



**TOWN OF GILBERT
PLANNING COMMISSION
Gilbert Police Department - Amphitheatre
75 E. Civic Center Drive, Gilbert, AZ
May 4, 2022**

COMMISSION PRESENT:

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

STAFF PRESENT:

Josh Rogers, Planner II
Eva Cutro, Planning Manager
Keith Newman, Principal Planner
Noah Schumerth, Planner II

COUNCIL LIAISON ABSENT:

Scott September

PLANNER	CASE	PAGE	VOTE
Keith Newman	DR21-142	3	7-0
Noah Schumerth	DR22-11	3	7-0
Josh Rogers	DR21-153	4	7-0
Josh Rogers	GP22-01	4	6-0
Josh Rogers	Z22-01	4	6-0

CALL TO ORDER OF THE STUDY SESSION

Chair Jän Simon called the May 15, 2022, Study Session to order at 5:08 p.m.

STUDY SESSION

- DR22-41 OCOTILLO SURGERY CENTER PHASE II: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials, for approximately 2.4 acres, generally located north of the northwest corner of Germann Road and Rome Street, and zoned Business Park (BP) and Community Commercial (CC) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.**

Planner Keith Newman stated that the site has an existing building which was approved as Phase I three years ago. Town staff is requesting that the Commission approve moving forward to an administrative review of the proposed design review case. Three years ago, the proposal was for an existing building which was a little over 800,000 square feet. During Phase I, 101 parking spaces, all drive entrances of Rome Street, and a connection accessway to the project to the south were previously constructed in Phase I. The only thing left to

construct is a 6,941-square-foot building attached to the existing building, which is Phase II. There is 35.3% landscaping currently on the site. The only thing left is foundation landscaping. Materials and colors were approved with Phase I. The materials and colors of the new addition match those which were approved. The parapet would be approximately six feet high.

COMMISSION QUESTIONS/COMMENTS

Chair Simon stated that this project can move forward to administrative review.

- 2. DR22-07 ACE HARDWARE AT THE POST AT COOLEY STATION: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for a 12,500 sq. ft addition to an existing Master Site Plan on approximately 2.05 acres, generally located at the SEC of Williams Field and Recker Roads and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729.**

Planner Noah Schumerth stated that this proposal is for an expansion to an existing shopping center. The proposal is to complete the final PAD site at the eastern end of the center. It is relatively close to the residential area in the east. It is approximately a two-acre site, zoned General Commercial. The request is to move this from design review to administrative design review. There is a provision in the code, that if it meets standards put forward by the Planning Department, it can be brought forward for administrative design review, as the project is small enough. The primary proposal is for rear improvement for a loading dock and parking spaces and finishing improvements. All landscaping is compliant with the master site plan. Drainage is largely relying on the underground retention basins, and there is minor work being done at the rear of the building for runoff. This project has gone through two rounds of design review. The first submittal had a very plain elevation and wall articulation. They have addressed concerns in the second version. They have incorporated brick from the lower portion of the site. Staff are requesting input on the elevation design and compatibility, material compatibility, site landscaping, and lighting design.

COMMISSION QUESTIONS/COMMENTS

Chair Simon stated that this project can move forward to administrative review.

- 3. DISCUSSION OF REGULAR MEETING AGENDA**

Item 12 GP21-07 Valor Christian Center and Item 13 Z21-09 Valor Christian Center have been continued until a date to be determined and were removed from the Non-Consent agenda. Item 8 DR22-11 Christ Greenfield Lutheran Church and Item 9 DR21-53 Portillo's Hot Dogs were moved from the Non-Consent to the Consent agenda.

ADJOURN STUDY SESSION

Chair Simon adjourned the Study Session at 5:27 p.m.

CALL TO ORDER OF REGULAR MEETING

Chair Jän Simon called the May 15, 2022, Regular Meeting of the Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

8. **DR22-11 CHRIST GREENFIELD LUTHERAN CHURCH:** Master site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 9.69 acres, generally located south of the SE corner of Guadalupe Road and Greenfield Road, and zoned Public Facilities/Institutional (PF/I). Noah Schumerth (480) 503-6729.

STAFF RECOMMENDATION

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission at the May 4, 2022, public hearing.
 - b. 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.
 - c. Signage is not included in this approval. Administrative Design Review approval shall be required for any new monument signage prior to submitting for sign permits. Wall signage shall require approval of a sign permit.
9. **DR21-153 PORTILLO'S HOT DOGS:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.13 acres, generally located south of the southwest corner of Market and Boston Streets, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589.

