. Power Road sidewalks, driveways, and deceleration lanes are required to be in the City of Mesa right-of-way, which may require additional right-of-way or easements dedications.
- l. The courtyard or cluster type home design that does not allow for curbside pickup (in front of customers home) of solid waste and recyclable barrels is required to meet GIL-190-1 and GIL-190-2 in the Supplement to MAG Uniform Standard Details for Public Works Construction.
- m. Haskell Street shall be a private road in a public tract per the approved cross sections associated with this case.
- n. Prior to issuance of the first building permit or at the time of recordation of the final plat FOR PARCEL B AND PARCEL D, THE Developer OF SUCH PARCELS shall enter into a Development Reimbursement and Lien Agreement agreeing that SUCH Developer will reimburse Gilbert for the costs of design and construction of off-site improvements required by this ordinance, if Gilbert constructs the improvements as part of its capital improvements program. Failure by A Developer to execute a Development Reimbursement and Lien Agreement may result in reversion of the zoning OF SUCH PARCEL to the prior zoning classification. If Developer constructs the improvements, Gilbert shall release Developer from its obligations under the Development Reimbursement Agreement UPON REQUEST FROM DEVELOPER.

- o. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert’s written request may result in the reversion of the zoning of the Property to the prior zoning classification.
- p. Developer shall create a Homeowner’s Association (HOA) for single family residential developments, or a Property Owners’ Association (POA) for multi-family and non-residential developments, for the ownership, maintenance, landscaping, improvements and preservation of all common areas and open space areas and landscaping within the rights-of-way. Maintenance responsibilities for common areas and open space areas shall be specified on the approved site plan or final plat.
- q. Developer shall record easements to be owned by the HOA and/or POA for pedestrian, bicycle, multi-use or trail system purposes as determined by the final plat, at the time of final plat recordation, or earlier if required by the Town Engineer. In recognition of the modifications to the underlying zoning regulations set forth herein, such easements shall be open to public access and use.
- r. Prior to final plat approval, Developer shall pay for its proportional share of water and sewer mains benefitting the Property, as required by the Town Engineer.
- s. The Project shall be developed in conformance with Gilbert’s zoning requirements for the zoning districts and all development shall comply with the Town of Gilbert Land Development Code, except as modified by the following:

General Commercial (GC) District

Site Development Regulations	Standard per LDC GC	Proposed GC PAD
Minimum Building Setbacks (ft.)		
Front	25’	20’ (Power Rd.)

Minimum Required Perimeter Landscape Area (ft.)		
Front	25'	20' (Power Rd.)
Arterial to Arterial Intersection Landscape Setback	50-foot-wide by 250-foot-long landscape area established and maintained along the street frontage.	20' wide along Power Rd. 20' wide along Williams Field Rd.

Single-Family Detached (SF/D)

Site Development Regulations	Standard per LDC SF/D	Proposed SF/D PAD
Minimum Lot Area (sf.)	3,000	2,800
Maximum Lot Coverage (%)		
Two/Three Story	50%	52%

Single-Family Attached (SF/A)

Site Development Regulations	Standard per LDC SF/D	Proposed SF/D PAD
Separation Between Buildings	15'	10'

- t. The maximum number of dwelling units shall be limited to the maximum allowed under the Gilbert General Plan.

- u. The area between the buildings on parcels B & D shall contain active amenities and direct pedestrian access from each residential unit to further integrate the two developments.
- v. Direct pedestrian access/sidewalk connections shall be provided from each ground floor unit facing Williams Field Rd., Delatore Blvd., Haskell St. and along the eastern boundary adjacent to the proposed commercial.
- w. Common open space shall not include the leasing portion of the proposed clubhouse for each multi-family parcel.
- x. The following fair disclosure agreement and covenant, which would include the following disclosure, shall be recorded as a condition of any development approval: "This property, due to its proximity to Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals. The mix of aviation activities and types of aircraft expected to be located and operate at the Airport now and in the future include: scheduled and unscheduled commercial charters, commercial air carriers and commercial air cargo operations, all of which are expected to use large commercial aircraft; general aviation activity using corporate and executive jets, helicopters, and propeller aircraft; aviation flight training schools using training aircraft; and military activity using high performance military jets. The size of aircraft and frequency of use of such aircraft may change over time depending on market and technology changes."
- y. All final subdivision plats and public reports filed with the Arizona Department of Real Estate should include the notice described in condition m above.
- z. Sales and leasing offices established for new subdivisions and residential development projects should provide notice to all prospective buyers and lessees stating that the project is located within an Aircraft Overflight Area. Such notice should consist of a sign at least 4-foot by 4-foot installed at the entrance to the sales office or leasing office at each project. The sign should be installed prior to commencement of sales or leases and should not be removed until the sales office is permanently closed or leasing office no longer leases units in the project. The sign should state the disclosure in Condition j with letters of at least one (1) inch in height.
- aa. Any proposed permanent, or temporary, structure is subject to an FAA filing for review in conformance with CFR Title 14 Part 77

(Form 7460) to determine any effect to navigable airspace and air navigation facilities. An FAA determination notice of no hazard to air navigation shall be provided.

