



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, NOVEMBER 2, 2022**

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

David Blaser
William Fay
Brian Andersen

Lesley Davis
Lisa Gage, *Alternate*
Charles Johnson, *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. 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 |
| 5:00 P.M. | CALL TO ORDER STUDY SESSION |
| | <p>1. DR22-149 RIVULON COMMONS BUILDING E: Site plan, landscaping, grading and drainage, floor plans, elevations, floor plans, lighting, and colors and materials for approximately 6.4 acres, generally located at the west of the southwest corner of Lindsay and Pecos Roads, and zoned Business Park (BP) with a Planned Area Development (PAD) overlay. Ashlee MacDonald (480) 503-6748.</p> |
| | <p>2. UP22-55 Cooley Station Parcels 20 & 21: Request to approve a Conditional Use Permit for approx. 10.75 acres located at the southwest corner of Williams Field Rd. and Verde Dr. to allow residential on the ground floor in the Gateway Business Center (GBC) zoning district.</p> <p>DR22-128 Cooley Station Parcels 20 & 21: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials and a Master Site Plan for approximately 14.62 acres, generally located at the southwest corner of Williams Field Rd. and Verde Dr., and zoned Gateway Business Center (GBC) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p> |
| | <p>3. GP22-14: District at Cooley Station: Request for Minor General Plan Amendment to change the land use classification of approx. 13.26 acres generally located at the northwest corner of Williams Field Rd. and Recker Rd. from General Commercial (GC) to Village Center (VC) Land Use Classification.</p> <p>Z22-14: District at Cooley Station: Request to rezone approx. 13.26 acres generally located at the northwest corner of Williams Field Rd. and Recker Rd. from General Commercial (GC) to Gateway Village Center (VC) with a Planned Area Development (PAD) overlay.</p> <p>UP22-54 District at Cooley Station: Request to approve a Conditional Use Permit for approx. 13.26 acres located at the northwest corner of Williams Field Rd. and Recker Rd. to allow residential on the ground floor on the site pending rezoning to Gateway Village Center (GVC) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p> |

| TIME | AGENDA ITEM |
|-----------|--|
| | The Planning Commission also acts as the Design Review Board |
| | 4. Discussion of Regular Meeting Agenda |
| | ADJOURN STUDY SESSION |
| 6:00 P.M. | CALL TO ORDER REGULAR MEETING |
| | PLEDGE OF ALLEGIANCE |
| | ROLL CALL |
| | 5. APPROVAL OF AGENDA |
| | COMMUNICATIONS |
| | <p>6. Communications from Citizens</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> |
| | 7. Report from Council Liaison on Current Events |
| | <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>8. DR22-61 THE GILMORE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials and design guidelines for approximately 40 acres, generally located at the northwest corner of Val Vista Dr. and Germann Rd. and zoned Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay and Multi-Family/High (MF/H) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p> |
| | <p>9. DR22-65: ICONIC TIRE SALES AND SERVICE: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.47 acres, generally located at the southeastern corner of Riggs Road and 164th Street, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Noah Schumerth (480) 503-6729.</p> |

| TIME | AGENDA ITEM |
|------|---|
| | <p>The Planning Commission also acts as the Design Review Board</p> |
| | <p>10. UP22-57 CORBELL ENERGY STORAGE: Request to approve a Special Use Permit for approx. 3.11 acres located at 510 N Ithica Street to allow an energy storage facility in the General Industrial (GI) zoning district with a Planned Area Development (PAD) overlay, subject to conditions. Sal DiSanto (480) 503-6759.</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>11. DR22-40 GRAVITY ENERGY & PAD B: Final site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.6 acres, generally located at the southeast corner of Higley Road and Guadalupe Road, and zoned Neighborhood Commercial (NC). Samantha Novotny. (480) 503-6602.</p> |
| | <p>12. DR22-74 WOODSPRING SUITES HOTEL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.68 acres, generally located at the southwest corner of Power Road and Germann Road and zoned General Commercial (GC). Kristen Devine (480) 503-6742.</p> |
| | <p>13. S22-02 ARBORETA ESTATES: Request to approve a Preliminary Plat and Open Space Plan for Arboreta Estates, for 15 lots (Lots 1-15) and 2 tracts (Tracts A and B) on approx. 17 acres located at the northeast corner of Greenfield Road and Germann Road in the Single Family-35 (SF-35) zoning district. Samantha Novotny (480) 503-6602. Continue to December 7, 2022.</p> |
| | <p>14. GP21-03 KEYSTONE: Request for Minor General Plan Amendment to change the land use classification of approx. 15 acres generally located at the southeast corner of Sanders Dr. and Warner Road from Residential 5-8 DU/Acre to Residential 8-14 DU/Acre. The effect of this amendment will be to change the plan of development to allow for increased density of residential development. Ashlee MacDonald (480) 503-6748.</p> |
| | <p>15. Z21-05 KEYSTONE: Request to rezone approximately 15 acres of real property generally located at the southeast corner of Sanders Dr. and Warner Road from Maricopa County Airport District-3 (AD-III) zoning district to Town of Gilbert Multi Family-Low (MF/L) zoning district with a Planned Area Development overlay zoning district (PAD) to reduce the landscape setback adjacent to the western access drive. Ashlee MacDonald (480) 503-6748.</p> |

