



**TOWN OF GILBERT
PLANNING COMMISSION – STUDY SESSION
Gilbert Police Department - Amphitheatre
75 E. Civic Center Drive, Gilbert, AZ
December 1, 2021**

COMMISSION PRESENT:

Jän Simon, Chairman
Noah Mundt, Vice Chairman
Anthony Bianchi
Brian Andersen
William Fay
Tyler Jones
Sean Des Portes, Alternate
Brian Johns, Alternate

STAFF PRESENT:

Keith Newman, Senior Planner
Eva Cutro, Planning Manager
Ashlee MacDonald, Principal Planner

COUNCIL LIAISON PRESENT:

Scott September

CALL TO ORDER

Chair Jän Simon called the December 1, 2021 Study Session to order at 5:06 p.m.

- 1. Z21-11 BELL BANK AT MERCY CENTER PAD AMENDMENT:** Request to amend Ordinance No. 2797 to amend the Mercy Center Planned Area Development (PAD) for approximately 2.51 acres, generally located at the southeast corner of Val Vista Dr. and Mercy Rd., and zoned General Commercial (GC) PAD with a Planned Area Development overlay.

DR21-142 BELL BANK: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.51 acres, generally located at the southeast corner of Val Vista Dr. and Mercy Rd, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay.

Staff Recommendation: Request for input

Keith Newman presented the projects. The site is located at the SE corner of Val Vista Drive and Mercy Road. He showed an aerial map. The site is a 2.5-acre site that is a portion of the Mercy Center planned area development. Staff have reviewed the project and are supportive.

Keith Newman requested input from the Commission on elevation and revised site design. The development plan, which was approved, is 11.35 acres. Half is zoned general commercial, and half is zoned as a business park. In June, there was design approval for 22,105sf of retail/commercial spaces.

The current developer is selling the land to Bell Bank as a location for their East Valley headquarters. There will be a small branch and offices above on the second and third stories.

It is 25,120 square feet and will have 121 parking spaces. This is the general commercial portion of the project.

The PAD and DR amendment are because of the change of the type of business from retail to commercial and subtle design changes to the building and parking lot. These changes are substantial enough to warrant review from the Commission. Setbacks, height, landscape percentages, and other factors will not change. Land use is the most significant change.

A unique change with the development is that some parking spaces will be below the second and third floors. This is unique and has not been done in Gilbert before. Bell Banks' elevation is 42 feet tall, which is three stories. This measurement is to the roof edge, not including the mechanical units. The elevation is 52 feet with the mechanical units, which exceeds the height limitation of 50 feet.

The changes to the design are complementary, using the same materials, colors, and design concepts. This includes masonry-based aesthetic and stone tiles. In addition, they are introducing a concrete form aesthetic and a composite wood-clad aligned with a building to the north. The town has not been provided the first review for the design changes.

COMMISSION QUESTIONS/COMMENTS

Vice-Chair Mundt asked if the original design included a drive-thru restaurant feature. Keith Newman confirmed that the original design had this. It is no longer in this building design but will be included in the building to the north. Commissioner Mundt noted concern regarding traffic in and out of the site with the drive-thru. He noted the change to the design as an improvement.

Commissioner Bianchi asked for information regarding the windows. Keith Newman noted a slight overhang above the windows, making the windows appear as an inset. Keith Newman pointed out that this is an area that he was going to ask the applicant to review.

Commissioner Anderson noted that he liked the design. He asked if 12-foot ceiling height in the parking lot would accommodate clearance for fire trucks. Keith Newman is waiting for the fire department to confirm that the clearance is sufficient or that they do not need access to that area.

Commissioner Jones noted a slight increase in square footage and asked for clarity. Keith Newman pointed out that the original design was 22,000 square feet, and the current design is 25,000 square feet. The additional square footage is due to an additional story.

Chair Simon had hesitancy with the drive-thru and felt it would positively change traffic patterns.

2. Discussion of Regular Meeting Agenda

The Board discussed the regular meeting agenda and did not make any modifications.

ADJOURN STUDY SESSION

Chair Simon adjourned the Study Session at 5:23 p.m.

