



# PLANNING COMMISSION MEETING AGENDA WEDNESDAY, MARCH 2, 2022

Jän Simon, *Chairman*  
Noah Mundt, *Vice Chairman*  
Anthony Bianchi  
Brian Andersen

David Blaser  
William Fay  
Tyler Jones

Brian Johns, *Alternate*

Gilbert Municipal Center  
Police Department Amphitheatre  
75 E. Civic Center Drive  
Gilbert, Arizona

Study Session: 5:00 p.m.  
Regular Meeting: 6:00 p.m.

**AGENDA ITEMS MAY BE DISCUSSED IN A DIFFERENT SEQUENCE.  
ITEMS WILL NOT BE DISCUSSED PRIOR TO POSTED MEETING TIME.**

Items on the agenda may be shortened, continued to a future public meeting, or taken out of order. Participants will be allotted a limited amount of time to speak at public meetings (the exact amount of time will be determined at the meeting by the Chair depending on the number of participants, as permitted by Town Code and state law).

## Remote Viewing

For those who want to view the Planning Commission meeting without attending in person or addressing the public body, a live stream of the meeting will be broadcast online at <https://gilbertaz.gov/gilbertlive>. These meetings are also recorded and available for view anytime on the [Gilbert Live](#) website.

Members of the public who want to address the Planning Commission may either attend in person or submit comments by email or via an online comment card.

## Email

By 5 p.m. the day prior to the [Planning Commission](#) meeting, email comments to [PlanningCommissionMeeting@gilbertaz.gov](mailto:PlanningCommissionMeeting@gilbertaz.gov). All emails received by this deadline will be distributed to the members of the Planning Commission for their review and consideration (and not read aloud at the meeting). Emails sent after the deadline will not be distributed to the members of the Planning Commission or read aloud at the meeting. In the email, please identify your name, city/town of residence, and either state that your comment pertains to the Communications from Citizens section of the agenda or identify the particular Public Hearing item that your comments concern.

**Online Comment Card**

By 12 p.m. the day of the [Planning Commission](#) meeting, submit an online [public comment card](#) and indicate whether you are for or against the public hearing item. Online comment cards not submitted by the deadline will not be read at the meeting.

The Planning Commission is very appreciative of the honor to serve. In performing our roles and functions, we use iPads and/or laptops at our meetings which contain the materials of the agenda items before us this evening. If you notice our eyes on these electronic devices, it is not due to lack of attentiveness to speakers, as we are actively listening to all who are speaking and at the same time following along in our packets that the staff has prepared for us this evening.

