



**TOWN OF GILBERT
PLANNING COMMISSION
Gilbert Police Department - Amphitheatre
75 E. Civic Center Drive, Gilbert, AZ
February 2, 2022**

COMMISSION PRESENT:

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

STAFF PRESENT:

Eva Cutro, Planning Manager
Ashlee MacDonald, Principal Planner
Keith Newman, Senior Planner
Josh Rogers, Planner II
Samantha Novotny, Planner I

COMMISSION ABSENT:

William Fay
Brian Johns
Sean DesPortes

COUNCIL LIAISON PRESENT:

Scott September

PLANNER	CASE	PAGE	VOTE
Ashlee MacDonald	UP20-06	5	6-0
Ashlee MacDonald	UP20-08	5	6-0

CALL TO ORDER OF THE STUDY SESSION

Chair Jän Simon called the February 2, 2022, Study Session to order at 5:06 p.m.

STUDY SESSION

1. Appoint Scott Holcomb as Zoning Hearing Officer

Scott Holcomb has agreed to serve as Zoning Hearing Officer. The Commission will continue to serve as the Board of Adjustment. Chair Jän Simon spoke in support of Scott Holcomb’s appointment.

2. DR21-128 FLOOR AND DÉCOR: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 11.7 acres, generally located south of the southeast corner of Gilbert and Germann Roads, and zoned General Commercial with a Planned Area Development (PAD) Overlay.

Planner Josh Rogers stated that DR21-128 is a proposed floor and décor retail building located near the broader crossroads commercial development, encompassing the eastern corners of Gilbert and Germann Roads and a significant portion of the Western side Chandler. Floor and Décor proposes an 80,000 square foot retail building, located on about 7 acres of the 11 remaining acres at the crossroads development. The remaining PADs would come into development at a later date.

This would be one of the first additions to the center in almost a decade and would be one of the last major pieces of the development. The site will integrate itself into the existing internal vehicular circulation system and create a new egress off Gilbert Road. The existing trees will be replaced. They will be responsible for landscaping and a nature path connecting an existing nature reserve to the site.

COMMISSION QUESTIONS/COMMENTS

Commissioner Bianchi asked if the signage will be taken as part of the DR package and whether the signage adheres to the crossroads sign plan. Planner Josh Rogers responded that signage is part of an overall sign plan that the applicant must amend. The signage included in the renders is not part of the approval package.

Commissioner Bianchi stated that the 2D rendering looks more appropriate than what was in the packet, which is a good step forward.

Commissioner Blaser asked about the color of the building, as in the presentation, it is white on one slide and beige on another. Planner Josh Rogers responded that the 2D rendering in beige is more accurate and part of the center's approved color palette. The entryway is white, in line with the applicant's branding.

Commissioner Jones asked about the distance between the existing entry point and the proposed entry point. Planner Josh Rogers responded that the Traffic Engineers review and approve the distance, and he does not know the exact distance at this time.

Commissioner Jones asked about the grey shaded boxes in the middle of the parking lot. Planner Josh Rogers responded that these are the underground retention areas, which will be highlighted differently in the final drawings.

Vice-Chair Mundt asked about the 14,500 square feet of future development. Planner Josh Rogers responded that Floor and Décor is the last major development piece, but there are still 4 acres. For the remaining acres, nothing has been proposed as of yet.

Chair Simon stated that the new rendering is better than the previous one. The layout of the site, including parking, he is okay with.

- 3. GP21-07 VALOR CHRISTIAN CENTER: Request for a Minor General Plan Amendment to change the land use classification of approx. 6.6 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). The effect will be to allow a larger electronic sign along E Warner Rd.**

Z21-09 VALOR CHRISTIAN CENTER: Request to rezone approx. 6.6 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). The effect will be to allow a larger electronic sign along E Warner Road.

Planner Samantha Novotny stated that the site is within the Gateway character area and is currently a Valor Christian Center property. This is conventional rezoning with no requested deviations. The applicant proposes changing the land use designation from Residential to Neighborhood Commercial, and staff considers this an appropriate shift. The rezoning is between the second and third review, and the site is in conformance with regulations. The applicant's intent with this zoning request is to increase signage. Six citizens attended the required neighborhood meeting. Samantha Novotny stated a church representative has mentioned there is a deed restriction that limits the use to place of worship only and also stated the deed restriction is needed for the review.