Section II. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

Section III. Providing for Non-Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section IV. Providing for Penalties.

Any person found responsible for violating this Ordinance shall be subject to the civil sanctions and habitual offender provisions set forth in Sections 6.12.5, 6.12.6 and 6.12.7 of the Gilbert Land Development Code. Each day a violation continues, or the failure to perform any act or duty required by this zoning ordinance, the Zoning Code or by the Town of Gilbert Municipal Court continues, shall constitute a separate civil offense.

PASSED AND ADOPTED by the Common Council of the Town of Gilbert, Arizona, this 24th day of September, 2024, by the following vote:

AYES: ANDERSON, BONGIOVANNI, BUCHLI, KOPROWSKI, PETERSON, TILQUE, TORGESON

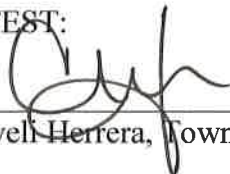
NAYS: _____ ABSENT: _____

EXCUSED: _____ ABSTAINED: _____

APPROVED this 24th day of September, 2024.

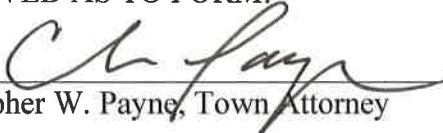


Brigette Peterson, Mayor

ATTEST:


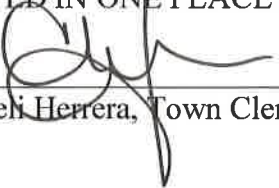
Chaveli Herrera, Town Clerk

APPROVED AS TO FORM:



Christopher W. Payne, Town Attorney

I, CHAVELI HERRERA, TOWN CLERK, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF THE ORDINANCE NO. 2917 ADOPTED BY THE COMMON COUNCIL OF THE TOWN OF GILBERT ON THE 24TH DAY OF SEPTEMBER, 2024, WAS POSTED IN ONE PLACE ON THE 25TH DAY OF SEPTEMBER, 2024



Chaveli Herrera, Town Clerk

The following exhibits are attached hereto and incorporated herein:

1. Legal Description
2. Zoning Exhibit (map)
3. Development Plan

POWER AND WILLIAMS FIELD
NEW SF-D BOUNDARY
LEGAL DESCRIPTION

A portion of land as described in the Special Warranty Deed as recorded in Document No. 2011-0759475, Records of Maricopa County, Arizona, being situated within the Southeast Quarter of Section 25, Township 1 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Town of Gilbert Brass cap in hand hole accepted as the South Quarter corner of said Section 25, from which a found City of Mesa Brass cap in hand hole accepted as the Southeast Corner, thereof bears North 89°26'44" East, 2624.31 feet;

THENCE North 00°52'58" West, 660.01 feet along the west line of the Southeast Quarter of said Section 25 to the **POINT OF BEGINNING**;

THENCE continuing along said west line, North 00°52'58" West, 899.85 feet to the north line of said Special Warranty Deed;

THENCE North 89°33'37" East, 1557.45 feet along the north line of said Special Warranty Deed;

THENCE leaving said north line, South 00°33'06" East, 928.46 feet;

THENCE South 89°26'54" West, 182.00 feet;

THENCE North 00°33'20" West, 31.81 feet;

THENCE South 89°26'40" West, 210.00 feet;

THENCE North 00°33'20" West, 317.69 feet;

THENCE South 89°26'40" West, 238.00 feet;

THENCE South 00°33'20" East, 38.23 feet;

THENCE on a curve concave to the northwest, having a radius of 36.50 feet, through a central angle of 90°00'00", an arc length of 57.33 feet;

THENCE South 89°26'40" West, 413.45 feet;

THENCE North 00°33'20" West, 474.73 feet;

THENCE South 89°26'40" West, 201.73 feet;



ETP 2026-06-30

THENCE on a curve concave to the southeast, having a radius of 36.50 feet, through a central angle of 90° 00' 00", an arc length of 57.33 feet;

THENCE South 00° 33' 20" East, 185.42 feet;

THENCE on a curve concave to the northwest, having a radius of 425.00 feet, through a central angle of 14° 40' 34", an arc length of 108.86 feet;

THENCE South 14° 07' 14" West, 147.29 feet,

THENCE on a non-tangent curve, concave southeast, having a radius of 306.50 feet, through a central angle of 16° 10' 04", an arc length of 86.49 feet, a radial bears South 75° 57' 06" East;

THENCE South 00° 33' 20" East, 159.96 feet;

THENCE South 89° 26' 40" West, 165.10 feet;

THENCE South 89° 14' 35" West, 8.00 feet to the **POINT OF BEGINNING**.

