



**TOWN OF GILBERT
PLANNING COMMISSION
Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive, Gilbert, AZ
February 7, 2024**

COMMISSION PRESENT:

Noah Mundt, Chairman
Anthony Bianchi, Vice-Chairman
Lesley Davis
William Fay
Lisa Gage
Jän Simon
Louis DeGravina (Alternate)
Thomas Everett (Alternate)

STAFF PRESENT:

Eva Cutro, Planning Manager
Veronica Gonzalez, Principal Planner
Ashlee MacDonald, Principal Planner
Keith Newman, Senior Planner
Nicole Russell, Senior Planner
Kristen Devine, Planner II
Kole Lyons, Assistant Town Attorney

COMMISSION ABSENT:

Brian Andersen

COUNCIL LIAISON PRESENT:

Scott Anderson

PLANNER	CASE	PAGE	VOTE
Nicole Russell	DR23-81	6	7-0
Ashlee MacDonald	Z23-08 Continuance	6	7-0

CALL TO ORDER OF THE STUDY SESSION

Chair Mundt called the study session of the Planning Commission to order at 5:00 p.m.

STUDY SESSION

- DR23-11 HIGLEY BARNS PHASE 2: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 4.8 acres, generally located at the southwest corner of Williams Field Road and Wade Drive, and zoned General Commercial (GC). Kristen Devine (480) 503-6742**

Planner Devine sought input, general feedback, and permission for the applicant to proceed with CDs at risk with the site plan, which is approximately 4.8 acres. Phase two of the project is located at the southwest corner of Williams Field Road and Wade Drive, commonly referred to as the old potato barn. It was initially approved in 2017 and then amended in 2020 to modify the phasing on

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the site. The original site plan included two buildings as part of phase two and is being brought forward to amend the site plan again to include only one building. The proposed building is 13,300 square feet and will include a variety of uses, including animal services, restaurants, and retail. Along the east side of the development is a 50-foot-wide gas easement that runs north-south along Wade Drive.

Staff is currently working with the applicant and the gas company to gain approval to construct parking spaces and a new access drive over that gas easement. The proposed building is a one-story mixed-use building with a primary height of 22 feet and then a height of 34.5 feet to the top of the pitched roof portions. The design is reflective of a farm-style agrarian concept and complements the existing buildings on site. The primary building material being used is a masonry block with metal wall siding on the exterior of the north-end suite and an EIFS on the exterior of the south-end suite. The roof is a dark green metal seam roof with exposed steel beams and trusses being used as accent materials underneath the sloped areas of the roof. Then, there are some renderings of the project.

Planner Devine concluded the presentation, and the floor was opened for questions and comments.

COMMISSION QUESTIONS/COMMENTS

Commissioner Simon expressed concern about the lack of rear service access in the building design. Planner Devine explained that it has been a question that has been brought up multiple times. However, it is not a requirement per code.

Vice Chair Bianchi inquired whether staff have any issues or are in general agreement that phase two and phase one have similar designs. Planner Devine replied that the two buildings were smaller, and they made the one building a little bit larger. Overall, it has less square footage. Vice Chair Bianchi supported the proposal if the applicant obtained approval from the gas company.

Commissioner Davis questioned the types of plant materials that will be anticipated. Planner Devine noted that the perimeter landscaping was all installed with phase one of the project, which is primarily small shrubbery. The trees that were anticipated have all been relocated to the rear side of the building.

Commissioner Everett raised concerns about the east side, which acts a little bit more like frontage, and the shortest side faces the street without trees to break it up.

2. DR23-155 MEDICAL OFFICE BUILDINGS: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 14.45 acres, generally located at the southeast corner of Melrose Street and Rome Street, and zoned General Office (GO) and Neighborhood Office (NO) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.

Planner Newman sought input, general feedback, and permission for the applicant to proceed with CDs at risk with the site plan. The subject site is located on an approximate 14.45-acre parcel

at the southeast corner of Rome Street and Melrose Street in the Val Vista Medical Growth Area. The site is zoned General Office (GO) and Neighborhood Office (NO) with a Planned Area Development (PAD) overlay. The proposed development is replacing the previous approval for a geriatric and adult behavioral health hospital facility. With the new proposal, the applicant desires to construct ten single-story medical office buildings intended for sale or lease. Eight of these buildings will each be around 9,516 square feet, while the two larger ones will each be about 19,006 square feet. The total proposed building area is approximately 114,140 square feet. Applications for a Preliminary Plat (S23-04) and an Administrative Use Permit for a parking reduction (UP23-46) are being reviewed concurrently.

