



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, DECEMBER 6, 2017
REVISED**

Kristopher Sippel *Chairman*
Brian Andersen, *Vice Chairman*

Carl Bloomfield
David Cavenee
Greg Froehlich

Brian Johns
Joshua Oehler
Seth Banda, *Alternate*
Daniel Cifuentes, *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	
	Oath of Office – <ul style="list-style-type: none"> • Daniel Cifuentes (Planning Commission Alternate) • Seth Banda (Planning Commission Alternate) 	
	1. DR17-1164 SANTAN PAVILIONS PHASE IV - SANDBAR: Site plan, landscaping, grading and drainage, colors and materials, elevations, floor plans and lighting for approximately 0.44 located at the southwest corner of Santan Village Parkway and Williams Field Road zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729.	
	2. DR17-1175 GILBERT RIVULON CAR DEALERSHIP: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 4.59 acres, generally located at the southeast corner of Gilbert and Pecos Roads and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Gilbert Olgin (480) 503-6745.	
	3. GP17-1013 COOLEY STATION PARCELS 9, 11, 17A AND 30: Request for Minor General Plan Amendment to change the land use classification of approximately 35.47 acres of real property generally located at south and east of the southeast corner of Recker and Williams Field Roads from 14.66 acres of Gateway Village Center, 10.00 acres of Residential >14-25 DU/Ac, and 10.81 acres of Residential >5-8 DU/Ac land use classifications to 35.47 acres of Residential > 5-8 DU/Ac land use classification.	

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	<p>The Planning Commission also acts as the Design Review Board</p> <p>Z17-1023 COOLEY STATION PARCELS 9, 11, 17A AND 30: Request to amend Ordinance Nos.1900 and 2179 pertaining to the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD-ROS) and Ordinance Nos. 2195 and 2304 pertaining to the Cooley Station Residential 2 Planned Area Development (PAD-2) and Ordinance Nos. 2413, 2425, 2443, 2473, 2485, 2496, 2520, 2521, 2563 and 2612 pertaining to both PAD-ROS and PAD-2 by removing from the Cooley Station PAD-ROS and PAD-2 approximately 114.88 acres of real property consisting of approximately 14.66 acres of Gateway Village Center (GVC), 10.00 acres of Multi-Family / Medium (MF/M), and 90.22 acres of Single Family - Detached (SF-D) zoning districts, all with a Planned Area Development overlay zoning district, generally located at south and east of the southeast corner of Recker and Williams Field Roads; approving the Development Plan for the Cooley Station Cooley Station Parcel 9, 11, 17A and 30 to approximately 114.88 acres of Single Family - Detached (SF-D) zoning districts, all with a Planned Area Development overlay zoning district.</p> <p>S17-1010 COOLEY STATION PARCELS 9, 11, 17A AND 30: Request to approve Preliminary Plat and Open Space Plan for Fulton Homes , for 594 home lots (Lots 1-594) on approximately 114.8 acres of real property located south and east of the southeast corner of Recker and Williams Field Roads in the Single Family - Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district.</p> <p>GP17-1015 COOLEY STATION PARCEL 26: Request for Minor General Plan Amendment to change the land use classification of approximately 15.00 acres of real property generally located at north and west of the northwest corner of Recker and Williams Field Roads from 15.00 acres of Gateway Village Center land use classifications to 15.00 acres of General Commercial land use classification.</p> <p>Z17-1025 COOLEY STATION PARCEL 26: Request to amend Ordinance Nos.1900 and 2179 pertaining to the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD-ROS) and Ordinance Nos. 2195 and 2304 pertaining to the Cooley Station Residential 2 Planned Area Development (PAD-2) and Ordinance Nos. 2413, 2425, 2443, 2473, 2485, 2496, 2520, 2521, 2563 and 2612 pertaining to both PAD-ROS and PAD-2 by removing from the Cooley Station PAD-ROS and PAD-2 approximately 15.00 acres of real property generally located at the northwest corner of Recker and Williams Field Roads from the Cooley Station Cooley Station PAD and PAD-ROS2 to approximately 15.00 acres of General Commercial (GC) zoning district.</p>	

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	<p>GP17-1016 COOLEY STATION PARCEL 27: Request for Minor General Plan Amendment to change the land use classification of approximately 25.33 acres of real property generally located at southeast corner of Recker and Williams Field Roads from 15.11 acres of Gateway Village Center, 6.61 acres of Residential >8-14 DU/Ac and 3.61 acres of Residential >5-8 DU/Ac land use classifications to 25.33 acres of General Commercial land use classification.</p> <p>Z17-1026 COOLEY STATION PARCEL 27: Request to amend Ordinance Nos.1900 and 2179 pertaining to the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD-ROS) and Ordinance Nos. 2195 and 2304 pertaining to the Cooley Station Residential 2 Planned Area Development (PAD-2) and Ordinance Nos. 2413, 2425, 2443, 2473, 2485, 2496, 2520, 2521, 2563 and 2612 pertaining to both PAD-ROS and PAD-2 by removing from the Cooley Station PAD-ROS and PAD-2 approximately 25.33 acres of real property consisting of approximately 15.11 acres of Gateway Village Center (GVC), and 10.22 acres of Single Family - Detached (SF-D) zoning districts, all with a Planned Area Development overlay zoning district, generally located at south and east of the southeast corner of Recker and Williams Field Roads; approving the Development Plan for the Cooley Station Cooley Station Parcel 27 to approximately 25.33 General Commercial (GC) zoning districts, all with a Planned Area Development overlay zoning district. Amy Temes (480) 503-6729.</p>	
4.	<p>GP17-1014 LAYTON LAKES PARCEL 4: Request for Minor General Plan Amendment to change the land use classification of approximately 21.46 acres of real property generally located at NWC of Lindsay Road and Queen Creak Road from Shopping Center (SC) land use classification to Residential > 3.5 - 5 DU/ Acre land use classification.</p> <p>Z17-1024 LAYTON LAKES PARCEL 4: Request to rezone approximately 21.46 acres of real property generally located at the NWC of Lindsay Road and Queen Creek Road from Shopping Center (SC) zoning district with Planned Area Development overlay to Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay.</p> <p>S17-1011 LAYTON LAKES PARCEL 4: Request for Preliminary Plat and Open Space Plan for Layton Lakes Parcel 4 for 79 home lots (Lots 1-79) on approximately 21.46 acres of real property generally located at the NWC Lindsay Road and Queen Creek Road in the currently proposed Single Family Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-3805.</p>	
5.	Discussion of Regular Meeting Agenda	

