



**TOWN OF GILBERT
PLANNING COMMISSION
Gilbert Police Department - Amphitheatre
75 E. Civic Center Drive, Gilbert, AZ
August 3, 2022**

COMMISSION PRESENT:

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

STAFF PRESENT:

Josh Rogers, Planner II
Eva Cutro, Planning Manager
Noah Schumerth, Planner II
Keith Newman, Sr. Planner
Ashlee MacDonald, Principal Planner
Veronica Gonzalez, Principal Planner

COUNCIL LIAISON ABSENT:

Scott September

PLANNER	CASE	PAGE	VOTE
Josh Rogers	S21-12	5	7-0
Josh Rogers	DR22-42	6	6-0
Keith Newman	S20-13	6	7-0
Josh Rogers	DR22-14	6	7-0
Noah Schumerth	ST22-02	6	7-0
Noah Schumerth	ST22-03	6	7-0
Noah Schumerth	ST22-05	7	7-0

CALL TO ORDER OF THE STUDY SESSION

Chair Jän Simon called the August 3, 2022, Study Session to order at 5:01 p.m.

STUDY SESSION

- DR22-63 MORRISON RANCH MULTI-FAMILY:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 16.56 acres, generally located east of the northeast corner of Higley and Warner Roads and zoned Multi-Family Low (MF/L) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.

Planner Ashlee MacDonald stated that she is seeking input on layout, elevation, colors, and materials. The project is part of the Morrison Ranch PAD and proposes 231 units across 20

buildings with three building types. There are two primary access points: one from Warner Road and one from Bloomfield Parkway. She stated that staff is continuing to work with the applicant on access. First review comments were provided to the applicant, as more diversity of materials is needed. The applicant has provided updated elevations for Building B for review by the Commission to evaluate if they are on the right path with modifications. There are three color schemes proposed, with lap siding, board and batten, stucco, stone, and metal awnings.

COMMISSION QUESTIONS/COMMENTS

Commissioner Bianchi stated that this is a productive use of the open space that adds to the amenities. He encourages staff to continue with the updated elevations shown in the Building B example. He expressed concern that a darker color scheme could lead to fading paint.

Commissioner Andersen stated that the roof seems overpowering in Scheme 2, and he recommended shortening it, potentially with a larger mechanical well.

Chair Simon stated that the project looks great. The board and batten adds the farm appeal. He agreed with Commissioner Andersen on the roof line of the elevation in Scheme 2.

1. **DR22-102 MORRISON RANCH II: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 16.7 acres, generally located at the southeastern corner of Elliot Road and Beebe Street, and zoned Multi-Family Medium (MF/M) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729.**

Commissioner Andersen recused himself from discussion on this item.

Planner Noah Schumerth stated that this project is a 236-unit apartment complex in the eastern part of Morrison Ranch. Input is requested on building layout, and elevations for the “B” and “C” styles, the carriage-style building, and the clubhouse. The “B” buildings are prairie style, and the “C” buildings are ranch style. It is an outward facing development with an open-space spine. This proposal is for a Phase II of an existing development across the street, which has 220 units and has a similar development history. For the “B” buildings, staff has questions about the window shape and design, and there is a lot of stucco. For the “C” buildings, there could be a layout change to make it more appealing, as they will face into single-family neighborhoods. There must be consideration of whether the side and front elevations of the carriage-style homes fit with the neighborhood.

COMMISSION QUESTIONS/COMMENTS

Commissioner Bianchi asked about garages for the carriage houses on the east and west side. Planner Noah Schumerth responded that the one garage on the western side has an enhanced elevation and is primarily along the eastern boundary.

Chair Simon asked if the intent is for this complex to adhere to the design of the adjacent multifamily development. Planner Noah Schumerth responded that the site design and architectural design are slightly different, but it is meant to be a second phase of the same development. Chair Simon stated that he likes the “B” and “C” styles, but not the “A” style, which is boxy.

Commissioner Johns stated that there are similarities with the development to the north, such as in the materials. However, the north site has lower roofs at the first level. The clubhouse lays flat, and a 3D would do it justice. He supports this project and believes it will be a good addition.

Commissioner Bianchi agreed with Chair Simon's comments on the elevations. He agrees with staff on the side elevations.