Jän Simon, Chairman

ATTEST:

Tracey Asher

DRAFT



**TOWN OF GILBERT
 PLANNING COMMISSION - REGULAR MEETING
 Gilbert Police Department - Amphitheatre
 75 E. Civic Center Drive, Gilbert, AZ
 December 1, 2021**

COMMISSION PRESENT:

Jän Simon, Chairman
 Noah Mundt, Vice Chairman
 Anthony Bianchi
 David Blaser
 Brian Andersen
 William Fay
 Tyler Jones

STAFF PRESENT:

Eva Cutro, Planning Manager
 Ashlee MacDonald, Principal Planner

COUNCIL LIAISON PRESENT:

Scott September

PLANNER	CASE	PAGE	VOTE
Ashlee MacDonald	DR21-129	2	7-0
Eva Cutro	S21-05	4	5-2

CALL TO ORDER OF REGULAR MEETING

Chair Jän Simon called the December 1, 2021 Regular Meeting of the Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Jän Simon led the Pledge of Allegiance.

ROLL CALL

Planning Manager Cutro called roll and determined that a quorum was present.

3. APPROVAL OF AGENDA

Chair Simon called for a motion to approve the agenda.

MOTION:

Vice-Chair Mundt moved to approve the agenda, seconded by Commissioner Blaser. **Motion passed 7-0.**

COMMUNICATIONS

4. COMMUNICATION 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’s 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.

There were no requests to speak.

5. REPORT FROM COUNCIL LIAISON ON CURRENT EVENTS:

Councilmember Scott September noted that it is almost the end of the year. The water tower lighting occurred, and it was an event to start the holiday season. At 5:30 p.m. on every evening until 10 p.m., there will be a light show with music on a radio station. Ashlee MacDonald will be graduating from Park University next week with a master's degree in Public Administration. He thanked everyone for their investment in the Town of Gilbert.

PUBLIC HEARING (CONSENT)

All items listed below are considered the public hearing consent calendar. The Commission/Board may, by a single motion, approve any number of items where, after opening the public hearing, no person requests the item be removed from the consent calendar. If such a request is made, the Commission/Board shall then withdraw the item from the public hearing consent calendar for the purpose of public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.

6. DR21-129 PMB MEDICAL OFFICE BUILDING 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.72 acres, generally located on the southeast corner of Mercy Road and Woodside Court, and zoned General Office (GO) with a Planned Area Development (PAD) overlay.

STAFF RECOMMENDATION

Approve the Findings of Fact and approve DR21-129 PMB MEDICAL OFFICE BUILDING 3: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.72 acres, generally located on the southeast corner of Mercy Road and Woodside Court, and zoned General Office (GO) with a Planned Area Development (PAD) overlay, subject to conditions:

1. Construction of the project shall conform to the exhibits approved by the Planning Commission at the December 1, 2021, public hearing.
 2. The construction site plan documents shall incorporate the Standard Commercial and Industrial Site Plan Notes adopted by the Design Review Board on March 11, 2004.site.
 3. Signage is not included in this approval. Administrative Design Review approval is required for any monument sign before submitting for sign permits.
 4. As noted in the approved Traffic Impact Study, new driveways on Woodside Court shall align with driveways B and C as identified in the traffic study.
- #### **7. DR21-137 DUTCH BROS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.89 acres, generally located at the southeast corner of Higley Rd. and Inverness Ave., and zoned Regional Commercial (RC).**

STAFF RECOMMENDATION

Continue to January 5, 2022.

8. **DR21-122 MELROSE MEDICAL:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.36 acres, generally located west of the northwest corner of Rome St. and Melrose St., and zoned Business Park (BP) with a Planned Area Development (PAD) overlay.

STAFF RECOMMENDATION

Withdrawn by Applicant.

MOTION: Vice Chair Mundt moved to recommend approval of Consent Agenda Items 6, 7, and 8; seconded by Commissioner Blaser. **Motion passed 7-0.**

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 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.