The staff has recently issued first review comments to the applicant. The project has been brought forward to a Study Session for Planning Commission/DRB input concerning the elevations and the overall design of the site. The applicant has also requested to submit construction documents at-risk (CDs At-Risk). Staff is supportive of the CD At-Risk request if the applicant can address any outstanding first review comments that may have an impact on the elevations, site plan, landscape plan, or grading and drainage plan before CD submittal.

According to the proposed site plan, the development will feature three vehicular access points located on Rome St., Melrose St., and Coronado Rd. The buildings will be built along the adjacent roadways following the curvature of the road, which will connect to Germann Rd. Parking will be located behind the buildings bordering the BB Living multi-family development to the south and west of the site. Patient drop-off and pick-up areas are located near the main patient entrances on the south and west sides of the buildings. A total of 587 parking spaces are proposed, where 761 spaces are required. The applicant has applied for an Administrative Use Permit seeking a reduction in parking requirements. This permit enables staff to consider such reductions for businesses whose building designs are uniquely limited structurally for a specific use. Site fencing includes a three-foot-high parking screen wall located along the roadways to screen parking spaces. It includes an existing six-foot wall along the southern and western boundary bordering the BB Living multi-family development.

A total of 33% of the net area is landscaped, which exceeds the required landscaping percentage for the site. The landscape plan proposes a varied plant palette of trees and shrubs. The types of trees include Red Push Pistache, Blue Palo Verde, Southern LiveOak, Chinese Elm, Ghost Gum, Mulga, and Desert Willow. Some of the shrub and accent plant types include Blue Bells, Texas Sage, Green Hopseed Bush, Sparky Yellow Bells, Deer Grass, Desert Spoon, and Red and Yellow Lantana. All landscape materials will be distributed along street frontages and the perimeter boundaries of the site, within the parking areas, and around the foundations of all buildings.

The applicant is proposing a combination of surface retention within the perimeter landscape setback areas as well as underground storage. There are currently outstanding comments with the Engineering Division that will be required to be addressed in subsequent reviews. The proposed grading and drainage plan will generally meet the requirements of the Town of Gilbert's Engineering Division once all review comments have been addressed. The proposed buildings are approximately 17 feet in height to the roof line and 25" to the top of mechanical screening parapet walls. The primary building materials are sand finish stucco with varying shades often (Dunn

Edwards Carrara, Grange Hall, and Charcoal Sketch). The accent material proposed is a tan porcelain tile.

Lighting consists of parking lot light poles and attached building wall-mounted sconces. All site lighting will be required to comply with Town codes. Monument signs are proposed at the entrances of Melrose St. and Coronado St. and are being reviewed with this request. A Comprehensive Sign Plan will be required before sign permitting.

Planner Newman concluded the presentation, and the floor was opened for questions and comments.

COMMISSION QUESTIONS/COMMENTS

Commissioner Davis inquired about parking reduction. Planner Newman explained that they were still in the very early stages of analyzing whether this parking reduction is something to support. The applicant still needs to provide a lot of information, and they must add additional parking spaces, as there is no parking allowed on the roadways.

Commissioner Simon raised concerns about the parking reductions, as it is a medical building where staff and patients would need parking.

Vice Chair Bianchi sought clarification as to whether the parking decrease was an administrative review. Planner Newman confirmed that it is an administrative use permit and that they are providing approximately 33% open space, which is double what is typically required in a development like this. Vice Chair Bianchi asked about the door front, whether it is going to be glass or aluminum. Planner Newman noted that the door front will be all glass, and the glass windows will have aluminum framing.

Planner Newman explained that if the applicant had to, they would remove a building or two and move forward with the development. If the parking code and the text amendment did not work, then they would remove a building or two. However, the applicant would like permission to move forward with CDs At-Risk.

Commissioner Fay inquired whether the application was under the new code. Planner Newman noted that they still need to analyze whether it would be appropriate or whether it would fit under the parameters of the new code.

Chair Mundt pointed out that if the new code through administration gets approval, staff would do an efficient job in that case. Planner Newman shared that the parking code LDC proposal went before the council in the study session and is going to go before the council at the end of February 2024 for approval. They intend to thoroughly review the proposed parking reduction and compare it with the proposed changes if it complies with those changes and complies with the provisions that the new code will potentially approve.