2. **DR22-97 HIGHLAND PARK: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 16.2 acres, generally located south of the southeast corner of Val Vista Drive and Warner Road with pending rezoning to Multi-Family Low (MF/L) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729.**

Planner Noah Schumerth stated that this project is a 138-unit residential complex. The piece of land is half in the county and half in town limits. There are active general plan amendment rezoning and annexation cases on the site. Input is requested on the site frontage along Val Vista Drive, the townhome and cottage home elevation designs, and turf distribution. Open spaces are distributed throughout the site, and there is a clubhouse and pool area. There is wrought iron fence around the dog park and the retention basin. Input is sought on the style compatibility between the cottages, architectural diversity, and detailing on each style. The townhouses are in a traditional farmhouse style, and staff is happy with their elevations. There are strict requirements for how much turf can be on site, and the applicant has expressed interest to retain the turf on the southern side. Staff is seeking input on the most important areas of turf to retain.

COMMISSION QUESTIONS/COMMENTS

Vice-Chair Mundt stated that the project fits well in the triangular site, and the elevations look good. The dog park was moved, as neighbors to the south did not want it in their area. There is no issue with it being in the frontage.

Commissioner Blaser asked about the turf requirement. Planner Noah Schumerth responded that turf is to be approximately 10% of the non-building area. Commissioner Blaser stated that the turf should be consistent along the frontage of Val Vista Drive, and the applicant has done a good job with the elevations. He appreciates the diversity of the architecture.

Commissioner Johns requested information on the portion of the state ordinance with the turf requirement. He requested that pedestrian connections be carefully considered in the review of the project. Planner Noah Schumerth responded that visitor parking areas and amenity areas will all have pedestrian connections.

Commissioner Bianchi asked if the design review is being filed concurrently with the plan amendment rezoning and annexation case. Planner Noah Schumerth responded affirmatively. Commissioner Bianchi stated that he does not want the unit count to detract from the layout of the site plan. Planner Noah Schumerth responded that there is a deviation requested for the PAD from 45% to 41%, with a private open space for each cottage and townhouse, rather than greater common open space.

Commissioner Fay stated that there are two entrances on the frontage. He asked if the entrance on the far north end would be gated. Planner Noah Schumertth responded that it is emergency access only. Commissioner Fay asked why there is not an entrance off Knox Road. Planner Noah Schumertth responded that there is low density residential to the south, who are vehemently opposed to a southern entrance. Additionally, Knox Road is only an easement and does not have the same right-of-way in other areas of town. Commissioner Fay stated that two access points are needed, regardless of neighbor opposition. He is not in favor of the emergency access on the north. Planner Noah Schumertth stated that there are dirt roads on the southern side, which affect emergency access. Commissioner Fay asked if parking space numbers are contingent on having two vehicles in the driveway and one in the garage. Planner Noah Schumertth responded affirmatively. Commissioner Fay stated that this may limit extra parking. Commissioner Fay stated that the townhome elevations look good, but the description of cottages seems generous.

Commissioner Andersen stated that the site does not currently meet fire code, and he would feel more comfortable if the fire department signed off on the emergency second access point.

Chair Simon stated that when the site layout review is performed, he would like to know about the setbacks up against the railroad. Chair Simon stated that the applicant is interested to do a Phase 2 in the north piece of the site, and this may impact the second emergency access point. If there is a way to figure out the setback issue on the south side, it would flow better as a second access point.

- 4. GP22-09 STILLWATER RIVULON: Request for Minor General Plan Amendment to change the land use classification on approximately 10.31 acres located south and west of the southwest corner of Lindsay and Pecos from General Office (GO) to Residential > 25-50 du/acre Land Use Classification.**

Z22-07: STILLWATER RIVULON: Request to rezone approximately 10.31 acres on approximately 10.31 acres located south and west of the southwest corner of Lindsay and Pecos from Business Park with a Planned Area Development (PAD) overlay to Multi-Family/High Zoning District with a Planned Area Development (PAD) overlay district. Ashlee MacDonald (480) 503-6748.

Planner Ashlee MacDonald stated that the proposed project is a request for a rezoning and a PAD amendment interior to the overall Rivulon master planned development. The request is for a rezone to Multi Family – High . The site is currently zone Business Park, which is consistent with the surrounding property. Some portions of the area are unannexed and remain under county jurisdiction. The general plan does anticipate the entire area to be employment, but in this case, the applicant is proposing a change to residential on the subject site, to integrate with the office development. Input is sought on the General Plan amendment, rezoning request, and deviation requests proposed. The applicant is seeking an increase in height from 55' to 65' and 5 stories as well as a decrease in the landscape setback requirement from 10' to 8'. Staff noted that because of the curvature of the road, there is a pinch point where the 10' cannot be accommodated. In addition, the applicant is seeking to modify a condition of the existing ordinance to allow for the Rivulon parking standards to apply to the multifamily development as well. . The applicant intends to adopt a development

plan along with the PAD request, to which all future developments must adhere. The applicant is anticipating submitting an administrative use permit to allow for shared parking on the office site. The residential will meet its requirements for residents, but there is some overflow proposed for guest parking.

COMMISSION QUESTIONS/COMMENTS

Commissioner Bianchi asked if there is a master plan for Rivulon and the project area. Planner Ashlee MacDonald responded that there is a PAD that covers the entire site, but it shows this portion of the site as future office. It is not as specific as the proposed development plan. Commissioner Bianchi asked if this is the only known residential request for Rivulon Boulevard and Planner Ashlee MacDonald responded affirmatively. Commissioner Bianchi asked why this specific parcel was proposed rather than something closer to Rivulon's current retail amenities. Planner Ashlee MacDonald responded that as Rivulon builds out it is anticipated that there will be future retail amenities along the Lindsay Road and Pecos frontages in proximity to this site. Commissioner Bianchi requested further explanation on why this area was chosen from the applicant.

Commissioner Andersen asked if fire code would be met for 26' with the higher buildings if the applicant were to continue with the 25' drive aisle. Planner Ashlee MacDonald responded that the applicant would still need to adhere to fire code.

Commissioner Fay stated that the existing parking standards should not just be accepted to be consistent. They should be evaluated based on necessity. The shared parking arrangement seems to be a good direction.

Chair Simon asked if Rivulon Boulevard goes through to Lindsay Road or if it will be developed. Planner Ashlee MacDonald responded that the road is under construction. Chair Simon stated that he does not see an issue with the project as long as it adheres to code.

5. DISCUSSION OF REGULAR MEETING AGENDA

Item 12 DR22-14 JBJ Electric Company, Item 13 ST22-02 Waterston Central – Phase 1 – Parcel 7, Item 14 S22-03 Waterston Central – Phase 1 – Parcels 4 and 6, and Item 15 ST22-05 Waterston Central – Phase 1 – Parcel 5, were moved from the Non-Consent Agenda to the Consent Agenda.

ADJOURN STUDY SESSION

Chair Simon adjourned the Study Session at 6:00 p.m.

CALL TO ORDER OF REGULAR MEETING

Chair Jän Simon called the August 3, 2022, Regular Meeting of the Planning Commission to order at 6:14 p.m.

PLEDGE OF ALLEGIANCE

Chair 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 Andersen, it was moved to approve the agenda, as amended. **Motion passed 7-0.**

COMMUNICATIONS

7. COMMUNICATIONS 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.

Resident William Rowell stated that the Neely Street lumber yard is going to be developed into high-density housing. The developer was generous with their time and transparent with their plans for the development. However, although the general industrial zoned site has potential, he opposes rezoning to multi-family or single-family attached housing. Gilbert has enough multi-family housing already. From an aesthetic standpoint, industrial activity has an appeal all on its own, more so than an apartment complex.

8. REPORT FROM COUNCIL LIAISON ON CURRENT EVENTS

There was no report from the Council 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.

9. **S21-12 THE ORCHARD: Request to approve Preliminary Plat and Open Space Plan for The Orchard, for 22 lots (Lots 1-22) on approximately 14.07 acres generally located east of the southeast corner of Greenfield Road and Superstition Drive (Germann Road) in the Single Family-15 (SF-15) zoning district with a Planned Area Development (PAD) overlay district. Josh Rogers (480) 503-6589.**

STAFF RECOMMENDATION

- a. The Final Plat and Open Space Plan for The Orchard and construction of the project shall be in substantial conformance with Exhibits 5 and Exhibit 6, the Open Space Plan approved by the Planning Commission/ Design Review Board at the August 3, 2022, public hearing.
- b. The existing perimeter wall will be used as is or, if needed, will be repaired or replaced by the Developer in coordination with adjacent property owners. A double wall will not be permitted.

c. Future proposed signage complying with the Land Development Code shall be approved administratively by Planning Staff prior to submitting for sign permits.

10. **DR22-42 HIGLEY APARTMENTS:** Site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 8.34 acres, generally located at the north of the northeast corner of Higley and Baseline Roads, and zoned Multi-Family High (MF/H) 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 August 3, 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.

11. **S20-13 NORTHSIDE AT SAN TAN VILLAGE:** Request to approve a Preliminary Plat for Northside at San Tan Village, for a commercial subdivision on approximately 19.90 acres generally located south of the southeast corner of San Tan Village Parkway and Ray Road in the Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.

STAFF RECOMMENDATION

- a. The Final Plat and Open Space Plans for Northside at San Tan Village and construction of the project shall be in substantial conformance with Exhibit 4, Preliminary Infrastructure Plat and Exhibit 5, the Preliminary Landscape Design approved by the Planning Commission/Design Review Board at the August 3, 2022, public hearing.

12. **DR22-14 JBJ ELECTRIC COMPANY:** Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for 0.98 acres, generally located southwest of the southwest corner of Cooper and Baseline Roads, and zoned Light Industrial (LI) 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 August 3, 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.

13. **ST22-02 WATERSTON CENTRAL – PHASE 1 – PARCEL 7:** Four (4) new standard plans (3001, 3002, 3003, 3004) by Tri-Pointe Homes for 25 lots (396-398, 413-435), generally located at the southwest corner of Val Vista Drive and Ocotillo Road and zoned Single-Family Detached (SF-D) with a Planned Development Overlay (PAD). Noah Schumerth (480) 503-6729.

STAFF RECOMMENDATION

- a. All standard plans shall meet the requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
- b. All standard plan elevations shall be built per exhibits approved by the Planning Commission/ Design Review Board as presented at the public meeting of August 3, 2022.

14. **ST22-03 WATERSTON CENTRAL – PHASE 1 – PARCELS 4 AND 6: Four (4) new standard plans (3504, 2505, 3506, 3507) by Tri-Pointe Homes for 62 lots (216-237, 248-253, 256-257, 357-363, 369-393), generally located at the southwest corner of Val Vista Drive and Ocotillo Road and zoned Single-Family Residential (SF-6) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729.**

STAFF RECOMMENDATION

- a. All standard plans shall meet the requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
- b. All standard plan elevations shall be built per exhibits approved by the Planning Commission/ Design Review Board as presented at the public meeting of August 3, 2022.

15. **ST22-05 WATERSTON CENTRAL – PHASE 1 – PARCEL 5: Four (4) new standard plans (4001, 4002, 4003, 4004) by Tri-Pointe Homes for 43 lots (260-291, 296-303, 394, 395, 399, 400), generally located at the southwest corner of Val Vista Drive and Ocotillo Road and zoned Single-Family Residential (SF-6) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729.**

STAFF RECOMMENDATION

- a. All standard plans shall meet the requirements set forth in the Resolution of the Design Review Board adopting standard residential house plan conditions approved on December 14, 2000.
- b. All standard plan elevations shall be built per exhibits approved by the Planning Commission/Design Review Board as presented at the public meeting of August 3, 2022.

MOTION: Vice-Chair Mundt moved to recommend approval of Consent Agenda Item 9 S21-12 The Orchard, Item 11 S20-13 Northside at San Tan Village, Item 12 DR22-14 JBJ Electric Company, Item 13 ST22-02 Waterston Central – Phase 1 – Parcel 7, Item 14 ST22-03 Waterston Central – Phase 1 – Parcels 4 and 6, and Item 15 ST22-05 Waterston Central, seconded by Commissioner Blaser. **Motion passed 7-0.**

MOTION: Vice-Chair Mundt moved to recommend approval of Consent Agenda Item 10 DR22-42 Higley Apartments, seconded by Commissioner Blaser. **Motion passed 6-0. Commissioner Andersen abstained.**

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 were moved to the Consent Agenda.

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.

16. PLANNING COMMISSION MINUTES

MOTION: Vice-Chair Mundt moved to approve the minutes of the Study Session & Regular Meeting of July 13, 2022, seconded by Commissioner Blaser. **Motion passed 7-0.**

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

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

18. REPORT FROM PLANNING SERVICES MANAGER ON CURRENT EVENTS

Planning Manager Eva Cutro introduced Veronica Gonzalez, who will replace Amy Temes, who retired, as Principal Planner.

ADJOURNMENT

Chair Simon adjourned the meeting at 6:22 p.m.

Jän Simon, Chairman

ATTEST:

Tracey Asher