



PAD Amendment Celebration Plaza





Location

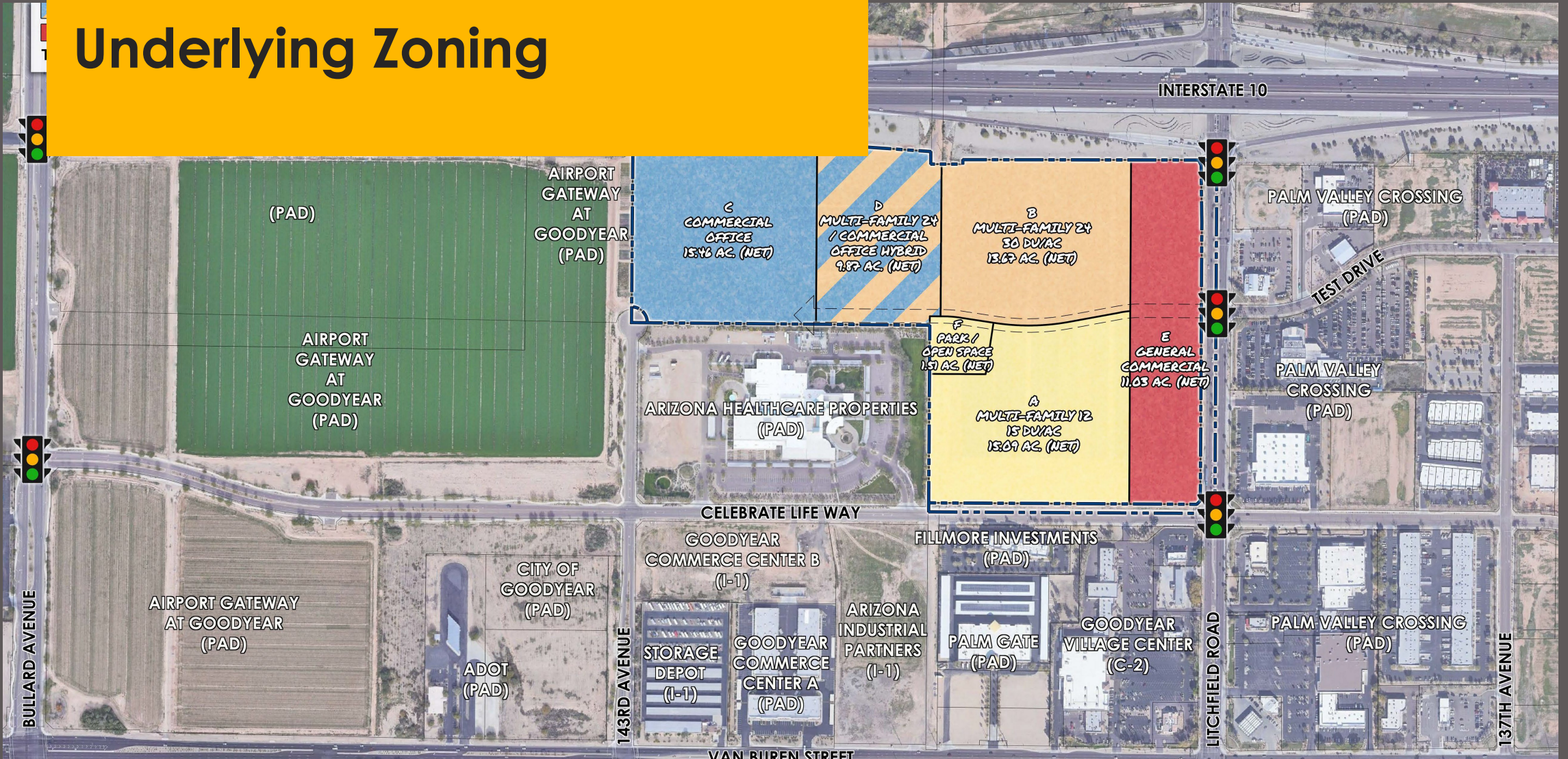
**Northwest Corner of West
Celebrate Life Way and North
Litchfield Road**

66.6 Acre Site

Planned Area
Development with a
mixture of underlying uses



Underlying Zoning





Celebration Plaza 1st Amended

Previous Actions

- P&Z Meeting: March 12
 - Recommended Approval
- CC: March 24
 - Applicant requested the item be continued

Applicant Resubmitted:
September





September Resubmitted Application

Parking and Drive-Throughs

3 Maximum Drive-Throughs with Use Permit

Reduction of Medical Office Parking (New)



Amendment Proposals

	Current Zoning	Applicant Request in March	Applicant Request in September	Planning and Zoning Recommendation
Drive-Through	1 Maximum with Use Permit	Maximum of 2 Standalone, and unlimited endcaps with Use Permit	Maximum of 3 Drive-Throughs with minimum of 1 End Cap. With Use Permit	1 Maximum with Use Permit
Medical Office Parking	City Zoning Ordinance (1:150 square feet)	City Zoning Ordinance (1:150 square feet)	1:200 Square feet	1:200 Square feet



P&Z Commission Recommended Amendment

Parking Requirement Reduction

1 Space Per 200 sqft

25% Decrease in parking

No additional Drive
Throughs

Medical Office Park in Gilbert (1/200)



Amendment Options

December Planning and Zoning Options	Option 1 (Commission Recommendation)	Option 2 (Applicant Requested)	Option 3 Deny (Retain Current Zoning)
Drive-Through	1 Maximum with Use Permit	Maximum of 3 Drive-Throughs with minimum of 1 End Cap. With Use Permit	1 Maximum with Use Permit
Medical Office Parking	1:200 Square feet	1:200 Square feet	City Zoning Ordinance (1:150 square feet)

Recommendation Celebration Plaza 1st Amended

Recommend Approval subject to stipulations

- Reduced Parking
- No Additional Drive Throughs (Allowed 1 with Use Permit)

