



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, AUGUST 7, 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
	1. DR19-81 VEDURA SANTAN VILLAGE APARTMENTS: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 7.61 acres, generally located at the northeast corner of Santan Village Parkway and Coronado Road, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.
	2. Discussion of Regular Meeting Agenda
	ADJOURN STUDY SESSION
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	3. APPROVAL OF AGENDA
	COMMUNICATIONS
	4. 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.
	5. Report from Council Liaison on Current Events
	PUBLIC HEARING (CONSENT)

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</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>6. 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. Tabled.</p>
	<p>7. FM19-01 (DR17-1197-A) HAMPTON COURT: Request to approve modifications to separation fence requirements to reduce the height of the perimeter wall located on approximately 6.95 acres of real property generally located north of the northeast corner of Val Vista Dr. and Ray Rd., and zoned Multi Family - Low (MF-L) with a Planned Area Development (PAD) overlay. Ashlee MacDonald, (480) 503-6848.</p>
	<p>8. 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.</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>9. 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 > 14-25 DU/Acre. Sydney Bethel (480) 503-6721.</p>
	<p>10. 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 (PAD) overlay. Sydney Bethel (480) 503-6721.</p>
	<p>11. Z19-07: STRATFORD PAD: Request to amend Ordinance No. 2658 pertaining to the Greenfield and Germann Planned Area Development (PAD) by removing from the Greenfield and Germann PAD approximately 63.5 acres of real property generally located at the southwest corner of Greenfield Road and Germann Road; creating the Stratford PAD and approving a Development Plan for the Stratford PAD; and changing the zoning classification of said real property from 63.5 acres of Single Family Residential-6 (SF-6) zoning district with the Greenfield and Germann PAD overlay district, to 63.5 acres of Single Family Detached (SF-D) zoning district with the Stratford PAD overlay district. Nathan Williams (480) 503-6805.</p>

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12.	<p>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.</p>
13.	<p>UP19-23 PHO SQUEEGEE: Request to approve a Conditional Use Permit for approximately 5.9 acres located at the Light of Christ Lutheran Church at 6289 S. Greenfield Road to permit a Wireless Communication Facility (60' high) in the Single Family - 7 (SF-7) and Neighborhood Commercial (NC) zoning district. Josh Rogers (480) 503-6589.</p>
14.	<p>Z19-09: VEDURA SANTAN VILLAGE APARTMENTS: Request to amend Ordinance Nos. 1142 and 1230 to amend the conditions of development within the Gilbert Crossroads 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>
15.	<p>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 > 14 - 25 DU/Acre land use classification. Keith Newman (480) 503-6812.</p>
16.	<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) and Neighborhood Office (NO) Zoning District to Multi-Family/Medium (MF/M) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
17.	<p>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 Dr, and Galveston St. from Business Park (BP) to Neighborhood Office (NO). Sydney Bethel (480) 503-6721.</p>
18.	<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 Dr. and Galveston St. from Business Park (BP) zoning district with a Planned Area Development (PAD) overlay to Neighborhood Office (NO) zoning district. Sydney Bethel (480) 503-6721.</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>
19.	<p>Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of July 10, 2018.</p>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	COMMUNICATIONS
	20. Report from Chairman and Members of the Commission on current events.
	21. 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, September 4, 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.