



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, JULY 13, 2022**

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

David Blaser
William Fay
Brian Andersen

Brian Johns, *Alternate*

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

**Study Session: 5:30 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. 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
	The Planning Commission also acts as the Design Review Board
5:30 P.M.	CALL TO ORDER STUDY SESSION
	1. DR21-179 SUPERSTITION MEADOWS PLAZA: Self Storage: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.5 acres, generally located at the southwest corner of Baseline Road and Meadows Drive, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Kristen Devine (480) 503-6742.
	2. Discussion of Regular Meeting Agenda
	ADJOURN STUDY SESSION
6:00 P.M.	CALL TO ORDER REGULAR MEETING
	PLEDGE OF ALLEGIANCE
	ROLL CALL
	3. APPROVAL OF AGENDA
	COMMUNICATIONS
	4. Communications 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/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.
	5. Report from Council Liaison on Current Events

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p> <p>PUBLIC HEARING (CONSENT)</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>6. S21-12 THE ORCHARD: Request to approve Preliminary Plat and Open Space Plan for The Orchard, for 22 lots (Lots 1-22) on approx. 14.07 acres generally located east of the southeast corner of Greenfield Rd. and Superstition Dr. (Germann Rd) in the Single Family-15 (SF-15) zoning district with a Planned Area Development (PAD) overlay district. Josh Rogers (480) 503-6589. CONTINUE TO AUGUST 3, 2022</p>
	<p>7. DR20-177 QUIK TRIP #1405: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials on approximately 2.81 acres of a 12.64 acre site generally located at the northwest corner of Higley Road and Williams Field Road, zoned Shopping Center (SC) and Light Industrial (LI). Keith Newman (480) 503-6812.</p>
	<p>8. DR21-79 PRAXIS RESOURCES: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.09 acres, generally located at the southwest corner of Blue Jay Drive and Orchid Lane, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>9. DR21-86 SUN VALLEY CHURCH - PV SHADE CANOPIES: Site plan, landscaping, elevations, and colors and materials for approximately 8.98 acres, generally located east of the northeast corner of Gilbert Road and Ray Road, and zoned Single Family-35 (SF-35). Keith Newman (480) 503-6812.</p>
	<p>10. 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>11. FM22-01 ALTA GILBERT SEPARATION FENCE: Request to waive the separation fence between the Commercial and Multi-Family zoning districts on approximately 11.30 acres, generally located at the northwest corner of McQueen and Elliot Roads, and zoned Community Commercial (CC) and Multi-Family/High (MF/H) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>

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	<p>12. DR22-27 ALTA GILBERT: Site plan, landscaping, grading and drainage, elevations, lighting, and colors and materials for approximately 11.30 acres, generally located at the northwest corner of McQueen and Elliot Roads, and zoned Community Commercial (CC) and Multi-Family/High (MF/H) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>13. DR22-23 CITY GATE MEDICAL COMMONS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.99 acres, generally located southeast of Higley and Baseline Road, on Gary Way, and zoned Regional Commercial (RC). Kristen Devine (480) 503-6742.</p>
	<p>14. DR22-06 COPPER SPRINGS EAST EXPANSION: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for expansion of existing structure on approximately 6.6 acres, generally located at the northeast corner of Rome Street and Melrose Street and zoned General Office (GO) with Planned Area Development zoning (PAD). Noah Schumerth (480) 503-6729.</p>
	<p>15. DR22-29 MULTI-TENANT AT FULLER COMMERCE CENTER II: Site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2.02 acres, generally located south of the southwestern corner of Baseline Road and Horne Street and zoned Light Industrial (LI). Noah Schumerth (480) 503-6729.</p>
	<p>16. ST22-01 LAMB LANE BY NEW VILLAGE HOMES: Eight (8) new standard plans by New Village Homes on Lots 1-18, generally located east of the southeast corner of Ray and Lindsay Roads and zoned Single-Family Detached (SF-D) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729.</p>
	<p>PUBLIC HEARING (NON-CONSENT)</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. DR21-173 CACTUS PIPELINE CONTRACTORS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.01 acres, generally located southwest of the southwest corner of Neely Street and Guadalupe Road, and zoned Light Industrial. Josh Rogers (480) 503-6589.</p>
	<p>18. DR22-08 TAKE 5 RETAIL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 0.75 acres, generally located south of the southwest of Boston and Market Street, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. Josh Rogers (480) 503-6589.</p>

TIME	AGENDA ITEM
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19.	<p>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 >25-50 DU/Acre Land Use Classification. Keith Newman (480) 503-6812.</p>
20.	<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. Keith Newman (480) 503-6812.</p>
21.	<p>GP22-02 TOWN STORAGE AT RECKER: Request for Minor General Plan Amendment to change the land use classification on approximately 2.92 acres generally located at the southwest corner of Recker Road and Pecos Road from Neighborhood Commercial (NC) to General Commercial (GC) Land Use Classification. Keith Newman (480) 503-6812.</p>
22.	<p>Z21-15 TOWN STORAGE AT RECKER: Request to rezone approximately 2.92 acres located at the southwest corner of Pecos Rd. and Recker Rd. from Neighborhood Commercial (NC) Zoning District to Shopping Center (SC) Zoning District. Keith Newman (480) 503-6812.</p>
23.	<p>S20-11 GILBERT SAN TAN: Request to approve Preliminary Plat and Open Space Plan for Bela Flor Communities, for 42 home lots on approx. 32.25 acres located at the southwest corner of 172nd Street and San Tan Boulevard in the Single Family - 15 (SF-15) zoning district. Eva Cutro (480) 503-6782.</p>
	<p>ADMINISTRATIVE ITEMS</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>
24.	<p>Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of June 1, 2022.</p>
	<p>COMMUNICATIONS</p> <p>Executive Session – 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>
25.	<p>Report from Chairman and Members of the Commission on current events.</p>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
26.	Report from Planning Services Manager on current events.
	ADJOURN

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, August 3, 2022, 6:00 PM, at the Gilbert Municipal Center, 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.