



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, JANUARY 9, 2019**

Brian Andersen, *Chairman*
Carl Bloomfield, *Vice Chairman*
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
	1. DR18-201 CRACKER BARREL OLD COUNTRY STORE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.6 acres, generally located south of the southeast corner of Higley Road and Inverness Avenue, and zoned Regional Commercial. Stephanie Bubenheim (480) 503-6625.
	2. DR18-193 SUPERSTAR CAR WASH: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 1.75 acres, generally located 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.
	3. DR18-206 VERDE AT COOLEY STATION: Master site plan, landscaping, grading and drainage, elevations, lighting, and colors and materials for approximately 15.99 acres, generally located on the southwest corner of Recker and Williams Field Roads, and zoned Gateway Village Center (GVC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.
	4. DR18-218 LIV CROSSROADS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 19.6 acres, generally located south of the southeast corner of Mustang Drive and Germann Road, and zoned Multi-Family Medium (MF/M) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.
	5. DR18-212 SANTAN PAVILIONS – PHASE VIII – PAD 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately .53 acres, generally located west of the southwest corner of Santan Village Parkway and Williams Field Road, and zoned Regional Commercial. Stephanie Bubenheim (480) 503-6625.
	6. Z18-30 LDC TEXT AMEND REMOVE MF IN RC: Citizen Review and initiation of amendment to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2 Land Use Designations, Article 2.3 Commercial Districts, Section 2.306 Additional Use Regulations, related to the deletion of additional required findings for Multi-Family Use in Regional Commercial District, and Article 2.9 Use Regulations, Table 2.902 Use Regulations, related to the deletion of limitations and additional standards for Multi-Family uses in the Regional Commercial zoning district and Chapter II Design Standards and Guidelines, Article 1.10 Integrating Multi-Family Uses in Regional Commercial Zoning Districts Design Guidelines, related to the deletion of design guidelines. Catherine Lorbeer (480) 503-6016.

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>7. Z18-31 MIXED USE ZONING: Citizen Review and initiation of amendment to the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 2 Land Use Designations, and Division 3 Overlay District Regulations and the Glossary of General Terms and the Appendix 1 Graphics, related to the creation of a Mixed Use Zoning District or Overlay Zoning District. The effect of the amendment will be to create site development standards and use regulations appropriate to a mixed use zoning district or overlay zoning district, and to add terms and graphics for clarity and consistency. Catherine Lorbeer (480) 503-6016.</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>PLEDGE OF ALLEGIENCE</p>
	<p>ROLL CALL</p>
	<p>9. APPROVAL OF AGENDA</p>
	<p>COMMUNICATIONS</p>
	<p>10. 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.</p>
	<p>11. Report from Council Liaison on Current Events</p>
	<p>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.</p>
	<p>12. S18-02 TERRAZA: Request to approve Preliminary Plat and Open Space Plan for 29 home lots (Lots 1-29) on approx. 18.86 acres of real property generally located at the southeast corner of Recker and Ocotillo Rds. in the Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) overlay zoning district. Ashlee MacDonald (480) 503-6748.</p>
	<p>13. DR18-106 DESERT SKY PARK: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 110 acres, generally located northwest of Power and Pecos Roads, and zoned Public Facility/Institutional. Josh Rogers (480)503-6589.</p>
	<p>14. DR18-150 SHOPS BUILDING AT RIGGS ROAD: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.11 acres, generally located the NEC of Val Vista and Riggs Roads, and zoned Shopping Center (SC). Josh Rogers (480) 503-6589.</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>
15.	<p>S18-14 BELLAMY: Preliminary Plat and Open Space Plan for Lennar Homes, for 165 home lots (Lots 1-165) on approx. 40.04 acres generally located at the southeast corner of Greenfield and Germann Rds. in the Single Family-Detached (SF-D) zoning district with a Planned Area Development overlay (PAD). Josh Rogers (480) 503-6589.</p>
16.	<p>DR18-175 OCOTILLO SURGERY CENTER: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.4 acres, generally located north of the northwest corner of Germann Road and Rome Street, and zoned Business Park (BP) and Community Commercial (CC) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
17.	<p>DR18-58 ARIZONA QUALITY RV & BOAT STORAGE: Site plan, landscaping, grading and drainage, building elevations and colors and materials for approximately 0.93 acres, generally located northeast of Neely St. and Elliot Rd. at 335 W. Cullumber Ave, and zoned Light Industrial (LI). Josh Rogers (480) 503-6589.</p>
18.	<p>S18-06 CONTRERAS FARMS: Request to approve Preliminary Plat and Open Space Plan for Contreras Farms by VIP Homes, for 13 home lots (Lots 1-13) on approximately 9.04 acres of real property generally 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 style="text-align: center;">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>
19.	<p>UP17-1049 PLATINUM PAINT AND BODY: Request to approve a Conditional Use Permit for approximately 7.76 acres generally located at the northwest corner of Power and Pecos Roads to allow Vehicle Services - Heavy, within the General Commercial (GC) zoning district. Josh Rogers (480) 503-6589.</p>
20.	<p>GP18-16 VILLAS AT SOMERSET: Request for Minor General Plan amendment to change the land use classification of approx. 20.77 acres generally located east of the southeast corner of Greenfield and Pecos Rds. from Residential > 5 - 8 DU/Acre and Residential > 3.5 - 5 DU/Acre land use classifications to Residential > 2 - 3.5 DU/Acre land use classification. Keith Newman (480) 503-6812.</p>
21.	<p>UP18-30 RESERVOIR 30: Request to approve a Special Use Permit for approx. 3.7 acres generally located at the southeast corner of 156th St. and Germann Rd. to allow a reservoir and pump station in the Single Family-6 (SF-6) zoning district. Josh Rogers (480) 503-6589.</p>
	<p style="text-align: center;">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>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	22. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of December 5, 2018.
	COMMUNICATIONS
	23. Report from Chairman and Members of the Commission on current events.
	24. Report from Planning Services Manager on current events.
	ADJOURN

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, February 6, 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.