



**TOWN OF GILBERT
PLANNING COMMISSION
Gilbert Municipal Center
Council Chambers
50 E. Civic Center Drive, Gilbert, AZ
October 2, 2024**

PLANNING COMMISSION PRESENT:

Noah Mundt, Chair
Brian Andersen
Lesley Davis
Lisa Gage
Jän Simon
Louis DeGravina
Jenna Lyon (Alternate)

STAFF PRESENT:

Alena Jorquez, Assistant Town Attorney Senior
Scott Anderson, Council Liaison
Ashley MacDonald, Principal Planner
Veronica Gonzalez, Principal Planner
Keith Newman, Senior Planner
Tom Condit, Development Engineer Manager
Nicole Russell, Senior Planner
Kristen Devine, Senior Planner

ABSENT:

William Fay
Kyle Cole (Alternate)

PLANNER	CASE	PAGE	VOTE
Keith Newman	DR24-12	2	
Tom Condit	Z24-14	3	
Keith Newman	S24-03	4	6-0
Nicole Russell	DR23-170	4	6-0
Nicole Russell	DR24-64	4	6-0
Keith Newman	UP24-43	5	6-0
Kristen Devine	DR24-37	5	6-0

1. OATH OF OFFICE

Brian Andersen, Louis DeGravina, and Jenna Lyon took the oath of office. Kyle Cole was absent.

2. ELECT CHAIR AND VICE CHAIR

Commissioner Simon nominated Commissioner Mundt as Chair and Commissioner Fay as Vice Chair.

MOTION: Commissioner Simon moved to approve Commissioner Mundt’s appointment as Chair and Commissioner Fay’s appointment as Vice Chair, seconded by Commissioner Davis. The motion **passed 6-0.**

CALL TO ORDER OF THE WORK SESSION

Chair Mundt called the work session of the Planning Commission to order at 5:11 p.m.

WORK SESSION

3. DR24-12 SHOPS AT PECOS & POWER: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for a 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.

Planner Newman presented an overview of Phase 1 (a one-acre section with a 6,500-square-foot development) of a master plan on a currently vacant site, with a preschool learning center to the south. The section, referred to as Shop B, will hold 30 of the 110 parking spaces in the master site, with an entrance on Pecos Road and a car wash at the corner. The applicant will increase the landscaping area. The building will be 19 feet tall, with a flat roof, metal cement paneling, veneer masonry, and a pitch tower over the main entrance. The property will be painted earth tones. Staff completed three reviews and provided feedback to the applicant, who is seeking approval to proceed with the CDs at risk.

COMMISSION QUESTIONS/COMMENTS

Commissioner Davis expressed disappointment with a lube shop on a visible corner and noted that there does not appear to be a pedestrian connection between the lube shop and pad C. Would like to see maybe a fast-food restaurant or another building at the corner and that they be moved closer to the corner.

Commissioner Andersen asked if they are just looking at the Shops B Building or if they are supposed to concentrate on the entire site including Phase 2. No comments on Shops B design, Commented on the refuse enclosures proposed along Power Rd. And that he would like them to be further away from the road. Also questioned if there would be more than one garbage service picking up trash on the site or does each enclosure get individually served. The whole site would be difficult for a single truck to navigate and pick up all the dumpsters.

Planner Newman advised that the main focus of the request is the Shops B site, but feedback is also desired for the entire 4.5 acre development which is located in a master site plan. Staff will investigate if there would be more than one garbage pick up service and will discuss the trash enclosure location concerns along Power Rd. with the applicant and will report back at the final hearing.

Commissioner Simon questioned whether they are to look at the entire master plan or just Shops B and would like to lock in the design of the master site plan. Doesn't like the design and location of Shops C. Also expressed concerns with the trash enclosures located so close to Power Rd. He was satisfied with the look and feel of the Shops B building

Planner Newman stated that the applicant is trying to establish a master site plan in addition to the approval of the design of the Shops B site and building. Comments and feedback on the design of the rest of the site is needed. Final details on the individual pads sites in phase two will come later when each submits for a design review case. Commissioner Simon also expressed concerns with the design of the lube shop at the corner and that it should be designed differently.

Commissioner DeGravina expressed concern over the complete buildout of the entire site and whether or not the parcels making up the site plan fit well together.