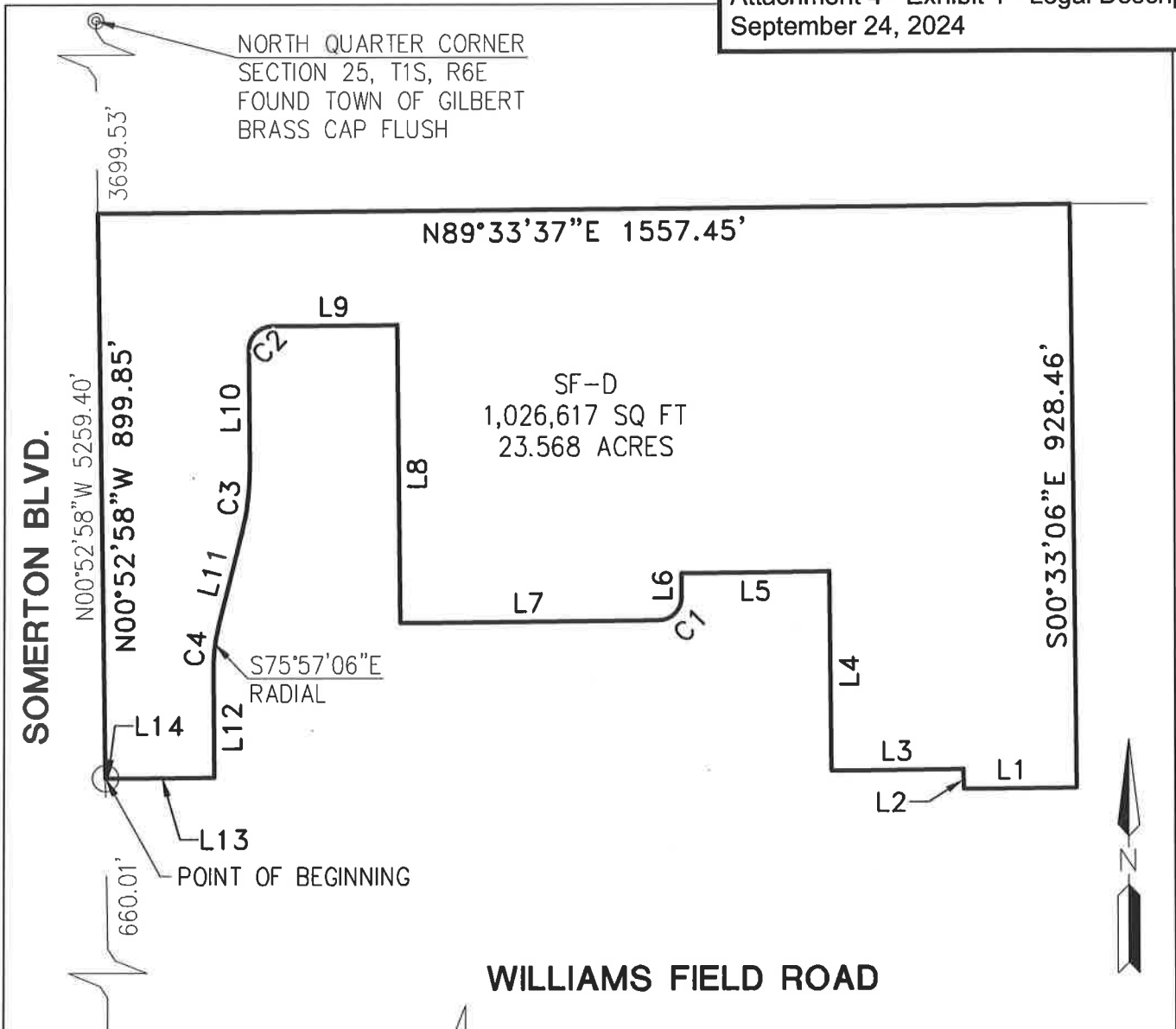
The above described parcel contains a computed area of 1,026,616 square feet or 23.568 acres more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 2386
Date: April 15, 2024



ETP 2026-06-30



WILLIAMS FIELD ROAD



ETP 2026-06-30


SEE SHEET 2 FOR LINE AND CURVE TABLE

PROJ.NO.: 2386	POWER AND WILLIAMS FIELD SF-D ZONING PARCEL GILBERT, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: APRIL 2024		
SCALE: N.T.S.	EXHIBIT	
DRAWN BY: BMG		
CHECKED BY: PR		

LINE TABLE			CURVE TABLE			
LINE NO.	DIRECTION	LENGTH	CURVE NO.	RADIUS	DELTA	LENGTH
L1	S89°26'54"W	182.00'	C1	36.50'	90°00'00"	57.33'
L2	N00°33'20"W	31.81'	C2	36.50'	90°00'00"	57.33'
L3	S89°26'40"W	210.00'	C3	425.00'	14°40'34"	108.86'
L4	N00°33'20"W	317.69'	C4	306.50'	16°10'04"	86.49'
L5	S89°26'40"W	238.00'				
L6	S00°33'20"E	38.23'				
L7	S89°26'40"W	413.45'				
L8	N00°33'20"W	474.73'				
L9	S89°26'40"W	201.73'				
L10	S00°33'20"E	185.42'				
L11	S14°07'14"W	147.29'				
L12	S00°33'20"E	159.96'				
L13	S89°26'40"W	165.10'				
L14	S89°07'01"W	8.00'				