9. **S21-05 COTTAGE LANE:** Request to approve Preliminary Plat and Open Space Plan for Vasari, for 21 home lots (Lots 1-21) on approx. 3.11 acres located south of the southwest corner of Greenfield and Elliot Roads in the SF-D (SF-D) zoning district with a Planned Area Development (PAD) overlay zoning district.

STAFF RECOMMENDATION

Approve the Findings of Fact and S21-05, Cottage Lane: Preliminary Plat and Open Space Plan for Vasari Asset Management for 21 home lots (Lots 1-21) on approximately 3.11 acres, generally located south of the southwest corner of Greenfield and Elliot Roads in the Single Family-Detached (SF-D) zoning district with a Planned Area Development (PAD) overlay, subject to conditions:

1. The Final Plat and Open Space Plans for Cottage Lane and construction of the project shall be in substantial conformance with Exhibit 5, then Preliminary Plat and Exhibit 6, the Open Space Plan approved by the Planning Commission/ Design Review Board at the December 1, 2021, public hearing.
2. The existing perimeter wall will be used with additional courses added as needed to achieve an approximate height of 6'-8". The Developer will repair or replace the wall in coordination with adjacent property owners. Town approval will be required.

Planning Manager Cutro noted that this is located South of the SW corner of Elliott and Greenfield and would be zoned single-family detached with a planned area development overlay. There would be an entrance from Greenfield for nine lots and other entrances to accommodate the additional 12 lots. There will be trees to buffer the subdivision from Greenfield and a wall on Greenfield Road. This has been approved by engineering. There will

be signage on the north side and plants on the south side. The engineer is working to confirm the height of the wall. The recommendation is to approve the preliminary plot. The second recommendation is to raise the height of the perimeter wall.

QUESTIONS/COMMENTS FROM THE COMMISSION

Commissioner Bianchi asked if there needed to be a reinforcement of the wall. Chris Webb of Vasari Asset Management noted that they are investigating if the wall will be structurally sound or if reinforcement is needed. This will be verified.

Commissioner Fay asked for more information regarding the wall height. Chris Webb explained that this is a structural question, not a money one. If the existing wall is not in great condition, it may be replaced. Different factors influence the wall height.

Commissioner Anderson asked whose property the wall would be on. Chris Webb noted that it is directly on the property line. As backyards line up with this, coordination with owners will be done.

Commissioner Jones asked for information regarding the trees on the northern property line. Chris Webb noted a discussion with the neighbors regarding perimeter trees in the backyards of the new lots or that they would buy the neighbors trees. The conclusion was that trees would be purchased for the neighbors.

Commissioner Blaser thanked Chris Webb for working with the neighbors.

Commissioner Bianchi noted that he is struggling with this project. He appreciated the effort that Chris Webb and his team have put in. He felt the homes' scale was out of line with adjacent properties. Also, parking is a consideration, lot size, density. The project reminded him of Lamb Lane, as there are similar concerns.

Commissioner Jones echoed the same concerns as Commissioner Bianchi.

MOTION: Commissioner Anderson moved to approve S21-05 COTTAGE LANE based on the findings of fact subject to the conditions outlined in the staff report, seconded by Commissioner Blaser. **Motion passed 5-2. Opposed were Commissioner Jones and Commissioner Bianchi.**

PUBLIC ADMINISTRATIVE ITEMS

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. The Commission/Board may or may not accept public comment.

10. PLANNING COMMISSION MINUTES – Consider approval of the minutes of the Study Session and Regular Meeting of November 3, 2021.

MOTION

Vice Chair Mundt moved to approve the meeting minutes from the November 3, 2021 meeting seconded by Commissioner Fay. **Motion passed 7-0.**

COMMUNICATIONS

11. Report from Chairman and Members of the Commission on current events:

Chair Simon confirmed there were no updates to report.

12. Report from Planning Services Manager on current events:

Planning Manager Cutro reported recruitment was underway to bring more planners on staff, with interviews scheduled to fill two of the five current vacancies.

ADJOURNMENT

Chair Simon adjourned the meeting at 6:25 p.m.

Jän Simon, Chairman

ATTEST:

Tracey Asher