



**PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, SEPTEMBER 13, 2023**

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
Council Chambers
50 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.	<p>CALL TO ORDER STUDY SESSION</p> <p>1. DR23-67 HOMEWOOD SUITES: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.7 acres, generally located east of the southeast corner of Val Vista Drive and Mercy Road and zoned Business Park (BP) with a Planned Area Development (PAD) overlay. Sal DiSanto (480) 503-6759.</p>
	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
	<p>4. 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>
	5. 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>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>6. DR22-129 DISTRICT AT COOLEY STATION: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors and materials and a Master Site Plan for approximately 15 acres, generally located at the northwest corner of Williams Field Rd. and Recker Rd., and zoned Gateway Village Center (GVC) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.</p>
	<p>7. DR23-37 ALDI GILBERT MULTI-FAMILY: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, colors, materials and approval of a master site plan for approximately 4.91 acres, generally located east of the southeast corner of Arizona Ave. and Desert Ln., and zoned Multi-Family High (MF/H). Keith Newman (480) 503-6812.</p>
	<p>8. DR23-16 WHATABURGER: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.42 acres, generally located at the southeast corner of Gilbert Road and Warner Road, and zoned Regional Commercial with a Planned Area Development (PAD) overlay. Kristen Devine (480) 503-6742.</p>
	<p>9. S23-02 EMERALD ACRES: Request to approve Preliminary Plat for A.M. Properties and Investments, for 13 home lots (Lots 1-13) on approx. 12 acres located near the northwest corner of Lindsay Road and Galveston Street in the Single-Family Residential (SF-35) zoning district. Ashlee MacDonald (480) 503-6748.</p>
	<p>10. DR23-32 ELLIOT COMMERCE PARK - LOT 16: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.11 acres, generally located south of the southeast corner of Hamilton Ct. and Rawhide Ave. and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Sal DiSanto (480) 503-6759.</p>
	<p>11. S21-02 HAPPY ROAD ESTATES: Request to approve Preliminary Plat and Open Space Plan for Craft Development, for 6 home lots (Lots 1-6) and Tracts A-D on approx. 3.87 acres located south of the southeast corner of Higley Road and San Tan Boulevard in the Single Family-15 (SF-15) zoning district. Veronica Gonzalez (490) 503-6720.</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>12. Z23-03 GILBERT SAN TAN: Request to rezone approximately 30.6 acres of real property generally located east of the southeast of the corner of Higley Road and San Tan Blvd. from Single Family-15 (SF-15) zoning district to Single Family-15 (SF-15) zoning district with a Planned Area Development overlay zoning district (PAD) to modify lot coverage and setbacks. Nicole Russell (480) 503-6716.</p>

TIME	AGENDA ITEM
	<p>The Planning Commission also acts as the Design Review Board</p>
	<p>13. UP22-39 SELF-STORAGE FACILITY: Request to approve a Conditional Use Permit for approximately 2.4 acres located north of the northwest corner of Higley Road and Williams Field Road to allow an indoor self-storage facility use in the Light Industrial (LI) zoning district, subject to conditions. Samantha Novotny (480) 503-6602.</p>
	<p>14. DR22-104 SELF-STORAGE FACILITY: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.4 acres, generally located north of the northwest corner of Higley Road and Williams Field Road, and zoned Light Industrial (LI), subject to conditions. Samantha Novotny (480) 503-6602.</p>
	<p>15. DR23-41 3 MINUTE EXPRESS CAR WASH: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 1.29 acres, generally located at the southwest corner of Gilbert Road and Guadalupe Road and zoned Shopping Center with a Planned Area Development (PAD) overlay. Kristen Devine (480) 503-6742.</p>
	<p>16. DR23-26 BASELINE COMMERCIAL: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2.79 acres, generally located at the southwest corner of Lindsay and Baseline Roads, and zoned General Commercial (GC) with a Planned Area Development (PAD) overlay. Sal DiSanto (480) 503-6759.</p>
	<p>17. GP22-11 BELLA STORIA: Request for Minor General Plan Amendment to change the land use classification of approximately 11.79 acres located at the northwest corner of Power Rd. and Williams Field Rd. from General Commercial to Residential > 14-25 du/acre Land Use Classification on 11.60 acres, and from Residential > 14-25 du/acre to General Commercial Land Use Classification on .19 acres. Keith Newman (480) 503-6812.</p>
	<p>18. Z22-10 BELLA STORIA: Request to rezone approximately 76.14 acres located at the northwest corner of Power Rd. and Williams Field Rd. from Maricopa County Rural-43 (RU-43) Zoning District to 28.61 acres of Town of Gilbert Multi-Family Medium (MF/M) zoning district, 23.69 acres of Single Family Detached (SF-D) Zoning District, 8.51 acres of Single Family Attached (SF-A) and 15.33 acres of General Commercial (GC) zoning district, with a Planned Area Development overlay (PAD). Keith Newman (480) 503-6812.</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>
	<p>19. 2024 Planning Commission Meetings – consider approval of the 2024 Calendar Regular Meetings.</p>
	<p>20. Planning Commission Minutes - Consider approval of the minutes of the Study Session & Regular Meeting of July 12, 2023 and August 2, 2023.</p>

TIME	AGENDA ITEM
	The Planning Commission also acts as the Design Review Board
	COMMUNICATIONS
	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.
	21. Report from Chairman and Members of the Commission on current events.
	22. 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, October 4, 2023, 6:00 PM, at the Gilbert Municipal Center, Council Chambers, 50 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.