3. DISCUSSION OF REGULAR MEETING AGENDA

Chair Mundt reported that there were no public members in attendance. Chair Mundt reviewed the meeting agenda, and no changes were requested.

ADJOURN STUDY SESSION

Chair Mundt adjourned the Study Session at 5:39 p.m.

CALL TO ORDER OF REGULAR MEETING

Chair Mundt called the February 7, 2024, Regular Meeting of the Planning Commission to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

Chair Mundt led the Pledge of Allegiance.

ROLL CALL

A roll call was conducted, and it was confirmed that a quorum was present.

4. APPROVAL OF AGENDA

Chair Mundt called for a motion to approve the agenda.

MOTION: Vice Chair Bianchi moved to approve the agenda of the February 7, 2024, meeting of the Planning Commission, as presented, seconded by Commissioner Gage. **Motion passed 7-0.**

COMMUNICATIONS

5. 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.

There were no comments from citizens.

6. REPORT FROM COUNCIL LIAISON ON CURRENT EVENTS

The Council Liaison reported on current events including the Gilbert Feeding Families annual event that happened in February 2024. He also shared there will be an outdoor recreation event that will happen at the Riparian Preserve in February 2024. HD South has its annual fundraiser on the night of the museum. In two weeks is the grand opening of the new terminal out at Williams Gateway Airport, which is a big deal for the town and the whole East Valley. Opening up a new portion of the airport will bring more economic development to the community. On February 7,

2024, the Gilbert Symphony, which is a free event, is happening at the Higley Center for the Performing Arts.

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.

7. DR23-81 GILBERT SPECTRUM BUILDING 8: Site plan, landscaping, grading and drainage, elevations, floorplans, lighting, and colors and materials for approximately 7.4 acres, generally located southwest of the intersection of W Elliot Road and S McQueen Road, and zoned Light Industrial (LI) with a Planned Area Development (PAD) overlay. Nicole Russell (480) 503-6716

- a. Construction of the project shall conform to the exhibits approved by the Planning Commission at the February 7, 2024 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. All building signage must follow the approved master sign plan or an Administrative Design Review approval is required to amend the sign program before proceeding through sign permitting.

MOTION: Commissioner Fay moved to approve the consent item, DR23-81 GILBERT SPECTRUM BUILDING, as stated, seconded by Commissioner Simon. **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 in 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.

8. Z23-08 HERITAGE NORTH: Request to amend Ordinance No. 2814 to amend the Heritage North Planned Area Development (PAD) for approximately 11.97 acres, generally located at the southwest corner of Gilbert Road and Juniper Avenue, and zoned Heritage Village Center (HVC) PAD with a Planned Area Development overlay. The effect of this amendment will be to modify the approved development plan and conditions of approval. Ashlee MacDonald 480-503-6748. Continue to March 6, 2024.

MOTION: Vice Chair Bianchi moved to continue the non-consent item Z23-08, HERITAGE NORTH, to March 6, 2024, seconded by Commissioner Simon. **Motion passed 7-0.**

ADMINISTRATIVE ITEMS

Administrative Items are for the Commission discussion and action. It is at the discretion of the majority of the Commission 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 may or may not accept public comment.

There were no administrative items.

9. PLANNING COMMISSION MINUTES

Commissioner Gage noted that the December 6, 2023 minutes had Ashlee MacDonald's title listed incorrectly and should be changed from Planning Manager to Principal Planner.

MOTION: Commissioner Simon moved to approve the minutes of December 6, 2023, with the noted change and January 3, 2024, study session and regular meeting, seconded by Commissioner Everett, as amended. **Motion passed 7-0.**

COMMUNICATIONS

10. 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.

An Executive Session was not required at this meeting.

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

There were no reports from the Chairman or members of the Commission on current events.

12. REPORT FROM THE PLANNING SERVICES MANAGER ON CURRENT EVENTS

Eva Cutro, Planning Manager, reported that the students from the seventh grade in Mesa Accelerated and Gifted Academy are doing their future city project, and they won regionals. Therefore, they will compete in the national competition.

ADJOURNMENT

Chair Mundt called for a motion to adjourn the meeting.

MOTION: Vice-Chair Bianchi moved to adjourn the meeting, seconded by Commissioner Davis.
Motion passed 6-1.

The meeting was adjourned at 6:14 p.m.

Noah Mundt, Chair

ATTEST:

Tracey Asher

DRAFT