



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, SEPTEMBER 5, 2018

Kristopher Sippel, *Chairman*
Brian Andersen, *Vice Chairman*

Carl Bloomfield
David Cavenee
Greg Froehlich

Brian Johns
Joshua Oehler
Seth Banda, *Alternate*
Daniel Cifuentes, *Alternate*

**Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona**

**Study Session: 5:00-6:00 p.m.
Regular Meeting: 6:00 p.m.**

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
5:00 P.M.	CALL TO ORDER STUDY SESSION
	<p>1. DR18-145 SAN TAN PAVILIONS PHASE VII ASHLEY FURNITURE HOMESTORE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.23 acres, generally located south of the southwest corner of Santan Village Parkway and Williams Field Road, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.</p>
	<p>2. GP18-08 GABRIELLA POINTE COMMERCE CENTER: Request for Major General Plan Amendment to change the land use classification of approx. 152.9 acres generally located at the southeast corner of Higley and Warner Roads from 39.6 acres of Regional Commercial (RC) and 113.3 acres of Business Park (BP) to 56.4 acres of Regional Commercial (RC), 57.5 acres of Business Park (BP), 19.5 acres of Residential > 8-14 DU/Acre, and 19.5 acres of Residential > 14.-25 DU/Acre.</p> <p>Z18-18: GABRIELLA POINTE COMMERCE CENTER: Request to rezone approx. 152.9 acres generally located at the southeast corner of Higley and Warner Roads from 73.9 acres of Maricopa County Rural - 43 (RU-43), 24.9 acres of Multi-Family/Low (MF/L), 14.2 acres of Multi-Family/Medium (MF/M) and 39.9 acres of Light Industrial (LI) to 56.4 acres of Regional Commercial (RC), 19.5 acres of Multi-Family/Low (MF/L), 19.5 acres of Multi-Family/Medium (MF/M) and 57.5 acres of Business Park (BP). Ashlee MacDonald (480) 503-6748.</p>
	<p>3. GP18-07 ANDALUCIA VILLAS: Request for Minor General Plan amendment to change the land use classification of approx. 14.27 acres generally located at the southwest corner of Val Vista Drive and Ray Road from Shopping Center (SC) to Residential > 5 - 8 land use classification.</p> <p>Z18-11 ANDALUCIA VILLAS: Request to rezone approximately 14.27 acres generally located at the southwest corner of Val Vista Drive and Ray Road from Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay to Single Family-Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay.</p> <p>S18-03 ANDALUCIA VILLAS: Request to approve Preliminary Plat and Open Space Plan for New Village Homes, for 101 home lots on approximately 14.27 acres located at the southwest corner of Val Vista Drive and Ray Road and zoned Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>

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	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>4. GP18-09 NEC WARNER AND RECKER ROADS: Request for Major General Plan amendment to change the land use classification of approx. 124.8 acres generally located at the northeast corner of Recker and Warner Roads from 28.4 acres of Business Park (BP), 87.5 acres of Light Industrial (LI) and 8.9 acres of Community Commercial (CC) to 15.1 acres of Residential > 8-14 DU/Acre (R>8-14du/ac), 15.3 acres of Residential > 5-8 DU/Acre (R>5-8du/ac), 85.5 acres of Residential > 3.5-5 DU/Acre (R>3.5-5du/ac) and 8.9 acres of Community Commercial (CC) land use classifications. Ashlee MacDonald (480) 503-6748.</p> <p>5. GP18-10 VERDE AT COOLEY STATION: Request for Minor General Plan Amendment to change the land use classification of approx. 21.95 acres generally located at the southwest corner of Recker and Williams Field Roads from 9.75 acres of Business Park and 12.20 acres of Residential > 14-25 du/ac land use classifications to 11.2 acres of Village Center, 9.69 acres of Business Park, and 1.06 acres of Residential > 14-25 du/ac.</p> <p>Z18-20 VERDE AT COOLEY STATION: Request to amend Ordinance Nos. 1900 & 2179 pertaining to the Cooley Station Residential, Office, and Shopping Center Planned Area Development (PAD-ROS), and Ordinance No. 1995 pertaining to the Cooley Station Village and Business Center Planned Area Development by removing approximately 57.16 acres consisting of 15.00 acres of Gateway Village Center (GVC), 17.13 of Gateway Business Center (GBC), and 25.03 acres of Multi Family/Medium (MF/M), all with a Planned Area Development Overlay, generally located on the southwest corner of Recker and Williams Field Roads; approving the development plan for Verde at Cooley Station PAD; and changing the zoning classification of said real property from 15.00 acres of Gateway Village Center (GVC), 17.13 of Gateway Business Center (GBC), and 25.03 acres of Multi Family/Medium (MF/M) zoning districts, all with a Planned Development Overlay, to 26.2 acres of Gateway Village Center (GVC), 17.07 acres of Gateway Business Center (GBC), and 13.89 of acres Multi-Family/Medium (MF/M) zoning districts, all with a Planned Area Development overlay zoning district (PAD) to modify Gateway District site development regulations. Stephanie Bubenheim (480) 503-6625.</p>
	<p>6. DR17-1139 STRATTON RESTORATIVE OFFICE BLDG: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.07 acres, generally located at the northwest corner of Marvin Street and Melody Avenue and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>7. Z18-24: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.4 Sign Regulations, and the Glossary of General Terms and the Appendix 1 Graphics, related to Manual and Electronic Changing Message Displays utilized with Permanent Wall and Marquee Signs. Amy Temes (480) 503-6729.</p>
	<p>8. Discussion of Regular Meeting Agenda</p>
	<p>ADJOURN STUDY SESSION</p>
<p>6:00 P.M.</p>	<p>CALL TO ORDER REGULAR MEETING</p>
	<p>ROLL CALL</p>
	<p>9. APPROVAL OF AGENDA</p>

