



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, FEBRUARY 7, 2018**

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
	The Planning Commission also acts as the Design Review Board
5:00 P.M.	CALL TO ORDER STUDY SESSION
	1. Appointment of Chairman and Vice Chairman
	2. Appointment of Zoning Hearing Officer and Alternate Zoning Hearing Officer.
	3. GP17-1017 WILLIAMS FIELD LUXURY SENIOR LIVING: Request for Minor General Plan Amendment to change the land use classification of approximately 5.21 acres of real property generally located west of the southwest corner of Higley and Williams Field Roads from Community Commercial land use classification to Residential >25-50 DU/Ac land use classification. The effect of this amendment will be to change the plan of development for the property to allow senior residential development. Z17-1027 WILLIAMS FIELD LUXURY SENIOR LIVING: Request to rezone approximately 5.21 acres of real property generally located west of the southwest corner of Higley and Williams Field Roads from Town of Gilbert Community Commercial (CC) zoning district. Amy Temes (480) 503-6729.
	4. DR17-1136 CHRISTIAN BROTHERS AUTOMOTIVE: Approval of site plan, landscaping, grading and drainage, building elevations, floorplans, colors and materials, and lighting for an approximately 0.75 acre site for the Christian Brothers Automotive facility, located south of the southwest of Auto Way and Pecos Road, in the General Commercial (GC) PAD zoning district. Nathan Williams (480) 503-6805.
	5. DR17-1163 COMMERCIAL DEVELOPMENT FOR HHB: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 4.43 acres, generally located at the northeast corner of Val Vista and Riggs Roads, and zoned Shopping Center (SC) Zoning District. Gilbert Olgin (480) 503-6745.

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>6. DR17-1178 THE LAKES AT ANNECY (VAL VISTA CLASSIC PARCEL 1): Building elevations, floor plans, and colors and materials for approximately 10.97 acres, for a 216 unit multi-family residential community, located at the southeast corner of Val Vista Drive and Boston Street, and zoned Multi-Family Low (MF/L) with a Planned Area Development (PAD) overlay district. Ashlee MacDonald (480) 503-6748.</p>
	<p>7. Z17-1021 GILBERT TOWN CENTER PAD: Request to amend Ordinance No. 2509 to amend the conditions of development and the development plan within the Gilbert Town Center Planned Area Development (PAD) for approximately 14.69 acres of real property generally located at the southeast corner of Gilbert and Warner Roads, consisting of approximately 14.69 acres of Regional Commercial (RC) zoning district with a Planned Area Development overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office. The effect of this amendment will be to change the Plan of development to allow for reconfiguration of a previously approved commercial development and to reduce landscape and building setbacks.</p> <p>DR17-1137 GILBERT TOWN CENTER PAD: Site plan, landscaping, grading and drainage, building elevations, colors and materials and lighting for approximately 14.69 acres, generally located at the southeast corner of Gilbert and Warner Roads and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay district. Ashlee MacDonald (480) 503-6748.</p>
	<p>8. ST17-1011 LAKEVIEW TRAILS: New Standard Plans (Plans 1, 2, 3 and 4) by Maracay Homes, LLC on 91 lots (Lots 269-360), generally located northwest corner of Warner Road and Recker Road and zoned Single Family - 8 (SF-8) zoning district with a Planned Area Development Overlay zoning district. Gilbert Olgin (480) 503-6745.</p>
	<p>9. DR17-1153 HIGHLINE CAR CARE: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 1.02 acres, generally located southwest corner of Baseline and Copper Roads, and zoned Light Industrial (LI)PAD zoning district. Gilbert Olgin (480) 503- 6745.</p>
	<p>10. UP17-1045 CITY GATE APARTMENTS: Request to approve a Conditional Use Permit for approximately 10 acres of real property located at the southeast corner of Higley Road and Michelle Way to allow a multi-family residential use in the Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay.</p> <p>DR17-1200 CITY GATE APARTMENTS: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 10 acres, for a 249 unit multi-family residential community, generally located at the southeast corner of Higley Road and Michelle Way, and zoned Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</p>
	<p>11. GP18-02 SOUTHWEST CORNER GREENFIELD AND GERMANN: Citizen Review and initiation of amendment to the Town of Gilbert General Plan Map for the southwest corner (SWC) Greenfield and Germann regarding a request for a Minor General Plan Amendment to change the land use classification of approximately 68.00 acres of real property generally located at the southwest corner of Greenfield Road and Germann Road from 22.5 acres of Shopping Center and 45.5 acres of Residential > 2-3.5 DU/Acre land use classifications, to 68.00 acres of Residential > 3.5-5 DU/Acre.</p>

