



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, DECEMBER 7, 2016**

Kristofer Sippel, Chairman
Brian Andersen, Vice Chairman

Carl Bloomfield
David Cavenee
Greg Froehlich

Brian Johns
Joshua Oehler
Seth Banda, Alternate
Mary Harris, Alternate

**Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive
Gilbert, Arizona**

Study Session: 5:00-6:00 PM
Regular Meeting: 6:00 PM

| TIME | AGENDA ITEM | ACTION |
|----------------|---|--------|
| | The Planning Commission also acts as the Design Review Board | |
| 5:00 PM | CALL TO ORDER STUDY SESSION | |
| | 1. Oath of Office <ul style="list-style-type: none"> • Seth Banda (Planning Commission Alternate) • Mary Harris (Planning Commission Alternate) | |
| | 2. DR16-49 - Rivulon 2 Story Office Buildings 3 & 4 - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 12.24 acres, generally located at the southwest corner of Rivulon Boulevard and S. Allen Road and zoned Regional Commercial (RC) and Business Park (BP) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812 | |
| | 3. ST16-07 - Legacy at Seville - Four (4) new standard plans (Plans 1 - Encanto, 2 - Fiora, 3 - Escena, and 4 - Triana) by Toll Brothers on 61 lots (Lots 1-61), generally located south of southeast corner of Clubhouse Drive and Chandler Heights Road and zoned Single Family - 7 (SF-7) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805 | |
| | 4. Discussion of Regular Meeting Agenda | |
| | ADJOURN STUDY SESSION | |

| TIME | AGENDA ITEM | COMMISSION ACTION |
|----------------|---|---|
| | The Planning Commission also acts as the Design Review Board. | |
| 6:00 PM | CALL TO ORDER REGULAR MEETING | |
| | ROLL CALL | |
| | 5. APPROVAL OF AGENDA | |
| | 6. 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. | |
| | 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. | |
| | 7. Z16-16 - American Leadership Academy - Request to rezone approximately 42.7 acres of real property generally located at the northwest corner of Higley Road and Santan 202 Freeway from Maricopa County Rural 43 (RU-43) zoning district to Town of Gilbert Business Park (BP) zoning district. Nathan Williams (480) 503-6805 | Hearing; discussion; possible action by MOTION |
| | 8. DR16-33 - City Gate Marketplace - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 20.47 acres, generally located at the southeast corner of Baseline Road and N. Higley Road and zoned Regional Commercial (RC). Bob Caravona (480) 503-6812 | Hearing; discussion; possible action by MOTION |
| | 9. DR16-45 - Earnhardt Maserati - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 8.0 acres, generally located at the southwest corner of Motorplex Loop and Drivers Way and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805 | Hearing; discussion; possible action by MOTION |
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| TIME | AGENDA ITEM | COMMISSION ACTION |
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| | The Planning Commission also acts as the Design Review Board. | |
| | <p>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.</p> | |
| | <p>10. DR16-35 - Cobblestone Ground Up Auto Spa - Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 3.28 acres, generally located at the southeast corner of Queen Creek and Higley Roads and zoned Shopping Center (SC) with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812 Staff requesting continuance to 1-4-17</p> | <p>Hearing; discussion; possible action by MOTION</p> |
| | <p>11. DR16-38 - Dr. Reddy Medical Office - Site plan, landscape plan, grading and drainage, elevations, floor plan, lighting, colors and materials for approximately 1.71 acres generally located on the south side of Baseline Road between Higley and Recker Roads and zoned Business Park (BP). Nichole McCarty (480) 503-6747</p> | <p>Hearing; discussion; possible action by MOTION</p> |
| | <p>ADMINISTRATIVE ITEMS 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> | |
| | <p>12. DR16-46 - H&I Automotive - Site plan, landscape plan, grading and drainage, elevations, floor plan, lighting, colors and materials for approximately 1.16 acres generally located at the northwest corner of Queen Creek and Higley Roads and zoned General Commercial (GC). Nichole McCarty (480) 503-6747</p> | <p>Discussion; possible action by MOTION</p> |
| | <p>13. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of November 2, 2016.</p> | <p>Discussion; possible action by MOTION</p> |
| | <p>14. Planning Commission Administration - Consider approval of meeting change from July 5, 2017 to July 12, 2017</p> | <p>Discussion; possible action by MOTION</p> |

| TIME | AGENDA ITEM The Planning Commission also acts as the Design Review Board. | COMMISSION ACTION |
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| | COMMUNICATIONS | |
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| | 15. Report from Chairman and Members of the Commission on current events. | |
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| | 16. Report from Council Liaison on current events. | |
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| | 17. Report from Planning Manager on current events. | |
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| | ADJOURN | MOTION to Adjourn |
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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, January 4, 2017, 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.