Planner Newman stated this site is being reviewed as a master site plan and it is not known if the current design will be what is proposed in the future when each pad site submits for approval. If changes that are not in substantial conformance are desired an amendment to the master site plan will be required with each case that is submitted. Buildings smaller than 5,000 sf would be reviewed administratively.

Commissioner Davis expressed concerns with the visibility of the Shops C building, and it would make more sense to move it to the corner of Pecos and Power. Wants that corner to be redesigned.

Commissioner Simon asked about CD's at risk for the Shops B building and if the revised plan would be represented to the Commission after this study session.

Planner Newman stated that Shops B and the master site plan will come back to the Commission for final consideration, but the final design of pad site smaller than 5,000 sf will not come back.

Planner Newman asked whether or not the Commission would authorize CD's at risk for the Shops B building.

Commissioner Simon expressed concern with CD's at risk for one building without seeing how the rest of the development will be designed.

Commissioner Andersen advised that the utilities for the other areas would not be connected immediately and that it is the applicant's risk whether they proceed with CDs at risk and that the Planning Commission doesn't have authority to authorize them to move forward and that it should be their decision.

Commissioner Davis expressed concern about possible changes and that they won't get to see the master site plan come back before them. Doesn't have a problem with Shops B moving forward with CD's at risk.

Planner Newman stated that the master site plan will come back to the Commission in the future for final consideration along with Shops B.

4. Z24-14 TEXT AMENDMENT - SUBDIVISION REQUIREMENTS: Citizen Review and initiation of amendment to the Town of Gilbert Land Development Code, Chapter 3 Subdivisions, Section 1.1 Subdivision Regulations, Section 1.1.11 Certificate of Plat Correction and Section 1.2.11 Improvements. The effect of the amendment will be to clarify the Code, address subdivision requirements and make technical and conforming changes. Tom Condit (480) 261-5226.

Tom Condit, Development Engineer Manager, advised that the amendments to the Land Development Code (LDC) would clarify that streets are required for subdivisions, eliminate confusion about private streets contained in easements, allow a Certificate of Correction to be used to modify plat setbacks, and correct typos in section numbers.

Chair Mundt directed Tom Condit to initiate the text amendments.

5. DISCUSSION OF REGULAR MEETING AGENDA

Chair Mundt reviewed the meeting agenda, and the Commission agreed to relocate Item 10, UP24-43 Signature at Santan Village - Fence Modification, to the non-consent agenda, and Item 13, DR23-170 COBBLESTONE EXPRESS AUTO SPA, to the consent agenda.

ADJOURN WORK SESSION

Chair Mundt adjourned the work session at 5:41 p.m.

CALL TO ORDER OF REGULAR MEETING

Chair Mundt called the October 2, 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.

6. APPROVAL OF AGENDA

Chair Mundt called for a motion to approve the agenda.

MOTION: Commissioner Simon moved to approve the agenda of the October 2, 2024, meeting of the Planning Commission, seconded by DeGravina, amended as follows:

- Item 10, UP24-43 Signature at Santan Village - Fence Modification, was relocated to the consent agenda.
- Item 13, DR23-170 COBBLESTONE EXPRESS AUTO SPA, was relocated to the non-consent agenda.

The motion **passed 6-0**.

COMMUNICATIONS

7. 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.

There were no comments from citizens.

8. REPORT FROM COUNCIL LIAISON ON CURRENT EVENTS

There was nothing to report.

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.

9. S24-03 BELLA STORIA- PARCEL A: Request to approve a Preliminary Plat and Open Space Plan for Bella Storia-Parcel A, for 228 home lots on approximately 32 acres located north of the northeast corner of Williams Field Rd. and Delatorre Blvd. in the Single Family Detached (SF-D) and Single Family Attached (SF-A) Zoning Districts with a Planned Area Development (PAD) overlay district. Keith Newman (480) 503-6812.

10. DR24-64 STAYBRIDGE SUITES: Site plan, landscaping, grading and drainage, elevations, floorplans, lighting, and colors and materials for approximately 2.6 acres, generally located northwest of the intersection of Power Road and Galveston Street, and zoned Business Park (BP) and Regional Commercial (RC) and within the Vertical Development Overlay Zoning District with a Planned Area Development (PAD) overlay. Nicole Russell (480) 503-6716.

