



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, JULY 10, 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
5:00 P.M.	CALL TO ORDER STUDY SESSION
	<p>1. DR19-79 RIVULON LAKE OFFICE BUILDINGS: Master site plan, site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 16.5 acres, generally located at the southeast corner of Rivulon Blvd and Allen Road, and zoned Business Park (BP) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.</p>
	<p>2. DR19-59 VERDE AT COOLEY STATION PHASE II: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.82 acres, generally located south of 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.</p>
	<p>3. GP19-03 THE ACES OF GILBERT CAMPUS: Request for Minor General Plan Amendment to change the land use classification of approx. 4.8 acres generally located at the southeast corner of Bluejay Drive and Galveston Street from Business Park (BP) to Neighborhood Office (NO).</p> <p>Z19-12 THE ACES OF GILBERT CAMPUS: Request to rezone approximately 4.8 acres of real property generally located at the southeast corner of Bluejay Drive and Galveston Street from Business Park (BP) with a Planned Area Development overlay to Neighborhood Office (NO) zoning district.</p> <p>DR19-82 THE ACES OF GILBERT CAMPUS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.8 acres, generally located at the southeast corner of Bluejay Drive and Galveston Street, and with a proposed zoning of Neighborhood Office (NO) zoning district. Sydney Bethel (480) 503-6721.</p>
	<p>4. GP18-14 CORDILLERA: Request for Minor General Plan Amendment to change the land use classification of approx. 39.9 acres generally located at southwest corner of Higley Road and Riggs Road from Regional Commercial (RC) to Residential > 2-3.5 DU/ Acre.</p> <p>Z18-28 CORDILLERA: Request to rezone approx. 54.7 acres generally located at the southwest corner of Higley Road and Riggs Road from Town of Gilbert Regional Commercial (RC) to approx. 35.8 acres of Single Family 6 (SF-6) zoning district, 4.08 acres of Single Family 8 (SF-8) zoning district and 14.8 acres of Regional Commercial (RC) zoning district all with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</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>5. Z19-10: BELROSE: Request to amend Ordinance No. 2659 to amend the conditions of development within the Greenfield and Chandler Heights Planned Area Development (PAD) overlay zoning district for approx. 82 acres of real property generally located at the southwest corner of Greenfield Rd. and Chandler Heights Rd.</p> <p>S19-05: BELROSE - Request for Preliminary Plat and Open Space Plan for 289 home lots on approximately 82 acres of real property generally located at the southwest corner of Chandler Heights Rd. and Greenfield Rd. in the Single Family-6 (SF-6) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>6. GP18-09: NEC Warner and Recker Roads - Request for Major General Plan amendment to change the land use classification of approx. 124.8 acres of real property 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 17.7 acres of Residential > 8-14 DU/Acre (R>8-14du/ac), 10.4 acres of Residential > 5-8 DU/Acre (R>5-8du/ac), 65.8 acres of Residential > 3.5-5 DU/Acre (R>3.5-5du/ac), and 30.9 acres of Light Industrial (LI) land use classifications.</p> <p>Z18-19 NEC WARNER AND RECKER ROADS: Request to amend Ordinance Nos. 2261, 2378, and 2448 pertaining to the Rockefeller Group North Gateway Planned Area Development (PAD) overlay zoning district, generally located at the northeast corner of Recker and Warner Roads by removing from the PAD approx. 124.8 acres of real property consisting of 87.5 acres of Light Industrial (LI), 28.4 acres of Business Park (BP), and 8.9 acres of Community Commercial (CC) zoning districts; creating the NEC Warner and Recker Roads PAD, approving a new development plan for the NEC Warner and Recker Roads PAD; and changing the zoning classification of said real property from 87.5 acres of LI, 28.4 acres of BP, and 8.9 acres of CC, all with a PAD overlay to 30.9 acres of Light Industrial (LI), 17.6 acres of Single Family - Attached (SF-A), 30.4 acres of Single Family - Detached (SF-D), 19.3 acres of Single Family - 6 (SF-6) and 26.5 acres of Single Family - 7 (SF-7) zoning district, all with the new NEC Warner and Recker Roads PAD overlay. Ashlee MacDonald (480) 503-6748.</p>
	<p>7. ST19-02 STRATFORD (4500 Series): Four (4) new Standard Plans (4501, 4502, 4503 and 4504) by Blandford Homes, for 79 Lots on approximately 63.5 acres within the Stratford PAD, generally located at the southwest corner of Greenfield Road and Germann Road and zoned Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay.</p> <p>ST19-03 STRATFORD (3500 Series): Four (4) new Standard Plans (3501, 3502, 3503 and 3504) by Blandford Homes, for 143 Lots on approximately 63.5 acres within the Stratford PAD, generally located at the southwest corner of Greenfield Road and Germann Road and zoned Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</p>
	<p>8. Z19-09 VEDURA SANTAN VILLAGE APARTMENTS: Request to amend Ordinance Nos. 1142 and 1230 to amend the conditions of development within the Gilbert Crossroad Center Planned Area Development (PAD) for approximately 7.61 acres of real property, known as Parcel B1, generally located at the northeast corner of Santan Village Parkway and Coronado Road, and zoned Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.</p>
	<p>9. ST19-01 ANATOLE (SEASONS AT SPRINGVIEW): Six (6) new Standard Plans (P908, P913, P914, P917, P919, and P926) by Richmond American Homes, for 58 Lots on approximately 13.45 acres within the Seasons at Springview PAD, generally located at the northwest corner of Lindsay and Ray Roads and zoned Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay. Josh Rogers 480-503-6589.</p>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	10. Discussion of Regular Meeting Agenda
	ADJOURN STUDY SESSION
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	11. APPROVAL OF AGENDA
	COMMUNICATIONS
	12. 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.
	13. Report from Council Liaison on Current Events
	PUBLIC HEARING (CONSENT) 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.
	14. 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. Continued to August 7, 2019.
	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.
	15. UP19-15 AZ01-101 STELLA: Request to approve a Conditional Use Permit for approximately 0.83 acres of real property located west of the northwest corner of Cooper Road and Merrill Avenue to permit a Wireless Communication Facility (75' feet high) in the Light Industrial (LI) zoning district with a Planned Area Development (PAD) overlay. Sydney Bethel (480) 503-6721. Continued to August 7, 2019.

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>
16.	<p>Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of June 5, 2018.</p>
	<p>COMMUNICATIONS</p>
17.	<p>Report from Chairman and Members of the Commission on current events.</p>
18.	<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, August 7, 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.