COMMISSION QUESTIONS/COMMENTS

Vice-Chair Mundt stated that switching from residential to commercial is refreshing, and having it be the lowest intensity will not overtly crowd homes in the area. He asked about the deed restriction. Planner Samantha Novotny responded that the deed restriction is a private transaction, with the Town having nothing to do with it; if they change to NC, they are allowed it by right.

Commissioner Jones asked about alternative uses if this is rezoned. Planner Samantha Novotny replied that there must be small-scale uses with minimal traffic/noise/scale impact under 25,000 square feet of lot coverage. It seems there is a vision for the church to remain. Commissioner Jones asked about sign size limitations. Planner Samantha Novotny responded that the max square footage for a free-standing monument sign is 32 square feet. In NC, this would increase to 60 square feet, with a max height of 12 feet.

Commissioner Bianchi asked if this allows for ancillary uses and if the applicant would use the new signage if they wanted to advertise it. Planner Samantha Novotny responded that she would double-check; however, temporary uses and seasonal events have to go through their own special permitting and licensing.

Vice-Chair Mundt asked if this affects the existing building. Planner Samantha Novotny responded that it is all one parcel, and the existing structures are counted toward 25,000 square feet.

Chair Simon stated that he does not have any issues with the difference in size or signage and all other concerns were addressed by other Commissioner questions.

- 4. UP21-36 TALUS HARBOR BEHAVIOURAL HEALTH HOSPITAL: Request to approve a Conditional Use permit for approx. 3.0 acres located at the southeast corner of Rome and Melrose Streets and zoned General Officer (GO) with a Planned Area Development (PAD) overlay.**

DR21-174 TALUS HARBOR BEHAVIORAL HEALTH HOSPITAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.0 acres located at the southeast corner of Rome and Melrose Streets and zoned General Officer (GO) with a Planned Area Development (PAD) overlay.

Planner Ashlee MacDonald stated that this property is located in the Val Vista Medical Center Growth Area. It is not off of an arterial roadway. South of the site, there is multi-family residential BB Living. This project is in Improvement District 20 and complies with the access and circulation plan of the district. This project is in first review, and comments will not be provided to the applicant for a couple of weeks. This application was submitted under the previous Land Development Code which allows a Hospital with approval of a Use Permit in the General Office zoning district, additionally in-patient treatment of Behavioral Disorders requires a Use Permit. For the latter, the applicant has adhered to the 1,500-foot separation necessary for schools and daycares.

Talas Harbor is a 24-hour behavioral health hospital serving adult and geriatric patients. It is a 3-acre portion of the 14.4-acre parcel and is a 48-bed hospital on just over 30,000 square feet. Access stubs have been provided to the property to the east so that when it is developed, access is not limited. This is a secured facility. Staff needs additional details on the landscape plan to thoroughly review, but the setbacks and other elements adhere to requirements. There are three shades of cement plaster and composite detail with wood cladding. The building has a unique shape, and perspectives will be needed for staff to review. The mechanical screen on the roof is made of metal, which must be architecturally integrated. The applicant is holding a neighborhood meeting on February 10, 2022.

COMMISSION QUESTIONS/COMMENTS

Commissioner Bianchi asked if geriatric behavioral health is similar to a memory care unit. Planner Ashlee MacDonald responded that this is not memory care but is for patients 55 and older. Commissioner Bianchi requested confirmation that there would be no unsupervised external access for patients, and Planner Ashlee MacDonald confirmed. Commissioner Bianchi expressed a preference for this not to back up to residential use, and the mechanical elements should blend better without as much contrast. There should be a break or accents along the flat façade above the windows.

Commissioner Blaser spoke in support of the use permit, as this service is needed in the community.

Commissioner Jones stated that he likes the design review and the mechanical screening could be better integrated. He asked if it could be tied into the Copper Springs Hospital to be more consistent. Planner Ashlee MacDonald responded that Copper Springs is quite different, which will be discussed with the applicant.

Commissioner Anderson stated that he liked the design. The undulations will help, as contrast helps buildings pop and identity. A 3D perspective of the building would be helpful. The mechanical screen is likely standard, but it could be more cohesive if they could bring it up.

Chair Simon stated that he is in favor of the use permit. The residential is a sticking spot but will not affect his support of the project. He does not have a problem with the metal flashing, as it is an everyday material use, but they could potentially increase the size of the parapet of the front to blend it in.

5. Discussion of Regular Meeting Agenda

Item 9 DR21-31 Marriott TownePlace Suites was continued to March 2, 2022, and will be removed from the Consent agenda. Item 12 GP21-06 Hopewell Industries and Item 13 Z21-08 Hopewell Industries have been continued to a special meeting on February 15, 2022, and will be removed from the Non-Consent agenda.