TIME	AGENDA ITEM
5:00 P.M.	<p>The Planning Commission also acts as the Design Review Board</p> <p><b>CALL TO ORDER STUDY SESSION</b></p>
	<p>1. GP21-10 THE GILMORE: Request for Minor General Plan Amendment to change the land use classification on approximately 7.85 acres located north of the northwest corner of Val Vista Dr. and Germann Rd. from Regional Commercial (RC) to Residential &gt; 25-50 DU/Acre Land Use Classification. The effect will be to permit the development of Multi-Family Residential development within a larger commercial development.</p> <p>Z21-16: THE GILMORE- Request to rezone approximately 40.7 acres located at the northwest corner of Val Vista Dr. and Germann Rd. from Regional Commercial (RC) Zoning District to 32.8 acres of Regional Commercial (RC) Zoning District with a Planned Area Development (PAD) overlay and 7.85 acres of Multi-Family/High Zoning District with a Planned Area Development. The effect of this rezone will be to approve a mixed-use development consisting of commercial and high-density residential uses with modified development standards as follows: reduction of perimeter building setbacks, perimeter landscape setbacks, interior landscape setback, reduction of private and common open space requirements. Keith Newman (480) 503-6812.</p>
	<p>2. GP21-11 THE ORCHARD: Request for Minor General Plan Amendment to change the land use classification of approx. 14.07 acres generally located east of the southeast corner of Greenfield Rd. and Superstition Dr. (Germann Rd) from Residential &gt; 0-1 DU/Acre to Residential 1-2 DU/Acre. The effect of this amendment will be to increase the residential density and to create a new residential community.</p> <p>Z21-17 THE ORCHARD: Request to rezone approx. 14.07 acres 14.07 acres generally located east of the southeast corner of Greenfield Rd. and Superstition Dr. (Germann Rd) from Single Family-43 (SF-43) to Single Family-15 (SF-15) with a Planned Area Development overlay modifying side setbacks. The effect will be to allow for a new residential community.</p> <p>S21-12 THE ORCHARD: Request to approve Preliminary Plat and Open Space Plan for The Orchard, for 22 home lots (Lots 1-22) on approx. 14.07 acres 14.07 acres generally located east of the southeast corner of Greenfield Rd. and Superstition Dr. (Germann Rd) in the proposed Single Family-15 (SF-15) zoning district with a Planned Area Development (PAD) overlay. Josh Rogers (480)503-6589.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p> <p>3. Z21-14 PUBLIC STORAGE ADDITION: Request to rezone approximately 5.8 acres located at the northeast corner of Val Vista Dr. and the Union Pacific Railroad from Community Commercial (CC) Zoning District to General Commercial (GC) Zoning District with a Planned Area Development (PAD) overlay. The effect of this rezone will be to reconfigure and enhance the existing storage facility and add additional storage unit building with modified development standards as follows: reduction of perimeter building setbacks, perimeter landscape setbacks and interior landscape setback requirements.</p> <p>DR21-175 PUBLIC STORAGE ADDITION: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 5.8 acres, generally located at the northeast corner of Val Vista Dr. and the Union Pacific Railroad, and zoned Community Commercial (CC) with a Planned Area Development (PAD) overlay, and pending rezoning to General Commercial (GC) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>4. GP22-01 DECESARE DESIGN: Request for Minor General Plan Amendment to change the land use classification of approx. 2.4 acres generally on the southeast corner of Greenfield and Houston Roads from Residential &gt;0-1 Neighborhood Office. The effect of this amendment will be to all a change of use for an existing structure.</p> <p>Z22-01 DECESARE DESIGN Request to rezone approx. 2.4 acres generally on the southeast corner of Greenfield and Houston Roads from Single Family-43 (SF-43) to Neighborhood Office (NO). The effect will be to allow for a change in use for an existing structure. Josh Rogers (480) 503-6589.</p>
	<p>5. Discussion of Regular Meeting Agenda</p>
	<p><b>ADJOURN STUDY SESSION</b></p>
<p>6:00 P.M.</p>	<p><b>CALL TO ORDER REGULAR MEETING</b></p>
	<p><b>PLEDGE OF ALLEGIANCE</b></p>
	<p><b>ROLL CALL</b></p>
	<p>6. <b>APPROVAL OF AGENDA</b></p>
	<p><b>COMMUNICATIONS</b></p>
	<p>7. <b>Communications from Citizens</b></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>8. <b>Report from Council Liaison on Current Events</b></p>

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	<p><b>PUBLIC HEARING (CONSENT)</b></p> <p>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.</p>
	<p>9. DR21-31 MARRIOTT TOWNEPLACE SUITES: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.6 acres, generally located at the southwest corner of Mercy and Pecos Roads, and currently zoned General Commercial (GC) PAD. Josh Rogers (480) 503-6589.</p>
	<p><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>10. DR21-138 CHILI'S: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately .99 acres, generally located on Power Road between Ray Road and Loop 202, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Kristen Devine (480) 503-6742.</p>
	<p>11. 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. Keith Newman (480) 503-6812.</p>
	<p>12. GP21-07 VALOR CHRISTIAN CENTER: Request for a Minor General Plan Amendment to change the land use classification of approx. 6.7 acres generally located at the southeast corner of S Claiborne Avenue and E Warner Road from Residential &gt;3.5-5 DU/acre to Neighborhood Commercial (NC). Samantha Novotny (480) 503-6602. <b>Continue to April 6, 2022</b></p>
	<p>13. Z21-09 VALOR CHRISTIAN CENTER: Request to rezone approx. 6.7 acres generally located at the southeast corner of S Claiborne Avenue and E Warner Road from Single Family-8 (SF-8) to Neighborhood Commercial (NC). Samantha Novotny (480) 503-6602. <b>Continue to April 6, 2022</b></p>

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	<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>
	<p>14. <b>Planning Commission Minutes</b> - Consider approval of the minutes of the Study Session &amp; Regular Meeting of February 2, 2022.</p>
	<b>COMMUNICATIONS</b>
	<p><b>Executive Session</b> – The Public Body may convene into an executive session at one or more times during the meeting as needed to confer with the Town Attorney for legal advice regarding any of the items listed on the agenda as authorized by A.R.S. §38-431.03.A.3.</p>
	<p>15. Report from Chairman and Members of the Commission on current events.</p>
	<p>16. Report from Planning Services Manager on current events.</p>
	<b>ADJOURN</b>

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, April 6, 2022 6:00 PM, at the Gilbert Police Department Amphitheatre, 75 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.