ETP 2026-06-30

PROJ.NO.: 2386	POWER AND WILLIAMS FIELD SF-D ZONING PARCEL GILBERT, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: APR 2024		
SCALE: N.T.S.	EXHIBIT	
DRAWN BY: JK		
CHECKED BY: PR		

POWER AND WILIAMS FIELD
NEW SF-A BOUNDARY
LEGAL DESCRIPTION

A portion of land as described in the Special Warranty Deed as recorded in Document no. 2011-0759475, Records of Maricopa County, Arizona, being situated within the Southeast Quarter of Section 25, Township 1 South, Range 6 East of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found Town of Gilbert Brass cap in hand hole accepted as the South Quarter corner of said Section 25 from which a found City of Mesa Brass cap in hand hole accepted as the Southeast Corner thereof bears North 89°26'44" East, 2624.31 feet;

THENCE North 00°52'58" West, 660.01 feet along west line of the Southeast Quarter of said Section 25;

THENCE leaving said west line, North 89°07'01" West, 8.00 feet;

THENCE North 89°26'40" West, 165.10 feet to the **POINT OF BEGINNING**;

THENCE North 00°33'20" West, 159.96 feet;

THENCE on a non-tangent curve, concave easterly, having a radius of 306.50 feet, through a central angle of 16°10'04", an arc length of 86.49 feet, a radial bears South 75°57'06" East

THENCE North 14°07'14" East, 147.29 feet;

THENCE on a curve concave northwesterly, having a radius of 425.00 feet, through a central angle of 14°40'34", an arc length of 108.86 feet;

THENCE North 00°33'20" West, 185.42 feet;

THENCE on a curve concave to the Southeast, having a radius of 36.50 feet, through a central angle of 90°00'00", an arc length of 57.33 feet to a tangent line;

THENCE North 89°26'40" East, 201.73 feet;

THENCE South 00°33'20" East, 474.73 feet;

THENCE North 89°26'40" East, 413.45 feet;



ETP 2026-06-30

THENCE on a curve concave to the Northwest, having a radius of 36.50 feet, through a central angle of 90°00'00", an arc length of 57.33 feet to a tangent line;

THENCE North 00°33'20" West, 38.23 feet;

THENCE North 89°26'40" East, 238.00 feet;

THENCE South 00°33'20" East, 317.69 feet to the south line of said Special Warranty Deed;

THENCE South 89°26'40" West, 987.15 feet to the **POINT OF BEGINNING**.

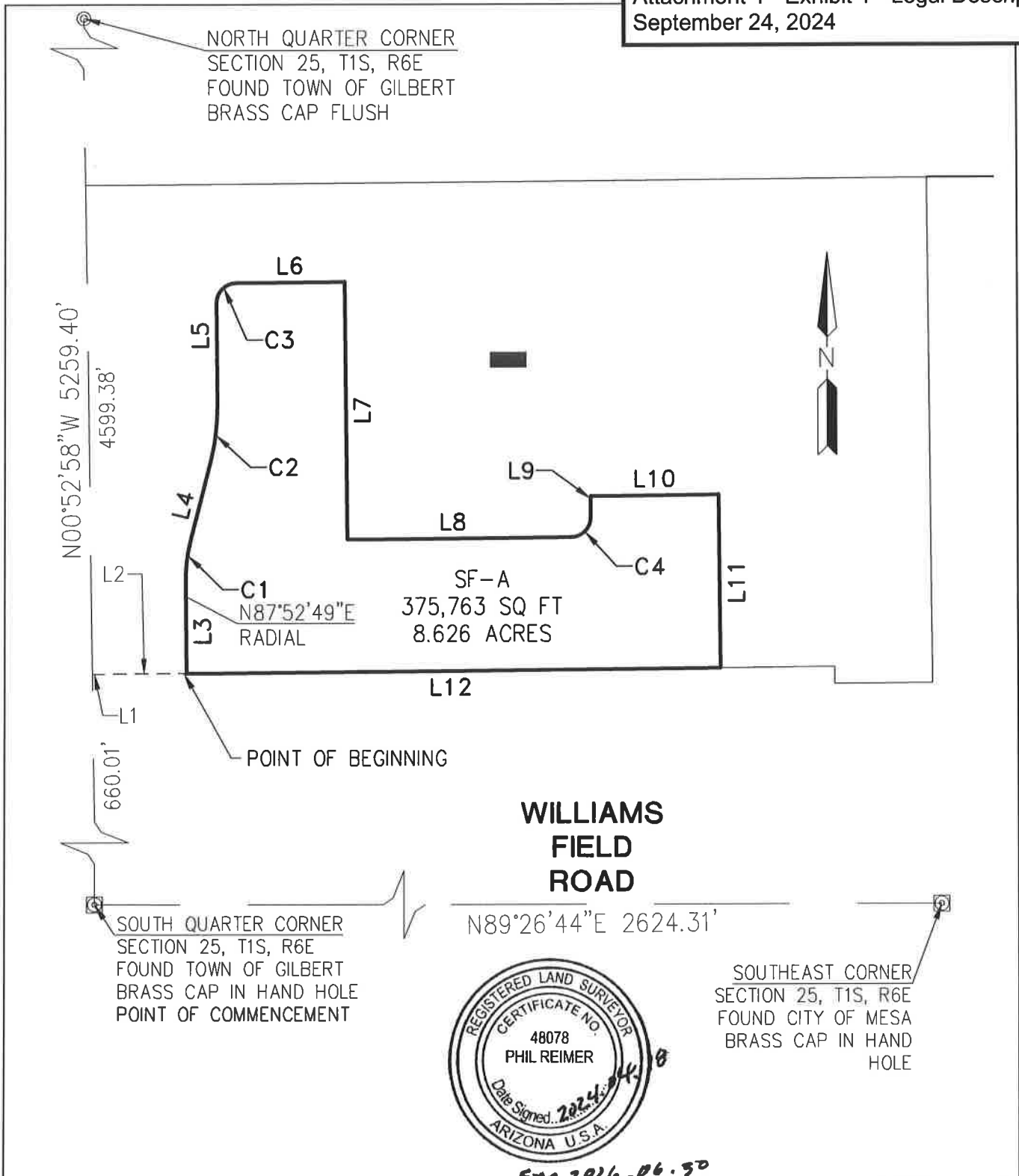
The above described parcel contains a computed area of 375763 sq. ft. (8.626 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 2386
Date: April 15, 2024