ADJOURN STUDY SESSION

Chair Simon adjourned the Study Session at 5:46 p.m.

CALL TO ORDER OF REGULAR MEETING

Chair Jän Simon called January 5, 2022, Regular Meeting of the Planning Commission to order at 6:02 p.m.

PLEDGE OF ALLEGIANCE

Chair Jän Simon led the Pledge of Allegiance.

ROLL CALL

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

6. APPROVAL OF AGENDA

Chair Simon called for a motion to approve the agenda.

MOTION: On a motion made by Vice-Chair Mundt and seconded by Commissioner Bianchi, it was moved to approve the agenda with the amendments that Item 9 DR21-31 be removed from the Consent agenda, and Item 12 GP21-06 and Item 13 Z21-08 be removed from the Non-Consent agenda. **Motion passed 6-0.**

COMMUNICATIONS

7. COMMUNICATION FROM CITIZENS:

At this time, members of the public may comment on matters within the Town's jurisdiction but not on the agenda. Therefore, 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.

8. REPORT FROM COUNCIL LIAISON ON CURRENT EVENTS

There was no report from the Liaison.

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 public discussion and separate action. Other items on the agenda may be added to the consent calendar and approved under a single motion.

10. **UP20-06 HERITAGE NORTH – GROUND FLOOR RESIDENTIAL:** Request to approve a Conditional Use Permit for approx. 9.9 net acres located at the southwest corner of Gilbert Road and Juniper Avenue to allow ground-floor residential in the Heritage Village Center (HVC) zoning district.

STAFF RECOMMENDATION

- a. The Project shall be in substantial conformance with the site plan and floor plan and elevations shown on the Exhibits provided under Attachment Nos. 4 through 6.
- b. Residential units shall be limited to Building 1, as shown on the site plan.
- c. The coffee shop, leasing office, fitness center and mailroom shall be located as shown on the level 1 floor plan. The elevations shall incorporate large storefront windows to create an active aesthetic adjacent to the central, north-south access road.

11. **UP20-08 HERITAGE NORTH – HOTEL:** Request to approve a Conditional Use Permit for approx. 9.9 net acres located at the southwest corner of Gilbert Road and Juniper Avenue to allow a hotel in the Heritage Village Center (HVC) zoning district. Ashlee MacDonald (480) 503-6748.

STAFF RECOMMENDATION

- a. The Project shall be in substantial conformance with the site plan and elevations shown on the Exhibits provided under Attachment Nos. 4 and 5.
- b. The hotel shall be limited to Building 2, as shown on the site plan.
- c. The loading area located south of the hotel, just west of the paseo, shall be maintained as a loading area and not be utilized as surface parking.
- d. The 21 excess parking spaces in the residential parking garage shall be reserved for hotel guest parking; the hotel may offer valet service for parking.

MOTION: Vice-Chair Mundt moved to recommend approval of Consent Agenda Items 10. UP20-06 Heritage North and 11. UP20-08 Heritage North, seconded by Commissioner Blaser. **Motion passed 6-0.**

PUBLIC HEARING (NON-CONSENT)

Non-Consent Public Hearing items will be heard at an individual public hearing and acted upon by the Commission by a separate motion. Anyone wishing to comment in support of or in opposition to a Public Hearing item may do so during the Public Hearings. If you wish to comment on a Public Hearing Item, you must fill out a public comment form, indicating the Item Number 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.

All items from the Non-Consent agenda had been removed.

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.

- 14. PLANNING COMMISSION MINUTES** – Consider approval of the minutes of the Study Session and Regular Meeting of January 5, 2022.

MOTION

Vice-Chair Mundt moved to approve the meeting minutes from the January 5, 2022 meeting seconded by Commissioner Blaser. **Motion passed 6-0.**

- 15. REPORT FROM CHAIRMAN AND MEMBERS OF THE COMMISSION ON CURRENT EVENTS**

There was no report from the Chairman or members of the Commission.

- 16. REPORT FROM PLANNING SERVICES MANAGER ON CURRENT EVENTS**

Planning Manager Eva Cutro stated that Noah Schumerth and Salvatore DiSanto are new planners on the team. There will be interviews for two new Planning Techs on Monday, February 7, 2022, and an ad will be posted for the Principal Planner position. Eventually, a Senior Planner will be hired.

ADJOURNMENT

Chair Simon adjourned the meeting at 6:08 p.m.

Jän Simon, Chairman

ATTEST:

Tracey Asher