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	<p>The Planning Commission also acts as the Design Review Board</p> <p>Z18-03 SOUTHWEST CORNER GREENFIELD AND GERMANN: Citizen Review and initiation of amendment to the Town of Gilbert zoning map for the SWC of Greenfield and Germann regarding a request to rezone approximately 68.00 acres of real property generally located at SWC of Greenfield and Germann Roads from approximately 22.5 acres of Shopping Center (SC) zoning district and 45.5 acres of Single Family Residential - 8 (SF-8) to approximately 68.00 acres of Single Family Residential - 6 (SF - 6) zoning district with a Planned Area Development overlay district. Amy Temes (480) 503-6729.</p>
	<p>12. GP18-03 SOUTHWEST CORNER GREENFIELD AND CHANDLER HEIGHTS: Citizen Review and initiation of amendment to the Town of Gilbert General Plan Map for the southwest corner of Greenfield and Chandler Heights regarding a request to amend the land use classification of approximately 82 acres of real property generally located at the southwest corner of Greenfield and Chandler Heights Roads from 82 acres of Residential > 2-3.5 DU/ Acre land use classification to 82 acres of Residential >3.5-5 DU/Acre land use classification.</p> <p>Z18-04 SOUTHWEST CORNER GREENFIELD AND GERMANN: Citizen Review and initiation of amendment to the Town of Gilbert zoning map for SWC Greenfield and Chandler Heights regarding a request to rezone approximately 82 acres of real property generally located at the southwest of Greenfield and Chandler Heights Roads from Single Family Residential-8 (SF-8) zoning district to Single Family Residential-6 (SF-6) zoning district with a Planned Area Development overlay district. Amy Temes (480) 503-6729.</p>
	<p>13. Z18-01 LDC TEXT AMENDMENT – BATCH H: Request to amend the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Division 2: Land Use Designations, Article 2.1 Single Family Residential Districts, Section 2.106 Additional Development Regulations, related to accessory structures, covered patios and porches, Section 2.9 Use Regulations, Table 2.902 Use Regulation related to Special Events; Division 4: General Regulations, Article 4.5 Supplemental Use Regulations, Section 4.5012 Temporary Uses, Table 4.5012 Temporary Uses related to Farmers Markets; and Division 6: Use Definitions, Article 6.1 Use Definitions related to the “Eating and Drinking Establishments” and the “Stand-Alone Smoking Lounge” use definitions. The effect of the amendment will be to: clarify the location of accessory structures on individual lots; clarify the dimensional requirements for covered patios and porches in single family residential zoning districts; amend permit requirements relating to Special Events relating to Farmers Markets; revise the “Eating and Drinking Establishments” definition to require at least 40% of gross revenue be from the sale of food within “Restaurants, Full Service”; and to revise the “Stand-Alone Smoking Lounge” use definition to specifically exclude Medical Marijuana. Keith Newman (480) 503-6812.</p>
	<p>14. Discussion of Regular Meeting Agenda</p>
	<p>ADJOURN STUDY SESSION</p>
<p>6:00 P.M.</p>	<p>CALL TO ORDER REGULAR MEETING</p>
	<p>ROLL CALL</p>
	<p>15. APPROVAL OF AGENDA</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>16. 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>
	<p>17. DR17-1113 LYON'S GATE: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 19.4 acres, generally located at the northwest corner of Wade Drive and Williams Field Road, and zoned Multi Family / Medium with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729.</p>
	<p>18. DR17-1167 COPPER SPRINGS EAST: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 7.6 acres, generally located at the northeast corner of Melrose Street and Rome Street and zoned General Office (GO) with a Planned Area Development (PAD) overlay. Catherine Lorbeer (480) 503-6016.</p>
	<p>19. S17-1009 GREENFIELD RANCH: Request to approve Preliminary Plat and Open Space Plan for Taylor Morrison, for 63 home lots (Lots 1-63) on approximately 33.5 acres of real property located at northeast corner of Greenfield and Queen Creek Roads in the Single family 15 (SF-15) and Single Family - 10 (SF-10) zoning district with a Planned Area Development (PAD) zoning district. Amy Temes (480) 503-6729.</p>
	<p>20. ST17-1008 LAKEVIEW TRAILS SOUTHWEST AT MORRISON RANCH: Four (4) new standard plans (Plans 145.2345, 145.2555, 245.2890, and 245.3220) by Meritage Homes for Lots 1-79, on approximately 22 acres generally located east of Higley Road and north of Bloomfield Parkway and zoned Single Family-7 (SF-7) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.</p>
	<p>21. S17-1006 WHISPERING ROCK: Request to approve Preliminary Plat and Open Space Plan for Whispering Rock by AV Homes for 23 home lots (Lots 1-23) on approximately 12.4 acres of real property generally located at the northeast corner of Coronado and Germann Roads in the Single Family 10 (SF-10) zoning district with a Planned Area Development (PAD) Overlay zoning district. 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>

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	<p>22. 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 south and east of the southeast corner of Recker and Williams Field Roads from approximately 14.66 acres of Gateway Village Center and 10.00 acres of Residential >14-25 DU/Ac, and 10.81 acres of Residential >8-14 DU/Ac to approximately 35.47 acres of Residential > 5-8 DU/Ac as shown on the exhibit which is available for viewing in the Planning and Development Services Office. The effect of this amendment will be to change the plan of development to allow the reconfiguration of a previously approved residential development.</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), 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 generally located south and east of the southeast corner of Recker and Williams Field Roads and 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,; approving the Development Plan for the Cooley Station Cooley Station Parcels 9, 11, 17A, and 30 for approximately 114.88 acres of Single Family - Detached (SF-D) zoning districts, all with a Planned Area Development overlay zoning district. Amy Temes (480) 503-6729.</p>
	<p>23. 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 the northwest corner of Recker and Williams Field Roads from approximately 15.00 acres of Gateway Village Center to approximately 15.00 acres of General Commercial.</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), 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 and consisting of approximately 15.00 acres of Gateway Village Center (GVC) to approximately 15.00 acres of General Commercial (GC) zoning district all within a Planned Area Development overlay district. Amy Temes (480) 503-6729.</p>
	<p>24. 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 the southeast corner of Recker and Williams Field Roads from approximately 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 to approximately 25.33 acres of General Commercial.</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) 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</p>

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	<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>
	<p>25. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of January 3, 2018.</p>
	<p>COMMUNICATIONS</p>
	<p>26. Report from Chairman and Members of the Commission on current events.</p>
	<p>27. Report from Council Liaison on current events.</p>
	<p>28. 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, March 7, 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.