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	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	6. APPROVAL OF AGENDA	
	7. 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.	
	8. DR17-1118 HOLIDAY INN EXPRESS: Site plan, landscape, grading and drainage, colors and materials, elevations, floor plans and lighting for 2.26 acres within Circle G Business Park located at the northwest corner of Power Road and Galveston Street zoned Business Park (BP) with a Planned Area Development overlay district. Amy Temes (480) 503-6729.	Hearing; discussion; possible action by MOTION
	9. GP17-1008 WATERMARK AT GATEWAY PLACE: 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. Z17-1015 WATERMARK AT GATEWAY PLACE: 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) within a Planned Area Development overlay zoning district, to approximately 19.98 acres of Multi-Family / Low (MF/L) within a Planned Area Development overlay zoning district. Amy Temes (480) 503-6729.	Hearing; discussion; possible action by MOTION

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	<p>10. GP17-1009 LYON'S GATE APARTMENTS: Request for Minor General Plan Amendment to change the land use classification of approximately 18.57 acres of real property generally located at the northwest corner of Wade Drive and Williams Field Road from Residential >8-14 DU/Acre land use classification to Residential >14-25 DU/Acre land use classification.</p> <p>Z17-1017 LYON'S GATE APARTMENTS: Request to amend Ordinance Nos.1501, 1829, 2010, 2191 and 2497 and rezone approximately 18.57 acres of real property within the Lyon's Gate Planned Area Development (PAD) and generally located at the northwest corner of Wade Drive and Williams Field Road from approximately 18.57 acres of Single Family Attached (SF-A) zoning districts, all with a Planned Area Development overlay zoning district, to approximately 18.57 acres of Multi-Family/Medium (MF/M), all with a Planned Area Development overlay zoning district. Amy Temes (480) 503-6729.</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>11. GP17-1000 ANATOLE: Request for Minor General Plan Amendment to change the land use classification of approximately 13.4 acres of real property generally located at the northwest corner of Ray and Lindsay Roads from Community Commercial land use classification to Residential > 3.5-5 DU/Acre land use classification.</p> <p>Z17-1003 ANATOLE: Request to rezone approximately 13.4 acres of real property generally located at the northwest corner of Ray and Lindsay Roads from Community Commercial (CC) zoning district with a Planned Area Development (PAD) overlay to Single Family - Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>12. DR17-1104 (DR07-157-E) SKYLINE STEEL SITE IMPROVEMENTS: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately .63 acres, generally located at 720 West Commerce Ave., and zoned Light Industrial (LI) Zoning District. Gilbert Olgin (480) 503-6745.</p>	<p>Hearing; discussion; possible action by MOTION</p>
	<p>13. 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). Gilbert Olgin (480) 503-6745.</p>	<p>Hearing; discussion; possible action by MOTION</p>

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14.	DR17-1123 RAY ROAD STORAGE: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 3 acres, generally located southwest corner of Ray Road and Coronado Road, and zoned General Commercial (GC) PAD zoning district. Gilbert Olgin (480) 503- 6745.	Hearing; discussion; possible action by MOTION
15.	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 E. Azalea Drive and Recker Road and zoned Public Facility/Institutional (PF/I) with a Planned Area Development (PAD) overlay. Gilbert Olgin (480) 503-6745.	Hearing; discussion; possible action by MOTION
16.	UP17-1034: HERITAGE DISTRICT PARKING GARAGE II: Request to approve a Conditional Use Permit for approximately 1.2 acres of real property located east of the northeast corner of Gilbert Rd. and Vaughn Ave. to allow a Parking Facility in the Heritage Village Center (HVC) zoning district. Nathan Williams (480) 503-6805.	Hearing; discussion; possible action by MOTION
	<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>	
17.	UP17-1035 COPPER SPRINGS EAST: Request to approve a Conditional Use Permit for approximately 7.6 acres of real property located at the northeast corner of Melrose Street and Rome Street to allow a behavioral health hospital in the General Office (GO) zoning district with a Planned Area Development (PAD) overlay. Catherine Lorbeer 503-6016.	Hearing; discussion; possible action by MOTION
18.	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 503-6016.	Hearing; discussion; possible action by MOTION

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19.	Z16-07 WIRELESS COMMUNICATION FACILITIES: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Division 4 General Regulations, Article 4.7 Wireless Communication Facilities, Sections 4.701 through 4.706, Article 5.6 Design Review, Section 5.602 Procedures and Responsibility, Chapter II Design Standards and Guidelines and the Glossary of General Terms, related to Wireless Communication Facilities and the development regulations that govern them. Nichole McCarty (480) 503-6747. Staff is requesting continuance to January 3, 2018.	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>	
20.	Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of November 1, 2017.	Discussion; possible action by MOTION
	COMMUNICATIONS	
21.	Report from Chairman and Members of the Commission on current events.	
22.	Report from Council Liaison on current events.	
23.	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, January 3, 2018, 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.