



**PLANNING COMMISSION
REVISED MEETING AGENDA
WEDNESDAY, DECEMBER 5, 2018**

Brian Andersen, *Chairman*
Carl Bloomfield, *Vice Chairman*
Seth Banda

David Cavenee
Greg Froehlich
Brian Johns

Les Smith
Philip Alibrandi, *Alternate*
James Torgeson, *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. Oath of Office: Planning Commissioner Alternate Philip Alibrandi Planning Commissioner Alternate James Torgeson</p>
	<p>2. GP18-15 CADIZ: Request for Minor General Plan Amendment to change the land use classification of approx. 9.99 acres generally located south of the southeast corner of S. Greenfield and E. Germann Roads from Residential >0-1 to Residential > 3.5-5.</p> <p>Z18-29 CADIZ: Request to rezone approximately 9.99 acres of real property generally located south of the southeast corner of S. Greenfield and E. Germann Roads from Town of Gilbert Single Family-43 (SF-43) to Single Family-Detached (SF-D) with a Planned Area Development overlay zoning district (PAD) to modify minimum lot area, maximum lot coverage, and minimum building setbacks.</p> <p>S18-19 CADIZ: Request for input on the Preliminary Plat and Open Space Plan for New Village Homes, for 50 home lots (Lots 1-50) on approx. 9.99 acres located south of the southeast corner of S. Greenfield and E. Germann Roads. Josh Rogers (480) 503-6589.</p>
	<p>3. S18-18 ASPIRE HERITAGE DISTRICT: Preliminary Plat and Open Space Plan for Aspire Heritage District, for 32 residential home lots (Lots 1-32) on approximately 2.47 acres of real property generally located at the northeast corner of Vaughn Avenue and Palm Street in the Multi-Family/Low (MF/L) zoning district. Sydney Bethel (480) 503-6721.</p>
	<p>4. DR18-191 RESIDENCES AT SANTAN VILLAGE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 15.77 acres, generally located south and west of the southwest corner of Santan Village Parkway and Ray Road, and zoned Multi-Family/Medium (MF/M) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>5. GP18-16 VILLAS AT SOMERSET: Request for Minor General Plan amendment to change the land use classification of approx. 20.77 acres located east of the southeast corner of Greenfield Road and Pecos Road from Residential > 5 - 8 DU/Acre land use classification and Residential > 3.5 - 5 DU/Acre land use classification to Residential > 2 - 3.5 DU/Acre land use classification.</p> <p>S18-17 VILLAS AT SOMERSET: Preliminary Plat and Open Space Plan for 68 home lots on approximately 20.77 acres located east of the southeast corner of Greenfield Road and Pecos Road. Keith Newman (480) 503-6812</p>
	<p>6. DR18-186 VAL VISTA & QUEEN CREEK RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.12 acres, generally located at the southwest corner of Queen Creek Road and Key Biscayne Drive, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>7. DR18-192 VAL VISTA & QUEEN CREEK, LOT 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.1 acres, generally located at the southeast corner of Val Vista Drive and Queen Creek Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>8. UP18-25 GILBERT RECYCLING CENTER: Conditional Use Permit for approximately 3.27 acres of real property located south of the southwest corner of Baseline Road and McQueen Road to allow a salvage yard in the General Industrial (GI) zoning district.</p> <p>DR18-163 GILBERT RECYCLING CENTER: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.27 acres, generally located south of the southwest corner of Baseline Road and McQueen Road and zoned General Industrial (GI). Keith Newman (480) 503-6812.</p>
	<p>9. S18-06 CONTRERAS FARMS: Preliminary Plat and Open Space Plan for Contreras Farms by VIP Homes, for 14 home lots (Lots 1-14) on approximately 10.07 acres of real property located east of the northeast corner of Higley and Mews Roads in the Single-Family 15 (SF-15) zoning district. Stephanie Bubenheim (480) 503-6625.</p>
	<p>10. ST18-11 HAMSTRA DAIRY: Four (4) new Standard Plans (50-1, 50-2, 50-3 and 50-4) by Maracay Homes, for 58 lots within the Phase 1 development of the Hamstra Dairy PAD, generally located at the northwest corner of Val Vista Drive and Chandler Heights Road and zoned Single Family 7 (SF-7) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</p>
	<p>11. 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>

TIME	AGENDA ITEM
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12.	APPROVAL OF AGENDA
13.	COMMUNICATIONS FROM CITIZENS
	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.
14.	Deleted
	PUBLIC HEARING (CONSENT)
	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.
15.	DR18-130 GILBERT PUBLIC SAFETY TRAINING FACILITY: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 52.5 acres, generally located at the northwest corner of Power Road and Pecos Road, and zoned Public Facility/ Institutional (PF/I). Nathan Williams (480) 503-6805.
16.	DR18-151 ALDI GROCERY STORE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 5.54 acres, generally located at the southwest corner of Pecos Road and Market Street, and zoned Regional Commercial with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.
17.	DR18-168 GILBERT CROSSROADS LIGHT INDUSTRIAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, phasing and colors and materials for approximately 27.6 acres, generally located at the southeast corner of Mustang Drive and Germann Road, zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.
	PUBLIC HEARING (NON-CONSENT)
	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.
18.	GP18-12 BELLAMY: Request for Minor General Plan Amendment to change the land use classifications of approx. 40.04 acres generally located at the southeast corner of S. Greenfield and E. Germann Roads from 16.08 acres of Community Commercial and 23.96 acres of Residential > 5-8 to 40.04 acres of Residential > 3.5-5. Josh Rogers (480) 503-6589.

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19.	Z18-26 BELLAMY: Request to rezone approx. 40.04 acres generally located at the southeast corner of S. Greenfield and E. Germann Roads from 16.08 acres of Community Commercial (CC) and 23.96 acres of Single Family- 6 (SF-6) to 40.04 acres of Single Family-Detached (SF-D) with a Planned Area Development (PAD) overlay zoning district. Josh Rogers (480) 503-6589.
20.	GP18-10 VERDE AT COOLEY STATION: Request for Minor General Plan Amendment to change the land use classification of approx. 22.92 acres generally located at the southwest corner of Recker and Williams Field Roads from .97 acres of Village Center, 9.75 acres of Business Park and 12.20 acres of Residential > 14-25 DU/Acre land use classifications to 11.2 acres of Village Center, 10.66 acres of Business Park, and 1.06 acres of Residential > 14-25 DU/Acre. Stephanie Bubenheim, (480) 503-6625.
21.	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 for 57.16 acres of 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 25.23 acres of Gateway Village Center (GVC), 18.04 acres of Gateway Business Center (GBC), and 13.89 of acres Multi-Family/Medium (MF/M) zoning districts, all with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.
	<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>
22.	Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of November 5, 2018.
	<p>COMMUNICATIONS</p>
23.	Report from Chairman and Members of the Commission on current events.
24.	Report from Council Liaison on current events.
25.	Report from Planning Services Manager on current events.
	<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, January 9, 2019, 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.