



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, NOVEMBER 1, 2017**

Kristopher Sippel *Chairman*
Brian Anderson, *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 p.m.
Regular Meeting: 6:00 p.m.**

TIME	AGENDA ITEM	ACTION
	The Planning Commission also acts as the Design Review Board	
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	1. DR17-1121 TRU HOTEL BY HILTON AND CONCEPTUAL MASTER PLAN: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 4.98 acres, generally located at the southwest of corner of S. Santan Village Parkway and E. Private St and zoned Regional Commercial (RC). Bob Caravona, AICP (480) 503-6812.	
	2. DR17-1132 BRIDGES WARD: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 4.96 acres, generally located at the southwest corner of Queen Creek and Recker Roads and zoned Public Facility/Institutional(PF/I) with a Planned Area Development (PAD) overlay. Gilbert Olgin (480) 503-6745.	
	3. GP17-1008 WATERMARK: Request for Minor General Plan Amendment to change the land use classification of approximately 19.98 acres of real property generally located at the northeast corner of Wren Drive and Ray Roads from 19.98 acres of Residential >14-25 Du/Acre land use classification to 19.98 acres of Residential >8-14 Du/Acre land use classification. The effect of this amendment will be to change the plan of development for the property to allow a decreased density for residential development.	

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	<p>Z17-1015 WATERMARK: Request to amend Ordinances No.1503, 2180, and 2544, by rezoning approximately 19.98 acres of real property within the Gateway Place Planned Area Development (PAD) and generally located at the northeast corner of Wren and Ray Roads, from approximately 19.98 acres of Multi-Family / Medium (MF/M) to approximately 19.98 acres of Multi-Family / Low (MF/L) , PAD.</p> <p>DR17-1126 WATERMARK: Request to approve site plan, landscape, grading and drainage, elevations, floor plans, lighting, color and materials for 19.98 acres located at the northeast corner of Wren Drive and Ray Roads zoned Multi-Family / Medium (MF/M) zoning with a Planned area Development Overlay. Amy Temes (480) 503-6729.</p>	
	<p>4. Z17-1007, LDC TEXT AMEND BATCH G - Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 1: General Provisions, Division 2: Land Use Designations, Division 3: Overlay Zoning Districts, Division 4: General Regulations, Division 5: Administration, and Division 6: Use Definitions; Chapter II Design Standards and Guidelines; Chapter III: Subdivision Regulations, Glossary of General Terms, Appendix 1: Graphics and the Town of Gilbert Zoning Map. Amy Temes (480) 503-6729.</p>	
	<p>5. Discussion of Regular Meeting Agenda</p>	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	<p>6. APPROVAL OF AGENDA</p>	
	<p>7. 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>PUBLIC HEARING (CONSENT)</p> <p>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.</p>	

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	The Planning Commission also acts as the Design Review Board	
	8. DR17-1041 GILBERT MEMORIAL PARK AND FUNERAL HOME: Master site plan, Phase I site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 22.147 acres, generally located at the northeast corner of Queen Creek and 156th Street, and zoned Public Facilities/Institutional(PF/I). Amy Temes (480) 503-6729.	Hearing; discussion; possible action by MOTION
	9. DR17-1079 RIVULON COMMONS: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 35.70 acres, generally located east of the southeast corner of Allen Ave. and Pecos Rd, and zoned Business Park (BP)with a Planned Area Development (PAD) overlay. Bob Caravona (480) 503-6812.	Hearing; discussion; possible action by MOTION
	10. S17-1003 BELLA VERDE: Request to approve the Bella Verde Preliminary Plat and Open Space Plan for 58 home lots (Lots 1-58) on approximately 14.29 acres of real property generally located at the southwest corner of Ray Road and Gilbert Road within a Single Family- Detached (SF-D) zoning district with a Planned Area Development Overlay Zoning District. Bob Caravona (480) 503-6812.	Hearing; discussion; possible action by MOTION
	11. Z17-1013 WHISPERING ROCK: Request to rezone approximately 12.4 acres of real property generally located at the NEC of Coronado Road and Germann Road from Single Family 15 (SF-15) zoning district to Single Family 10 (SF-10) zoning district with a Planned Area Development Overlay zoning district to modify the requirements relating to maximum building height. The effect of the rezoning will be to establish the overall site design and limit maximum building heights to single-story homes. Nathan Williams (480) 503-6805.	Hearing; discussion; possible action by MOTION
	12. DR17-1069 SAN SAVINO: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 7.84 acres, generally located south and west of the southwest corner of Higley and Warner Roads, and zoned General Commercial with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729.	Hearing; discussion; possible action by MOTION
	13. DR17-1120 ORTHOAZ MEDICAL OFFICE BUILDING: Site plan, landscape, grading and drainage, colors and materials, elevations, floor plans and lighting for 5.03 acres located east of the southeast Corner of Val Vista Drive and Melrose Street zoned Business Park (BP) with a Planned Area District overlay. Amy Temes (480) 503-6729.	Hearing; discussion; possible action by MOTION

