



PLANNING COMMISSION MEETING AGENDA WEDNESDAY, NOVEMBER 6, 2024

Noah Mundt, *Chairman*
William Fay, *Vice Chairman*
Brian Andersen

Jän Simon
Lesley Davis
Lisa Gage

Louis DeGravina
Jenna Lyon, *Alternate*
Raymond Huang, *Alternate*

Gilbert Municipal Center
Council Chambers
50 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 |
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| | The Planning Commission also acts as the Design Review Board |
| 5:00 P.M. | 1. Oath of Office <ul style="list-style-type: none"> • Raymond Huang |
| | CALL TO ORDER STUDY SESSION |
| | 2. DR24-79 POPSTROKE: site plan, landscape, grading and drainage, elevations, floor plans, lighting, and colors and materials on approximately 4.25 acres, generally located at the south of the southeast corner Ray Rd. and Santan Village Pkwy., and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. UP24-44 POPSTROKE: Request to approve a Conditional Use Permit for approximately 4.25 acres located south of the southeast corner of Ray Rd, and Santan Village Pkwy. to permit a Commercial Amusement Indoor use for an indoor miniature golf facility within the Gilbert Crossroads Center Planned Area Development (PAD). The subject site is zoned Regional Commercial (RC) with a Planned Area Development Overlay. UP24-45 POPSTROKE: Request to approve a Conditional Use Permit for approximately 4.25 acres located south of the southeast corner of Ray Rd. and Santan Village Pkwy. within the Gilbert Crossroads Center Planned Area Development (PAD), to approve a parking demand study establishing minimum parking standards for an indoor miniature golf facility as a use not listed in the Unified Land Development Code (ULDC) governing the development. The subject site is zoned Regional Commercial (RC) with a Planned Area Development (PAD) Overlay. Keith Newman 480-503-6812 |
| | 3. GP24-05 TUSTIN RANCH – MINOR GP: Request for Minor General Plan Amendment to change the land use classification of approx. 39.95 acres generally located at the southwest corner of Greenfield and Pecos Roads from General Office (GO) and General Commercial (GC) to Residential > 2-3.5 DU/Acre. Z24-12 TUSTIN RANCH PAD AMENDMENT: Request to amend Ordinance No. 1241 by amending the development plan, revising conditions of approval, reconfiguring the zoning boundaries, and increasing the acreage of the Single Family-10 (SF-10) zoning district by 1.5 acres, on approximately 39.5 acres located at the southwest corner of Greenfield and Pecos Roads, with a planned area development (PAD) overlay requesting the following development standard deviations: increased lot coverage percentage for SF-15, decreased front setbacks for SF-10 and SF-15, reduced side setbacks for SF-15, reduced rear setbacks for SF-10 and SF-15, and modified landscape buffers along ROWs. S24-04 TUSTIN RANCH: Request to approve Preliminary Plat and Open Space Plan for Tri Pointe Homes, for 76 home lots (Lots 1-76) on approx. 39.95 acres located at the southwest corner of Greenfield and Pecos Roads, pending a rezoning to Single Family-10 (SF-10) and Single Family-15 (SF-15) zoning districts, with a planned area development (PAD) overlay. Kristen Devine (480) 503-6742 |

| TIME | AGENDA ITEM |
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| | 6. Discussion of Regular Meeting Agenda |
| | ADJOURN STUDY SESSION |
| 6:00 P.M. | CALL TO ORDER REGULAR MEETING |
| | PLEDGE OF ALLEGIANCE |
| | ROLL CALL |
| | 7. APPROVAL OF AGENDA |
| | COMMUNICATIONS |
| | 8. Communications from Citizens At this time, members of the public may comment on matters within the jurisdiction of the Town. The Commission/Board may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to state law, action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration. |
| | 9. Report from Council Liaison on Current Events |
| | 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 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. |
| | 10. UP24-43 SIGNATURE AT SANTAN VILLAGE - FENCE MODIFICATION: Request to approve modifications to separation fence requirements allowing the elimination of the required separation fence along the northern boundary on approx. 30.37 acres generally located north of the northwest corner of Williams Field Rd. and San Tan Village Pkwy., and zoned Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812. TABLED. |
| | 11. DR24-12 SHOPS AT PECOS & POWER: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for a One (1) acre parcel, and the establishment of a master site plan on approximately 4.55 acres, generally located at the southwest corner of Pecos Rd. and Power Rd. within the Shopping Center (SC) zoning district. Keith Newman (480) 708-3961 |

| TIME | AGENDA ITEM |
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| | <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. UP24-54 MELROSE PROFESSIONAL PARK - PARKING REDUCTION: Request to approve a Conditional Use Permit on approximately 14.46 acres of real property located at the southeast corner of Rome St. and Melrose St., to reduce on-site parking by 39.6% within the Neighborhood Office (NO) and General Office (GO) zoning districts. Keith Newman (480) 503-6812. WITHDRAWN.</p> |
| | <p>13. DR23-155 MELROSE PROFESSIONAL PARK: 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 St. and Rome St., and zoned General Office (GO) and Neighborhood Office (NO) with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812</p> |
| | <p>14. Z24-05 LDC TEXT AMENDMENT: Request to amend the Town of Gilbert Land Development Code, Chapter I Zoning Regulations, Section 2.0 Terms, related to the definitions of Accessory Structure, Detached Structure, Guest Quarters, Incidental Dwelling Unit, Permanent Structure, Structure, Secondary Dwelling, and Single Family; Section 3.1.2 Use Regulations, Use Table; Section 3.2.4 Single Family Residential Development Standards, Accessory Structure and Incidental Dwelling Unit Tables; Section 5.2.3 Incidental Dwelling Unit. Eva Cutro (480) 503-6782</p> |
| | <p>15. Z24-09 LDC TEXT AMENDMENT – ADAPTIVE REUSE: Request to amend the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Section 2 Terms, Section 3 Base Zoning Districts and Use Regulations, Section 5 Additional Use and Site Regulations, and Section 6 Administrations. The effect of the amendment will be to clarify the Code, address adaptive reuse, and make technical and conforming changes. Veronica Gonzalez (480) 503-6720</p> |
| | <p>16. Z24-13 LDC TEXT AMENDMENT – ZONING APPLICATIONS: Request to amend the Town of Gilbert Land Development Code, Chapter 1 Zoning Regulations, Section 6.2 Common Procedures, and Section 6.7 Amendments to Zoning Code Text, a Zoning Ordinance or the Official Zoning Map. The effect of the amendment will be to clarify the Code, address administrative completeness of zoning applications, timeframe to approve or deny residential zoning applications, protest procedures, and make technical and conforming changes. Eva Cutro (480) 503-6782</p> |
| | <p>17. S24-05 SIGNATURE AT SANTAN VILLAGE - Request to approve a Preliminary Plat and Open Space Plan for Signature at Santan Village, for 11 commercial lots on approximately 30.37 acres located at the southwest corner of Santan Village Pkwy. and Coronado Rd. in the Regional Commercial (RC) Zoning District with a Planned Area Development (PAD) overlay district. Keith Newman (480)-503-6812</p> |

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| | <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> |
| | 18. 2025 PLANNING COMMISSION MEETINGS – consider approval of the 2025 Calendar Regular Meetings. |
| | 19. PLANNING COMMISSION MINUTES - Consider approval of the minutes of the Study Session & Regular Meeting of October 2, 2024. |
| | 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> |
| | 20. Report from Chairman and Members of the Commission on current events. |
| | 21. 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 4, 2024, 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.