ETP 2026-06-30



SEE SHEET 2 FOR LINE AND CURVE TABLE

SHEET 1 OF 2


PROJ.NO.: 2386	POWER AND WILLIAMS FIELD SF-A ZONING PARCEL GILBERT, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
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SCALE: N.T.S.	EXHIBIT	
DRAWN BY: BMG		
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LINE TABLE			CURVE TABLE			
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L2	N89°26'40"E	165.10'	C2	425.00'	14°40'34"	108.86'
L3	N00°33'20"W	159.96'	C3	36.50'	90°00'00"	57.33'
L4	N14°07'14"E	147.29'	C4	36.50'	90°00'00"	57.33'
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L11	S00°33'20"E	317.69'				
L12	S89°26'40"W	987.15'				

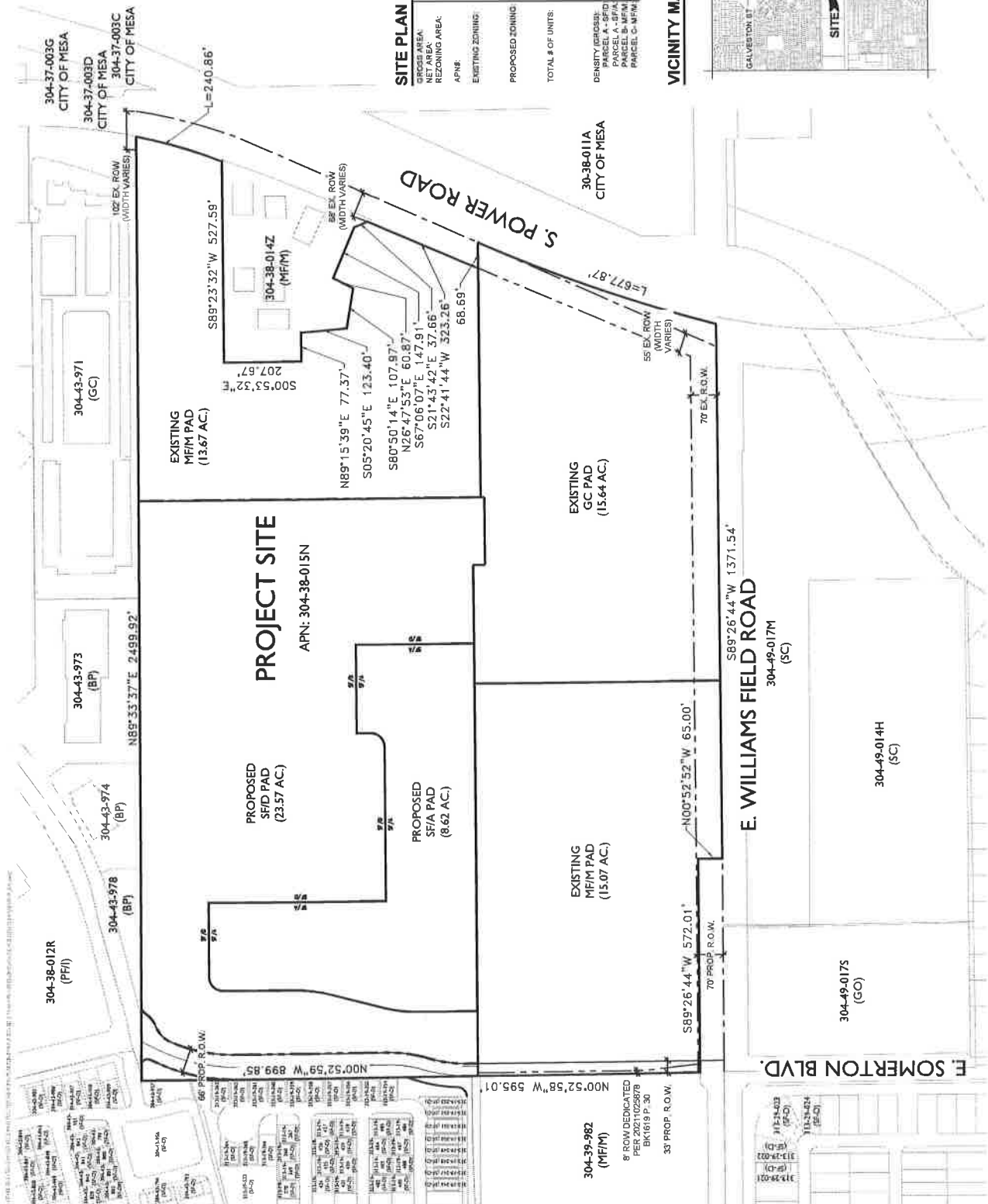


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SHEET 2 OF 2

PROJ.NO.: 2386	POWER AND WILLIAMS FIELD SF--A ZONING PARCEL GILBERT, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436
DATE: APR 2024		
SCALE: N.T.S.	EXHIBIT	
DRAWN BY: DSP/JK		
CHECKED BY: PR		

Z24-04 Bella Stora PAD Amendment
 Attachment 4 - Exhibit 2: Zoning Exhibit
 September 24, 2024