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	14. DR17-1099 SELF-STORAGE FACILITY AND MASTER SITE PLAN: Final site plan, landscape plan, grading and drainage, elevations, floor plan, lighting, colors and materials for a 73,272 sq. ft. self-storage facility, located on approximately 3.9 acres, and a preliminary master site plan for approximately 11.3 acres, both located on the northwest corner of Val Vista Drive and Queen Creek Road, in the Shopping Center (SC) zoning district with a Planned Area Development (PAD) overlay. Catherine Lorbeer (480) 503-6016.	Hearing; discussion; possible action by MOTION
	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. Z16-17 HERITAGE DISTRICT RESIDENTIAL: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, by amending Division 2 Land Use Designations, Article 2.1 Single Family Residential Districts, 2.2 Multi-Family Residential Districts, 2.4 Heritage Village Center Zoning District, 2.9 Use Regulations, and Division 3 Overlay District Regulations, Article 3.4 Heritage District Overlay Zoning District, related to the land use and site development regulations for residential properties located in the Heritage District; and Division 4 General Regulations, Article 4.2 Off-Street Parking and Loading Regulations related to parking. Linda Edwards (480) 503-6750.	Hearing; discussion; possible action by MOTION
	16. Z17-1019 GUIDELINES FOR MULTI-FAMILY (MF) USES IN REGIONAL COMMERCIAL (RC): Request to amend the Town of Gilbert Land Development Code, by amending Chapter II Design Standards and Guidelines related to design guidelines for integrating Multi-Family (MF) uses in Regional Commercial (RC) zoning districts, and by amending the Glossary of General Terms, related to the definitions associated with integrating Multi-Family (MF) uses in Regional Commercial (RC) zoning districts. Catherine Lorbeer (480) 503-6016.	Hearing; discussion; possible action by MOTION

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	17. GP17-1011 - 2017 ANNUAL GENERAL PLAN UPDATE – Request for Minor General Plan Amendment to revise the Circulation Element, Circulation Map and Circulation Map Legend related to future and existing collector street locations. The effect of these amendments will be to create an updated Circulation Map that establishes existing and future collector street locations. Nathan Williams (480) 503-6805.	Hearing; discussion; possible action by MOTION
	<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>	
	18. Planning Commission Administration – Consider approval of the 2018 Calendar Regular Meetings.	Discussion; possible action by MOTION
	19. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of October 4, 2017.	Discussion; possible action by MOTION
	20. Thank you to outgoing Planning Commissioners: Mary Harris and Seth Banda.	
	21. Work Session – Hospitals	Discussion Only
	COMMUNICATIONS	
	22. Report from Chairman and Members of the Commission on current events.	
	23. Report from Council Liaison on current events.	
	24. Report from Planning Services Manager on current events.	
	ADJOURN	MOTION to 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, December 6, 2017, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ.