



**PLANNING COMMISSION  
MEETING AGENDA  
WEDNESDAY, MAY 2, 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
<b>5:00 P.M.</b>	<b>CALL TO ORDER STUDY SESSION</b>
	1. UPDATE ON REGIONAL PARK – Presented by CIP/Consultants.
	2. ST17-1014 COPPER BEND: Four (4) new single story Standard Plans (5541, 6011, 6002 and 6003) by Maracay Homes, LLC for 38 Lots on approximately 19.4 acres, generally located at the northwest corner of 172nd Street and Hunt Highway and zoned Single Family-10 (SF-10) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.
	3. GP17-1018 HAMPTON COURT: Request for Minor General Plan Amendment to change the land use classification of approximately 6.95 acres of real property generally located north of the northeast corner of Ray Road and Val Vista Drive from Residential >0-1 land use classification to Residential > 5-8 land use classification.  Z17-1029 HAMPTON COURT: Request to rezone approximately 6.95 acres of real property generally located at the north of the northeast corner of Val Vista Drive and Ray Road from Maricopa County Rural 43 (RU-43) zoning district to Town of Gilbert Multi-Family/Low (MF/L) zoning district with a Planned Area Development overlay. Ashlee MacDonald (480) 503-6748.
	4. DR17-1196 STORAGE AT CITY GATE: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting on approximately 1.9 acres, for a 102,275 square foot indoor storage facility, generally located at the southeast corner of Higley Road and Baseline Road, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.
	5. DR18-02 ELEVATION AT SAN TAN VILLAGE: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 9.97 acres, generally located at the southeast corner of Santan Village Parkway and Boston Street, and zoned Regional Commercial with a Planned Area Development (PAD) overlay. Amy Temes (480) 503-6729.

<b>TIME</b>	<b>AGENDA ITEM</b>
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	6. DR18-34 RETAIL CENTER AT SAN TAN VILLAGE: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 2.57 acres, generally located north of the northwest corner of Santan Village Parkway and Market Street, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Stephanie Bubenheim (480) 503-6625.
	7. DR18-29, MERCY MEDICAL COMMONS II: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for a 68,916 square foot medical office building on approximately 5.9 acres, generally located at the southwest corner of Mercy Road and Rome Street, and zoned General Office (GO) with a Planned Area Development (PAD) overlay. Keith Newman, 480-503-6812
	8. <b>Open Meeting Law Training</b> – Nancy L. Davison, Attorney
	9. Discussion of Regular Meeting Agenda
	<b>ADJOURN STUDY SESSION</b>
<b>6:00 P.M.</b>	<b>CALL TO ORDER REGULAR MEETING</b>
	<b>ROLL CALL</b>
	10. <b>APPROVAL OF AGENDA</b>
	11. <b>COMMUNICATIONS FROM CITIZENS</b>
	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.
	<b>PUBLIC HEARING (CONSENT)</b>
	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.
	12. DR18-14 MERCY GILBERT MOB #2: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 6.55 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.
	13. DR18-15 CROSSINGS AT COOLEY STATION: Site plan, landscaping, grading and drainage, building elevations, colors and materials, and lighting for approximately 24.78 acres, generally located at the northeast 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.

TIME	<p style="text-align: center;"><b>AGENDA ITEM</b></p> <p style="text-align: center;">The Planning Commission also acts as the Design Review Board</p>
	<p>14. 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. Stephanie Bubenheim (480) 503-6625</p>
	<p>15. 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). Keith Newman (480) 503-6812.</p>
	<p>16. S17-1012 CHANDLER HEIGHTS AND VAL VISTA (HAMSTRA DAIRY) - Request for Preliminary Plat and Open Space Plan for Chandler Heights and Val Vista by Maracay Homes for approximately 160.46 acres of real property generally located at the northwest of Val Vista Drive and Chandler Heights Road for 125 lots of Single Family 7 (SF-7), 79 lots of Single Family 8 (SF-8) and 128 lots of Single Family 10 (SF-10) zoning districts with a Planned Area Development (PAD) overlay. Nathan Williams (480) 503-6805.</p>
	<p style="text-align: center;"><b>PUBLIC HEARING (NON-CONSENT)</b></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>17. GP18-01 PECOS ROAD GPA: Request for Minor General Plan Amendment to change the land use classification of approx. 36.60 acres of real property generally located at southeast corner of Spectrum Way and Pecos Road from Business Park (BP) to General Commercial (GC) land use classification. Amy Temes (480) 503-6729.</p>
	<p>18. Z18-02 BWZ AUTO HOLDING: Request to rezone approx. 9.92 acres of real property generally located at the southeast corner of Spectrum Way and Pecos Rd. from Business Park (BP) zoning district to General Commercial (GC) zoning district. Amy Temes (480) 503-6729.</p>
	<p>19. 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. Ashlee MacDonald (480) 503-6748.</p>
	<p>20. Z17-1014 NATIONWIDE REALTY INVESTORS: Request to rezone approx. 50.86 acres of real property generally located south of Lexington Street between 140th Street and Lindsay Road from Maricopa County Rural - 43(RU-43) zoning district and an undesignated zoning district to Town of Gilbert Business Park (BP) zoning district and to include the subject property into the existing Rivulon Planned Area Development overlay zoning district (PAD). Ashlee MacDonald (480) 503-6748.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p> <p><b>ADMINISTRATIVE ITEMS</b></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>
21.	<p><b>Planning Commission Minutes</b> - Consider approval of the minutes of the Study Session &amp; Regular Meeting of April 4, 2018.</p>
	<p><b>COMMUNICATIONS</b></p>
22.	<p>Report from Chairman and Members of the Commission on current events.</p>
23.	<p>Report from Council Liaison on current events.</p>
24.	<p>Report from Planning Services Manager on current events.</p>
	<p><b>ADJOURN</b></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, June 6, 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.