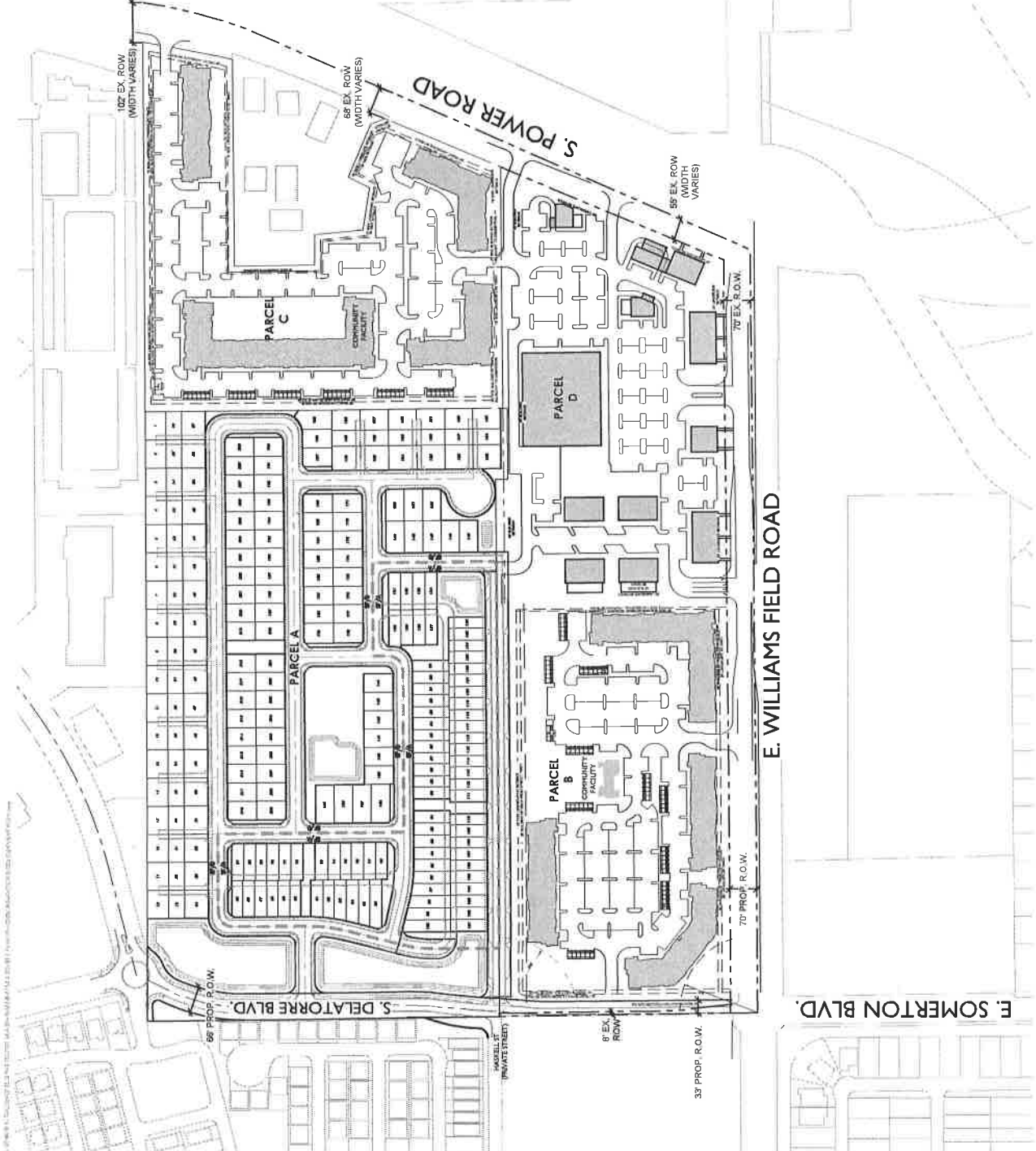
SITE PLAN DATA

GROSS AREA:	73.05 AC
NET AREA:	71.39 AC
RECORDING AREA:	76.94 AC
APN:	304-38-015N
EXISTING ZONING:	SFD PAD (23.57 AC - 31.0%), SF/A PAD (8.51 AC - 11.1%), MF/M PAD (26.74 AC - 37.5%), & CC PAD (15.64 AC - 20.4%)
PROPOSED ZONING:	SFD PAD (23.57 AC - 30.8%), SF/A PAD (8.52 AC - 11.1%), MF/M PAD (26.74 AC - 37.5%), & CC PAD (15.64 AC - 20.4%)
TOTAL # OF UNITS:	PARCEL A: 239 UNITS PARCEL B: 304 UNITS TOTAL: 543 UNITS
DENSITY (GROSS):	87 UNITS / 59.96 AC = 1.43 DU/AC PARCEL A - SFD: 148 UNITS / 23.57 AC = 6.28 DU/AC PARCEL A - SF/A: 80 UNITS / 8.52 AC = 9.39 DU/AC PARCEL B - MF/M: 304 UNITS / 26.74 AC = 11.37 DU/AC PARCEL C - MF/M: 304 UNITS / 15.64 AC = 19.43 DU/AC

VICINITY MAP



Z24-04 Bella Stora PAD Amendment Attachment
 4 - Exhibit 3 - Amended Development Plan
 September 24, 2024



SITE PLAN DATA

