



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, APRIL 4, 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
	<p>1. GP18-01 PECOS RD GPA: Request for Minor General Plan Amendment to change the land use classification of approx. 36.60 acres of real property generally located at Spectrum Way and Pecos Road from Business Park (BP) land use classification to General Commercial (GC) land use classification.</p> <p>Z18-02 BWZ AUTO HOLDING: Request to rezone approx. 9.92 acres of real property generally located at 1101 East Pecos Road from Business Park (BP) zoning district to General Commercial (GC) zoning district. Amy Temes 503-6729</p>
	<p>2. DR17-1186 BELLAZONA WELLNESS CENTER: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 2.61 acres, for an 87 unit congregate care facility, generally located at the southwest corner of Gilbert Road and Hackamore Avenue, and zoned General Commercial (GC) zoning district. Keith Newman (480) 503-6812.</p>
	<p>3. GP18-04 ROCKEFELLER GILBERT CROSSROADS: Request for Minor General Plan Amendment to change the land use classification of approximately 27.6 acres of real property generally located at the southeast corner of Mustang Drive and Germann Road from Business Park (BP) land use classification to Light Industrial (LI) land use classification. The effect of this amendment will be to change the plan of development for the property to allow for non-residential development.</p> <p>Z18-05 ROCKEFELLER GILBERT CROSSROADS: Request to rezone approximately 27.6 acres of real property generally located at the southeast corner of Mustang Drive and Germann Road from Town of Gilbert Business Park (BP) zoning district to Town of Gilbert Light Industrial (LI) zoning district with a Planned Area Development Overlay zoning district to modify landscape setbacks, separation and screen wall requirements on the subject site. The effect of the rezoning will be to permit non-residential/ industrial uses. Nathan Williams (480) 503-6805.</p>

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	<p>4. GP18-05 LIV GILBERT CROSSROADS: Request for Minor General Plan Amendment to change the land use classification of approximately 19.6 acres of real property generally located south of the southeast corner of Mustang Drive and Germann Road from Business Park (BP) land use classification to Residential > 14-25 DU/ Acre land use classification. The effect of this amendment will be to change the plan of development for the property to allow for residential development.</p> <p>Z18-06 LIV GILBERT CROSSROADS: Request to rezone approximately 27.6 acres of real property generally located at the southeast corner of Mustang Drive and Germann Road from Town of Gilbert Business Park (BP) zoning district to Town of Gilbert Light Industrial (LI) zoning district with a Planned Area Development Overlay zoning district to modify landscape setbacks, separation and screen wall requirements on the subject site. The effect of the rezoning will be to permit non-residential/ industrial uses. Nathan Williams (480) 503-6805.</p>
	<p>5. DR18-14 MERCY GILBERT MOB #2: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 6 acres, generally located west of the Mercy Road and Bonanza intersection, and zoned Public Facility Institutional (PF/I) with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729.</p>
	<p>6. Discussion of Regular Meeting Agenda</p>
	ADJOURN STUDY SESSION
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	ROLL CALL
	<p>7. APPROVAL OF AGENDA</p>
	<p>8. 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>9. Z17-1028 MACERICH SANTAN VILLAGE MARKETPLACE PHASE 5: Request to amend Ordinance Nos.1142 and 1230 to amend the conditions of development within the Gilbert Crossroad Center Planned Area Development (PAD) for approximately 43.72 acres of real property, known as Parcel F1, generally located at the southeast corner of Santan Village Parkway and Williams Field Road, and zoned Regional Commercial (RC) with a Planned Area Development overlay. Amy Temes (480) 503-6729.</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>10. UP17-1047 COTTAGE WEDDING VENUE: Request to approve a Conditional Use Permit for approximately 0.59 acres of real property generally located at 535 S. Gilbert Road to allow a Banquet Facility in the Neighborhood Commercial (NC) zoning district. Gilbert Olgin (480) 503-6745. Staff is requesting continuance to the May 2, 2018 Planning Commission.</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>11. Z17-1022 CHANDLER HEIGHTS AND VAL VISTA: Request to rezone approximately 160.46 acres of real property generally located at the northwest corner of Val Vista Drive and Chandler Heights Road from Maricopa County Rural 43 (RU-43) zoning district to: 51.36 acres of Town of Gilbert Single Family -7 (SF-7), 35.62 acres of Town of Gilbert Single Family 8 (SF-8), and 73.48 acres of Town of Gilbert Single Family 10 (SF-10), all with a Planned Area Development overlay zoning district; to reduce the side yard setback requirements in SF-7 and SF-8; and increase the lot coverage in SF-7, as shown on the Development Plan exhibit, which is available for viewing in the Planning and Development Services Office. Nathan Williams (480) 503-6805.</p>
	<p>12. GP18-0002 SWC GREENFIELD AND GERMANN: Request for Minor General Plan Amendment to change the land use classification of approximately 67.5 acres of real property generally located at the southwest corner of Greenfield and Germann Roads from approximately 22.5 acres of Shopping Center and approximately 45.0 acres of Residential > 2-3.5 DU/Acre to approximately 67.5 acres of Residential > 3.5-5 DU/Acre. Amy Temes (480) 503-6729.</p>
	<p>13. Z18-0003 SWC GREENFIELD AND GERMANN: Request to rezone approximately 67.5 acres of real property generally located at southwest corner of Greenfield and Germann Roads from approximately 22.5 acres of Shopping Center (SC) zoning district and approximately 45.0 acres of Single Family Residential - 8 (SF-8) to approximately 67.5 acres of Single Family Residential - 6 (SF - 6) zoning district with a Planned Area Development overlay. Amy Temes (480) 503-6729.</p>
	<p>14. GP18-03 SWC GREENFIELD AND CHANDLER HEIGHTS: Request for Minor General Plan Amendment 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 Residential > 2-3.5 DU/ Acre land use classification to Residential >3.5-5 DU/Acre land use classification. Amy Temes (480) 503-6729.</p>
	<p>15. Z18-04 SWC GREENFIELD AND CHANDLER HEIGHTS: 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. Amy Temes (480) 503-6729.</p>

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16.	UP17-1045 CITY GATE APARTMENTS: Request to approve a Conditional Use Permit for approximately 10 acres of real property generally 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. Nathan Williams (480) 503-6805.
17.	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>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 Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of March 7, 2018.
	<p>COMMUNICATIONS</p>
19.	Report from Chairman and Members of the Commission on current events.
20.	Report from Council Liaison on current events.
21.	Report from Planning Services Manager on current events.
	<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, May 2, 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.