11. **DR23-170 COBBLESTONE EXPRESS AUTO SPA: Master Site Plan Amendment, Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 3.92 acres, generally located southwest of the intersection of Lindsay Road and Germann Road, and zoned Neighborhood Commercial (NC) and to be rezoned to Community Commercial (CC) by case Z23-11. Nicole Russell (480) 503-6716.**

MOTION: Commissioner Simon moved to approve the consent calendar as read and seconded by Commissioner DeGravina. The motion **passed 6-0**.

PUBLIC HEARING (NON-CONSENT)

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.

12. **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 Santan Village Pkwy., and zoned Regional Commercial (RC) zoning district with a Planned Area Development (PAD) overlay. Keith Newman (480) 503-6812.**

Planner Newman advised that the LDC states that surrounding developments must agree on alternative landscaping options. The developer has not reached an agreement with their neighbor to the north.

There were no comments from citizens.

MOTION: Commissioner Davis moved to approve the continuance of UP24-43 Signature at Santan Village - Fence Modification to the November 6, 2024, Commission meeting, seconded by Commissioner Simon. The motion **passed 6-0**.

13. **DR24-37 LUMBERYARD: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 9.58 acres, generally located east of Neely Street between Cullumber Avenue and the railroad, and zoned Multi Family High (MF/H) with a Planned Area Development (PAD) overlay. Kristen Devine (480) 503-6742**

Planner Devine advised that the developer proposes a 285-unit building, with studios, one, and two-bed units, spread across three buildings, each three to four stories tall. The plan includes a pool, an amenity area with firepits, a dog park, a yard games area, indoor and outdoor fitness areas, a mini market, a coffee and beverage bar, a business center, a nature seating area, 444 parking spaces (243 covered and 129 uncovered), and 72 garage spaces. The development would be accessed from Neely Street and the garages would be on the southern and northern sides.

The request to decrease the open space requirement from 40% to 35% was approved. The area will include multiple species of trees including olive and southern live oak, shrubs, and groundcover. The elevation would complement the neighboring historic district. It would include stucco, wood paneling, brick, metal balcony covers as requested at the study session, and two-story glass paneling at the lobby entrance. The garages include wall-mounted lighting.

Staff recommended approving the site plan.

COMMISSION QUESTIONS/COMMENTS

Commissioner Andersen asked if the emergency exit issues were addressed.

Planner Devine responded that the neighboring townhome development's driveway would serve as secondary emergency access. The fire department agreed with the plan.

Adam Baugh advised he is available for questions and that meetings with staff were helpful.

Keith Crandell, owner of the yard on the corner of Neely Street and Cullumber Avenue, opposed the development as it is next to an industrial property. Contractors are onsite from 4:30 a.m. until late in the evening, make noise and use bright lights.

Commissioner Davis advised that the land use was already approved, and those factors were considered, and new residents will be aware of the conditions. The current approval is for the design.

MOTION: Commissioner Simon moved to approve DR24-37 LUMBERYARD: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 9.58 acres, generally located east of Neely Street between Cullumber Avenue and the railroad, and zoned Multi Family High (MF/H) with a Planned Area Development (PAD) overlay, seconded by Commissioner Davis. The motion **passed 6-0**.

ADMINISTRATIVE ITEMS

Administrative Items are for the Commission/Board discussion and action. It is at 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 number on which they wish to address. The Commission/Board may or may not accept public comment.

14. PLANNING COMMISSION MINUTES

MOTION: Commissioner Simon moved to approve the September 4, 2024, minutes of the Study Session and Regular Meeting of the Planning Commission, seconded by Commissioner Andersen. The motion **passed 6-0**.

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. An Executive Session was not required at this meeting.

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

Commissioner Andersen requested an update on the development of the downtown dirt lot.

Principal Planner MacDonald responded that the drawings are being reviewed, and construction should commence prior to the year's end.

Chair Mundt welcomed the new commissioners.

16. REPORT FROM PLANNING SERVICES MANAGER ON CURRENT EVENTS

Principal Planner MacDonald congratulated Commissioner Lyon on her appointment and Commissioners Cole, Andersen, and DeGravina for their reappointment.

ADJOURNMENT

Chair Mundt called for a motion to adjourn the meeting.

MOTION: Commissioner Simon moved to adjourn the meeting, seconded by Commissioner Davis. The motion **passed 6-0**.

The meeting was adjourned at 6:29 p.m.

Noah Mundt, Chair