GROSS AREA: 73.05 AC.
 NET AREC. AREA: 71.27 AC.
 GFA AREA: 77,39 AC.
 APNE: 304-380-015N
 EXISTING ZONING: SF1D PAD (23.68 AC. - 31.0%), SF1A PAD (8.51 AC. - 11.1%), MF1M PAD (28.74 AC. - 37.5%), & GC PAD (15.64 AC. - 20.4%)
 PROPOSED ZONING: SF1D PAD (23.57 AC. - 30.8%), SF1A PAD (8.62 AC. - 11.1%), MF1M PAD (28.74 AC. - 37.5%), & GC PAD (15.64 AC. - 20.4%)
 EXISTING GP LU: GC (15.29 AC. - 19.8%) & RESIDENTIAL > 14-25 DU/AC (82.09 AC. - 80.2%)
 TOTAL # OF UNITS: PARCEL A: 238 UNITS
 PARCEL B: 304 UNITS
 PARCEL C: 324 UNITS
 TOTAL: 867 UNITS
 DENSITY (GROSS): 14.30 DU/AC

MODIFIED DEVELOPMENT STDS

SF1D	2,800
MIN. LOT AREA SQ. FT.	52%
MAX. 2-STORY LOT COVERAGE	
SF1A	10'
MIN. FT. BETWEEN BLDGS	
COMMERCIALS	20'
MIN. FRONT (POWER RD)	40'
SIDE & REAR (RESIDENTIAL)	10'
BUILDING SEPARATION	20'
MIN. FRONT (POWER RD)	20'
SIDE & REAR (RESIDENTIAL)	20'

