



**PLANNING COMMISSION  
MEETING AGENDA  
WEDNESDAY, JUNE 5, 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 p.m.  
Regular Meeting: 6:00 p.m.**

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
<b>5:00 P.M.</b>	<b>CALL TO ORDER STUDY SESSION</b>
	<p>1. S19-04 STRATFORD: Request for Preliminary Plat and Open Space Plan for 222 home lots (Lots 1 - 222) on approximately 63.5 acres of real property generally located at the southwest corner of Greenfield Road and Germann Road in the Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay.</p> <p>Z19-07 STRATFORD: Request to rezone approximately 63.5 acres of real property generally located at the southwest corner of Greenfield Road and Germann Road from Town of Gilbert Single Family Residential-6 (SF-6) zoning district with a Planned Area Development overlay district to 63.5 acres of Town of Gilbert Single Family Detached (SF-D) zoning district with a Planned Area Development overlay district. Nathan Williams (480) 503-6805.</p>
	<p>2. GP19-01 WATERMARK AT GILBERT TOWN SQUARE - Request for Minor General Plan Amendment to change the land use classification of approx. 10.32 acres generally located south of the southeast corner of Gilbert Rd. and Civic Center Dr. from General Office (GO) and Neighborhood Office (NO) to Residential &gt; 14 - 25 DU/Acre land use classification.</p> <p>Z19-05: WATERMARK AT GILBERT TOWN SQUARE - Request to rezone approximately 10.32 acres of real property generally located south of the southeast corner of Gilbert Rd. and Civic Center Dr. from General Office (GO) zoning district and Neighborhood Office Zoning District to Multi-Family/Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>3. GP19-02 SPRINGS AT COOLEY STATION: Request for Minor General Plan Amendment to change the land use classification of approx. 15.27 gross acres generally located at Recker and Williams Field Roads from Village Center (VC) to Residential &gt; 14-25 DU/Acre.</p> <p>Z19-06 SPRINGS AT COOLEY STATION: Request to rezone approximately 15.27 gross acres of real property generally located at Recker and Williams Field Roads from Gateway Village Center (GVC) zoning district to Multi-Family/Medium (MF/M) zoning district with a Planned Area Development overlay zoning district (PAD) . Sydney Bethel (480) 503-6721.</p>
	<p>4. Z19-11 LDC TEXT AMENDMENT: 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 4 General Regulations, Article 4.5 Supplemental Use Regulations and Division 6 Use Definitions, Article 6.1 Use Definitions, related to the cultivation of industrial hemp. The effect of the amendment will be to restrict the growing, cultivation, processing, harvesting and/or transporting of industrial hemp. Keith Newman (480) 503-6812.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>5. Discussion of Regular Meeting Agenda</p>
	<p><b>ADJOURN STUDY SESSION</b></p>
<p><b>6:00 P.M.</b></p>	<p><b>CALL TO ORDER REGULAR MEETING</b></p>
	<p><b>PLEDGE OF ALLEGIANCE</b></p>
	<p><b>ROLL CALL</b></p>
	<p>6. <b>APPROVAL OF AGENDA</b></p>
	<p><b>COMMUNICATIONS</b></p>
	<p>7. <b>Communications from Citizens</b>          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>8. <b>Report from Council Liaison on Current Events</b></p>
	<p><b>PUBLIC HEARING (CONSENT)</b>          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. DR19-16 LAKES AT ANNECY PARCEL 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 23.49 acres, generally located at the southwest corner of Santan Village Parkway and Boston Street, and zoned Multi Family-Low (MF-L) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.</p>
	<p>10. 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.  <b>Continued to July 10, 2019.</b></p>
	<p>11. UP19-19 BEEHIVE HOMES OF GILBERT: Request to approve a Conditional Use Permit for approx. 1.47 acres located at 4423 E. Guadalupe Road, to allow a Congregate Living Facility in the Single Family Residential - 35 (SF-35) zoning district with a Planned Area Development (PAD) overlay, subject to conditions. Nathan Williams (480)-503-6805.</p>
	<p>12. 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.</p>

TIME	<p style="text-align: center;"><b>AGENDA ITEM</b></p> <p style="text-align: center;">The Planning Commission also acts as the Design Review Board</p>
	<p>13. DR19-26 VJ BASELINE: Master site plan, site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 10.75 acres, generally located east of the southeast corner of McQueen and Baseline Roads, and zoned General Industrial (GI) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.</p>
	<p>14. S19-01 VAL VISTA &amp; 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 zoning district. Sydney Bethel (480) 503-6721.</p>
	<p>15. DR19-14 VAL VISTA &amp; 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.</p>
	<p style="text-align: center;"><b>PUBLIC HEARING (NON-CONSENT)</b></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>16. DR14-29-C (DR19-13) AGRITOPIA EPICENTER: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 21.12 acres, generally located at the northwest corner of Higley and Ray Roads, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.</p>
	<p>17. DR19-29 GILBERT GATEWAY COMMERCE CENTER: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 28.63 acres, generally located southwest of Power and Warner Roads, and zoned Light Industrial with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589.</p>
	<p>18. ST18-10, LAYTON LAKES PARCEL 4: Four (4) new Standard Plans (135.1503, 136.1700, 136.1831, and 136.2046) by KB Home, for 75 Lots on approximately 19.6 acres, within the Layton Lakes PAD, generally located at the northwest corner of Lindsay Road and Queen Creek Road and zoned Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</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 &gt;0-1 DU/Acre to Residential &gt; 3.5-5 DU/Acre. Josh Rogers (480)503-6589.</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.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
21.	<p>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. <b>Tabled.</b></p>
22.	<p>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. <b>Tabled.</b></p>
23.	<p>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.</p>
24.	<p>Z19-02 LDC TEXT AMENDMENT- GVC AND GBC SIGN CODE: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.4 Sign Regulations; Division 5 Administration, Article 5.6 Design Review; Division 6 Use Definitions; the Glossary of Terms; and Appendix 1 Graphics related to sign regulations in the Gateway Village Center and the Gateway Business Center Zoning Districts. Stephanie Bubenheim (480) 503-6625.</p>
	<p><b>ADMINISTRATIVE ITEMS</b></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><b>Planning Commission Minutes</b> - Consider approval of the minutes of the Study Session &amp; Regular Meeting of May 1, 2019.</p>
	<p><b>COMMUNICATIONS</b></p>
26.	<p>Report from Chairman and Members of the Commission on current events.</p>
27.	<p>Report from Planning Services Manager on current events.</p>
	<p><b>ADJOURN</b></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, July 10, 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.