



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, MAY 1, 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. DR19-46 MASERATI ALFA ROMEO: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.95 acres, generally located south of Pecos Road on the east side of Gilbert Road, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.
	2. DR19-40 EOS FITNESS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.5 acres, generally located north of the NWC of Power Road and Germann Road, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.
	3. DR19-41 NEW HORIZONS WOMEN'S CARE: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 1.26 acres, generally located west of the southwest corner of Rome Street and Melrose Street, and zoned Business Park (BP) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.
	4. Discussion of Regular Meeting Agenda
	ADJOURN STUDY SESSION
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	5. APPROVAL OF AGENDA
	COMMUNICATIONS

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>6. 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>7. Report from Council Liaison on Current Events</p>
	<p style="text-align: center;">PRESENTATION AND DISCUSSION</p>
	<p>8. Presentation and Discussion of the 2020 General Plan Update.</p>
	<p>PUBLIC HEARING (CONSENT)</p> <p>All items listed below are considered the public hearing consent calendar. The Commission/Board may, by a single motion, approve any number of items where, after opening the public hearing, no person requests the item be removed from the consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.</p>
	<p>9. DR18-204 CANDLEWOOD LIFT STATION: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.15 acres, generally located south of Madera Parc Drive on the east side of Cooper Road, and zoned Single Family - 7 (SF-7) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.</p>
	<p>10. S19-01 VAL VISTA & PECOS: Request to approve Preliminary Plat and Open Space Plan for Val Vista and Pecos for a commercial subdivision on approx. 11.2 acres generally located at the northeast corner of Val Vista Drive and Pecos Road in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721. Continue to June 5, 2019.</p>
	<p>11. DR19-14 VAL VISTA & PECOS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 11.2 acres, generally located the northeast corner of Val Vista Drive and Pecos Road, and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721. Continue to June 5, 2019.</p>
	<p>12. UP18-25 GILBERT RECYCLING CENTER: Request to approve a Conditional Use Permit for approximately 3.27 acres generally located south of the southwest corner of Baseline Road and McQueen Road to allow a salvage yard in the General Industrial (GI) zoning district. Keith Newman (480) 503-6812. Continue to June 5, 2019.</p>
	<p>13. DR18-163 GILBERT RECYCLING CENTER: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approx. 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. Continue to June 5, 2019.</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>14. Z19-03 LDC TEXT AMENDMENT – HIGH DENSITY MULTI-FAMILY: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 1 General Provisions, Division 2 Land Use Designations, and Division 6 Use Definitions; the Glossary of General Terms; and the Appendix 1 Graphics, related to the creation of a Multi Family – High Density Zoning District. Sydney Bethel (480) 503-6721. Continue to June 5, 2019.</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>15. Z19-04 LDC TEXT AMENDMENT – HERITAGE SIGN PLANS: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.4 Sign Regulations, the Glossary of General Terms, and the Appendix 1 Graphics, to allow for a new type of rooftop sign in certain locations within the Heritage Village Center Zoning District. Sydney Bethel (480) 503-6721. Continue to September 4, 2019.</p>
	<p>16. UP18-40 COOPER & GUADALUPE RETAIL: Request to approve a Conditional Use Permit for approx. 1.07 acres located at the northeast corner of Cooper and Guadalupe Roads to allow Vehicle Services, Light in the Neighborhood Commercial (NC) zoning district with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>17. UP19-16 COOPER & GUADALUPE RETAIL II: Request to approve a Conditional Use Permit for approx. 1.07 acres generally located at the northeast corner of Cooper and Guadalupe Roads to allow an Eating and Drinking Establishment (Restaurants, Limited Service) in the Neighborhood Commercial (NC) zoning district with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>18. DR18-208 COOPER & GUADALUPE RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.07 acres, generally located at the northeast corner of Cooper and Guadalupe Roads, and zoned Neighborhood Commercial (NC) with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>19. 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 Greenfield and Germann Roads from Residential >0-1 DU/Acre to Residential > 3.5-5 DU/Acre. Josh Rogers (480) 503-6589. Continue to June 5, 2019.</p>
	<p>20. Z18-29 CADIZ: Request to rezone approximately 9.99 acres of real property generally located south of the southeast corner of Greenfield and Germann Roads from Single Family-43 (SF-43) zoning district to Single Family Detached (SF-D) zoning district with a Planned Area Development overlay zoning district (PAD). Josh Rogers (480) 503-6589. Continue to June 5, 2019.</p>

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21.	Z18-30 LDC TEXT AMEND REMOVE MF IN RC: Request to amend 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. Amy Temes (480) 503-6729.
	<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>
22.	Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of April 3, 2019.
	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, June 5, 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.