| TIME | AGENDA ITEM |
|------|--|
| | <p>The Planning Commission also acts as the Design Review Board</p> |
| | <p>16. DR22-64 BBQ ISLAND: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.6 acres, generally located at the southwest corner of William Dillard Drive and Elliot Road, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Samantha Novotny (480) 503-6602.</p> |
| | <p>17. Z22-12 MODERA GILBERT: Request to rezone approximately 15.39 acres located at the southwest corner of Higley and Ray Roads from Town of Gilbert Shopping Center (SC) zoning district to 3.80 acres of General Commercial (GC), 8.66 acres of Multi-Family/Medium (MF/M), and 2.93 acres of Shopping Center (SC) zoning districts, all with a Planned Area Development overlay zoning district (PAD) to increase maximum building height, increase landscape area, and reduce the minimum required front landscape area in the General Commercial (GC) zoning district and to increase maximum building height and decrease landscape area in the Multi-Family (MF/M) zoning district. Eva Cutro (480) 503-6782.</p> |
| | <p>18. GP22-12 ALDI: Request for Minor General Plan Amendment to change the land use classification on approximately 5.51 acres located east of the southeast corner of Arizona Ave. and Desert Lane from General Commercial (GC) to Residential > 25-50 DU/Acre Land Use Classification. Keith Newman (480) 503-6812. Continue to December 7, 2022.</p> |
| | <p>19. Z22-11 ALDI: Request to amend Ordinance Nos. 356, 504 and 601 pertaining to the Fiesta Tech Planned Area Development (PAD) by removing from the Fiesta Tech PAD approx. 10 acres generally located at the southeast corner of Arizona Ave. and Desert Lane from General Commercial (GC) zoning district to 4.5 acres of General Commercial (GC) and 5.51 acres of Multi-Family High (MF/H) zoning district. Keith Newman (480) 503-6812. Continue to December 7, 2022.</p> |
| | <p>20. UP22-48 DOGTOPIA: Request to approve a Conditional Use Permit for approx. 1.39 acres located at 876 N McQueen Road to allow a kennel use in the Community Commercial (CC) zoning district with a Planned Area Development (PAD) overlay, subject to conditions. Samantha Novotny (480) 503-6602.</p> |
| | <p>21. 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. Ashlee MacDonald (480) 503-6748.</p> |
| | <p>22. Z22-07: STILLWATER RIVULON: Request to rezone approximately 10.31 acres located south and west of the southwest corner of Lindsay and Pecos from Business Park (BP) with a Planned Area Development (PAD) overlay to Multi Family-High (MF-H) Zoning District with a Planned Area Development (PAD) overlay district. Ashlee MacDonald (480) 503-6748.</p> |

| TIME | AGENDA ITEM |
|------|---|
| | The Planning Commission also acts as the Design Review Board |
| | 23. Z22-13 MIXED USE ZONING DISTRICTS: Request to amend the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Section 2.0 Terms, Section 3.0 Base Zoning Districts and Use Regulations, Section 4.0 Overlay District Regulations, Section 5.0 Supplemental Regulations, and Chapter 2 Design Guidelines and Standards, related to the creation of three new base zoning districts Mixed-Use/Small (MU/S), Mixed-Use/Large (MU/L), and Mixed-Use/Regional (MU/R). The effect of the amendment will be to create site development standards, use regulations, and design standards appropriate to a mixed-use zoning district, and to update and add definitions, terms, and graphics for clarity and consistency. Samantha Novotny (480) 503-6602, Noah Schumerth (480) 503-6729. |
| | <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. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of October 5, 2022. |
| | COMMUNICATIONS |
| | <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. Report from Chairman and Members of the Commission on current events. |
| | 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, December 7, 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.