TIME	<p style="text-align: center;">AGENDA ITEM</p> <p style="text-align: center;">The Planning Commission also acts as the Design Review Board</p>
	<p>10. COMMUNICATIONS FROM CITIZENS</p> <p>At this time, members of the public may comment on matters within the jurisdiction of the Town but not on the agenda. The Commission/Board response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.</p>
	<p>PUBLIC HEARING (CONSENT)</p> <p>All items listed below are considered consent calendar items and may be approved by a single motion unless removed at the request of the Commission/Board for further discussion/action. Other items on the agenda may be added to the consent calendar and approved under a single motion.</p>
	<p>11. DR18-84 SHOPPING CENTER AT COOLEY STATION: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 22.94 acres, generally located the southeast corner of Recker and Williams Field Roads, and zoned General Commercial with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729.</p>
	<p>12. DR17-1197 HAMPTON COURT: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 6.95 acres, generally located north of the northeast corner of Val Vista Drive and Ray Road, on Multi Family-Low zoning district with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.</p>
	<p>13. S18-01 ANATOLE: Request to approve Preliminary Plat and Open Space Plan for Falcon Pointe Group, for 53 home lots (Lots 1-53) on approximately 13.45 acres of real property generally located at the northwest corner of Ray Road and Lindsay Road in the Single Family - Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district. Ashlee MacDonald, (480) 503-6748.</p>
	<p>14. DR18-50 MOOG: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.6 acres, generally located at the northeast corner of Guadalupe Road and Colorado Street, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>15. DR18-56 ALDI: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.49 acres, generally located at the southeast corner of Arizona Avenue and Desert Lane, and zoned General Commercial with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>16. S17-1011 LAYTON LAKES PARCEL 4 - Request for Preliminary Plat and Open Space Plan for Layton Lakes Parcel 4 for 75 home lots (Lots 1-75) on approximately 19.6 acres of real property generally located at the northwest corner of Lindsay Road and Queen Creek Road in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</p>
	<p>17. DR18-89 LITTLE SUNSHINE'S PLAYHOUSE: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 1.57 acres, generally located on the northwest corner of Higley Road and Germann Road, and zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.</p>

TIME	<p style="text-align: center;">AGENDA ITEM</p> <p style="text-align: center;">The Planning Commission also acts as the Design Review Board</p>
	<p>PUBLIC HEARING (NON-CONSENT)</p> <p>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission/Board by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the Item Number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission/Board.</p>
	<p>18. DR18-81 HIGLEY VILLAGE PHASE II: Site Plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.4 acres, generally located on the southeast corner of Higley and Queen Creek Roads and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589.</p>
	<p>19. S18-05 SANTAN VILLAGE PHASE V: Request to approve Preliminary Plat and Open Space Plan for SanTan Village Phase V, for a commercial subdivision on approx. 37.48 acres generally located at the southeast corner of Santan Village Parkway and Williams Field Road in the Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay zoning district. Amy Temes (480) 503-6729.</p>
	<p>20. DR18-113 GILBERT SPECTRUM BUILDING ONE: Master site plan, site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 8.93 acres, generally located south of the southwest corner of McQueen and Elliot Roads, zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay and Community Commercial (CC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.</p>
	<p>21. Z18-15 WETTA VENTURES: Request to rezone approximately 19.68 acres of real property generally located west of the southwest corner of Power and Warner Roads from Maricopa County Airport District Three (AD-3) zoning district to Town of Gilbert Light Industrial (LI) zoning district. Josh Rogers (480) 503-6589.</p>
	<p>22. UP18-07 (UP12-05-C) ELEGANT BARN: Request to modify an existing Conditional Use Permit for approximately 1.1 acres of real property generally located at the northeast corner of Greenfield Road and Houston Avenue in the Single Family Residential 43 (SF-43) zoning district by modifying a condition of approval to allow for the service of alcohol at the banquet facility in accordance with state and local laws. Nathan Williams, (480) 503-6805.</p>
	<p>23. S17-1008: MOSAIC AT LAYTON LAKES: Request to approve Preliminary Plat and Open Space Plan for Mosaic at Layton Lakes for 222 residential home lots (Lots 1-222) on approximately 19 acres of real property generally located at the southwest corner of Lindsay Road and Layton Lakes Blvd in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</p>
	<p>24. DR18-92 MOSAIC AT LAYTON LAKES: Building elevations, floor plans, and colors and materials for approximately 19 acres, for 222 residential townhome units, generally located at the southwest corner of Lindsay Road and Layton Lakes Blvd in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p> <p>ADMINISTRATIVE ITEMS</p> <p>Administrative Items are for the Commission/Board discussion and action. It is to the discretion of the majority of the Commission/Board regarding public input requests on any Administrative Item. Persons wishing to speak on an Administrative Item should complete a public comment form indicating the Item Number on which you wish to address. The Commission/Board may or may not accept public comment.</p>
25.	<p>Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of August 1, 2018.</p>
26.	<p>Thank you to outgoing Planning Commissioners: Kristopher Sippel and Joshua Oehler.</p>
	<p>COMMUNICATIONS</p>
27.	<p>Report from Chairman and Members of the Commission on current events.</p>
28.	<p>Report from Council Liaison on current events.</p>
29.	<p>Report from Planning Services Manager on current events.</p>
	<p>ADJOURN</p>

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at (480) 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, October 3, 2018, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ.

NOTICE TO PARENTS: Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at (480) 503-6871.