STAFF RECOMMENDATION

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission at the May 4, 2022, public hearing.
- b. 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.

MOTION: Vice-Chair Mundt moved to recommend approval of Consent Agenda Item 7 DR21-142 Bell Bank at Mercy Center, Item 8 DR22-11 Christ Greenfield Lutheran Church, and Item 9 DR21-153 Portillo's Hot Dogs, seconded by Commissioner Fay. **Motion passed 7-0.**

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.

10. **GP22-01 DECESARE DESIGN:** Request for Minor General Plan Amendment to change the land use classification of approximately 3.12 acres generally on the southeast corner of Greenfield and Houston Roads from Residential >O-1 Neighborhood Office. Josh Rogers (480) 503-6589.
11. **Z22-01 DECESARE DESIGN:** Request to rezone approximately 3.12 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.

STAFF RECOMMENDATION

- a. Recommend to the Town Council approval of GP22-01, to change the land use classification of approximately 3.12 acres, generally located at the southeast corner of Greenfield and Houston Roads from Residential > 0-1 to Neighborhood Office land use classification; and
- b. For the following reasons: the development proposal conforms to the intent of the General Plan and can be appropriately coordinated with existing and planned development of the surrounding areas, and all required public notice and meetings have been held, the Planning Commission moves to recommend approval of Z22-01 rezoning approximately 3.12 acres generally located at the southeast corner of Greenfield and Houston Roads from approximately 3.12 acres of Single Family-43 zoning district to approximately 3.12 acres of Neighborhood Office (NO) zoning district, subject to the following conditions.
 1. Dedication to Gilbert for the Greenfield Road right-of-way that is adjacent to the Property shall be completed prior to or at the time of recordation of the final plat or sooner as required by the Town Engineer. Dedication of Greenfield Road shall extend 65 feet from the center line.
 2. Construction and dedication for a deceleration lane, per Town of Gilbert standards, on Greenfield Road at any existing or new driveway(s) to the Property shall be completed prior to issuance of a business license certificate of occupancy or final approval of any building constructed on the Property or at the time requested by Gilbert, whichever is earlier, unless a technical variance waiving the requirement for a deceleration lane is approved by the Town Engineer.
 3. At the written request of Gilbert, Developer shall dedicate all necessary easements for the roadway improvements, including easements for drainage and retention and temporary construction easements. Failure to dedicate said easements within thirty (30) days after the date of Gilbert's written request may result in the reversion of the zoning of the Property to the prior zoning classification.

Commissioner Jones recused himself from the discussion and vote.

Planner Josh Rogers stated that the site was formerly Spirit of Joy Church. The structure is no longer in use as a church. The petitioner is looking to rezone to Neighborhood Office and use the existing building in its entirety as a design studio for her personal business. This is a conventional rezone, with no change to the site plan or elevations.

Emma Baugh of Withey Morris PLC stated that DeCesare Design Group is a full-service interior design firm founded in 2008. There are 15 employees, some of which would work remotely, and primarily they speak to clients over the phone. The site is approximately 2.4 acres. The proposal is to amend the general plan to a neighborhood office. The same

building will be kept, with minor interior changes and a change in paint color on the exterior. This project complies with the general plan for the neighborhood.

MOTION: Vice-Chair Mundt moved to recommend approval of Item 10 GP22-01 DeCesare Design subject to staff recommendations and conditions, seconded by Commissioner Andersen. **Motion passed 6-0. Commissioner Jones abstained.**

MOTION: Vice-Chair Mundt moved to recommend approval of Item 11 Z22-01 DeCesare Design subject to staff recommendations and conditions, seconded by Commissioner Andersen. **Motion passed 6-0. Commissioner Jones abstained.**

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

MOTION: Commissioner Bianchi moved to approve the minutes of the Study Session & Regular Meeting of April 6, 2022, seconded by Commissioner Jones. **Motion passed 7-0.**

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

There was no report from the Chair or Members of the Commission.

16. REPORT FROM PLANNING SERVICES MANAGER ON CURRENT EVENTS

Planning Manager Eva Cutro thanked volunteers who assist with the Planning Commission meetings.

ADJOURNMENT

Chair Simon adjourned the meeting at 6:19 p.m.

Jän Simon, Chairman

ATTEST:

Tracey Asher