VICINITY MAP



RV! # 2100353
 AUGUST 13, 2024
 GILBERT, ARIZONA

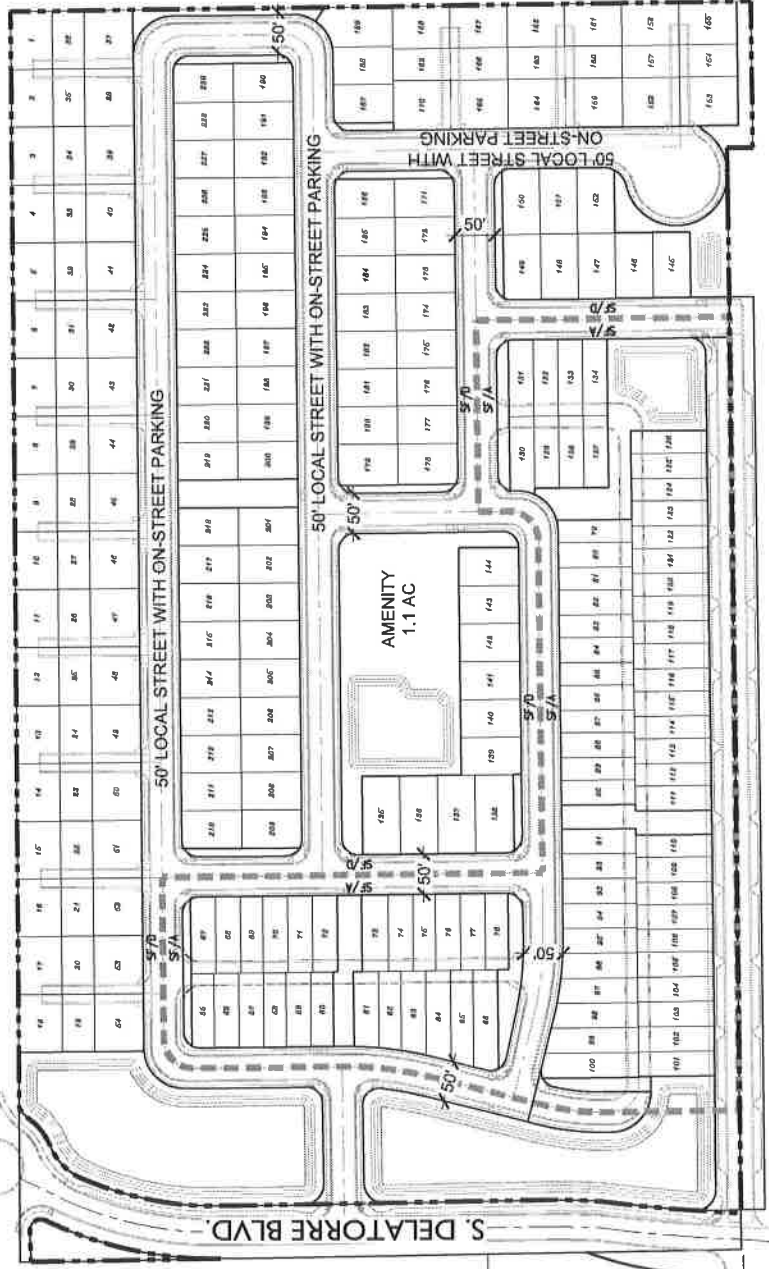


BELLA STORA • DEVELOPMENT PLAN



BELLA STORA • DEVELOPMENT PLAN - PARCEL A

ALBERT, ARIZONA
 AUGUST 13, 2024
 21003363



SITE DATA

MASTER PLAN NET AREA: 71.27 AC.

GROSS AREA: 32.2 AC.
 NET AREA: 30.8 AC.
 GROSS DENSITY: 7.14 DU/AC
 PROVIDED O/S: 5.3 AC (16.4%)

LOT COUNT

SF/D	SF 47x75:	77 (33.6%)
CLUSTER HOMES:	72 (31.4%)	
SF/A	ALLEY DUPLEX:	80 (34.9%)
TOTAL:	229 LOTS	

PROVIDED PARKING

GARAGE SPACES:	458
DRIVEWAY SPACES:	250
PARALLEL PARKING:	145
TOTAL:	853

ALL INTERNAL STREETS ARE DESIGNED TO A LOCAL RESIDENTIAL STANDARD TO ACCOMMODATE ON-STREET PARKING.

GROSS BOUNDARY

HASKELL ROAD
 (PRIVATE STREET TRACT)

FINDINGS OF FACT

Z24-04 Bella Storia PAD Amendment

- 1. The proposed zoning amendment does conform to the General Plan as amended, any applicable Specific Area Plan, neighborhood, or other plan and any overlay zoning district.**
- 2. All required public notice has been conducted in accordance with applicable state and local laws.**
- 3. All required public meetings and hearings have been held in accordance with applicable state and local laws.**
- 4. The proposed rezoning does support the Town's strategic initiative for Community Livability.**

When recorded mail to:

Town of Gilbert

Town Clerk

50 East Civic Center Drive

Gilbert AZ 85296

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20240508778 09/25/2024 09:29, N
ELECTRONIC RECORDING
GILBERT2403-18-1-1-

This area reserved for County Recorder

CAPTION HEADING
Ordinance 2917

DO NOT REMOVE

Exhibit 2 and Exhibit 3 were adopted with and were incorporated into Ordinance No. 2917 and are available for viewing online at the Town of Gilbert website, <https://www.gilbertaz.gov/departments/clerk-s-office/public-records> > Ordinance 2917.

Exhibit 2

Zoning Exhibit (map)

Exhibit 3

Development Plan