

Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, SENIOR PLANNER *KN*
(480) 503-6812, KEITH.NEWMAN@GILBERTAZ.GOV

THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

MEETING DATE: SEPTEMBER 4, 2024

SUBJECT: UP24-43, SIGNATURE AT SANTAN VILLAGE-FENCE MODIFICATION

STRATEGIC INITIATIVE: Exceptional Built Environment

This project would allow for the elimination of a separation fence adjoining a landscape tract within a neighboring subdivision.

RECOMMENDED MOTION

Make the Findings of Fact and approve 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 approximately 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.

APPLICANT

Company: Kensington Development
Name: Francisco Garcia
Address: 700 Commerce Dr. Suite 130
Oakbrook, AZ 60523

OWNER

Company: Lesueur Investments II LLC.
Name: Ty Lesueur
Address: 3850 E Baseline Rd. Ste 114
Mesa, AZ 85206

Phone: 630-566-2181
Email: francisco@kensingtondev.com

Phone: 480-424-3424
Email: Ty@lesueurinvestments.com

BACKGROUND/DISCUSSION

History

Date	Description
<i>January 25, 1999</i>	Town Council approved Z98-27 by adopting Ordinance No. 1142, rezoning approximately 523 acres from R-43 (Maricopa County Rural Residential) to PAD (Planned Area Development) with the underlying zoning designation of C-2 (General Commercial).
<i>November 16, 1999</i>	Town Council approved Ordinance No. 1230 by adding 63 acres to the Crossroads Center PAD and rezoning those 63 acres from R-43 (Maricopa County Rural) to C-2 with underlying PAD; adding new conditions; and amending the development plan of Crossroads Center Planned Area Development.
<i>December 11, 2003</i>	Design Review Board approved DR03-97, Phase II at Santan Village Marketplace.
<i>March 9, 2006</i>	Design Review Board approved a master sign program and entry features for Parcels G-1 and G-2 at Santan Village Marketplace (DR05-139).
<i>August 13, 2012</i>	Design Review Board approved DR-5-139-A, The addition of Parcels A, C, D and E, the addition of 2 new signs and minor modifications to 2 signs for Santan Village Master Sign Plan Amendment.
<i>June 5, 2024</i>	Planning Commission approved DR24-38, Signature at Santan Village Design Review.

Overview

Signature at Santan Village is a 30.37-acre commercial development located north of the northwest corner of Williams Field Rd. and San Tan Village Pkwy. The subject site is approximately 30.37-acres and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay. The development, recently approved by the Planning Commission on June 5, 2024, includes a total of 324,119 sf of building area across eleven buildings, featuring a mix of retail uses.

Per the Crossroads Center PAD, the zoning code in place at the time of the rezoning of the property identified as the Unified Land Development Code (ULDC) regulates all zoning requirements on the subject site. Per the ULDC buffering criteria, a 6' tall solid wall is required on the property line adjacent to single family residential uses

(ULDC 2.2.1). The applicant is proposing an alternative to the above requirement as follows:

1. Waive the required 6’ tall solid separation fence along the northern boundary.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 5 - 8 DU/Acre and Regional Commercial (RC)	Single Family-6 (SF-6) and Regional Commercial (RC)	Fincher Farms Subdivision, then Coronado Rd. and Santan Village Apartments
South	Regional Commercial (RC)	Regional Commercial (RC)	Birdcall Restaurant and Living Spaces
East	Santan Village Pkwy then Regional Commercial (RC)	Santan Village Pkwy then Regional Commercial (RC) with PAD overlay	Santan Village Pkwy. then Santan Village Regional Shopping Center
West	Residential>3.5-5	Single Family-6 (SF-6)	Gilbert Ranch Subdivision
Site	Regional Commercial (RC)	Regional Commercial (RC) with PAD overlay	Vacant

Discussion

The Unified Land Development Code (ULDC), Section 2.2.1 requires a 6’ tall solid wall be constructed on the property line when a commercial use is adjacent to a single-family district or use. The ULDC states that when the owners of an existing use and the developer of a proposed use on an adjacent parcel agree on a landscape buffering technique that is not specified in the code (elimination of the required 6’ wall and proposed landscaping), the agreed upon buffer shall be considered as a viable alternative in satisfying the landscaped buffer yard requirements and can be approved during Site Plan (Design Review) approval. During the Design Review approval for the subject site the Planning Commission approved the development with a condition stating that the elimination of the required 6’ wall along the northern property line would require the approval of separation fence modification application, which is the reason for the current request.

Per the request, the applicant is proposing to eliminate the required 6’ tall wall along the northern property line of the subject property. This area includes a 40’ landscaped buffer/setback and an existing 20’-22’ wide tract/RWCD easement

that contains an existing trail and a wall along the north side of the tract owned by the Fincher Farms HOA. All required trees and shrubs will be provided within the 40' landscaped buffer/setback.

According to the applicant, the approval to remove the requirement for separation fencing along their northern property line will eliminate a safety/security issue that could arise from having an unsafe trail corridor on the Fincher Farms property. The request seeks to provide a clear line of sight thus reducing potential safety concerns for residents of the neighborhood at all times of the day. In addition, the proposed landscaping plan includes the planting of trees along the north side of the property to serve as a natural buffer between the commercial development and the existing residential. This approach not only enhances the visual appeal of the area but also fosters a more harmonious integration with the Fincher Farms neighborhood.

FINDINGS

The Planning Commission is required to make four findings in order to approve a Wall and Fence Modification. The findings are listed here, along with the reasons why staff considers that the findings are or are not met in this case. These findings are:

1. The proposed modification will not be detrimental to health, safety, or general welfare of persons living or working in the surrounding area, to abutting property, to the neighborhood, or to the general welfare of the town as a whole.

According to the applicant, the proposed modification to waive the requirement for a 6-foot screen wall on the north side of the Santan Village development will not be detrimental to the health, safety, or general welfare of persons living or working in the surrounding area. On the contrary, maintaining a single existing screen wall rather than adding a second one will enhance pedestrian safety. A second wall could potentially create an unsafe corridor prone to criminal activity and vandalism. By opting for a landscaping approach with strategically placed trees, we ensure a natural buffer that maintains safety without compromising the aesthetic appeal of the area.

2. The proposed modification conforms with the purposes, intent, and policies of the General Plan and any applicable area, neighborhood, or other plan adopted by the Town Council.

According to the applicant, the proposal aligns with the purposes, intent, and policies of the General Plan and relevant adopted plans of the Town Council.

The decision to rely on landscaping for visual screening reflects our commitment to sustainable urban development practices that prioritize environmental sensitivity and community integration. By enhancing the visual aesthetics with greenery rather than additional built structures, we contribute positively to the overall aesthetic and functional goals outlined in the General Plan.

3. The proposed modification conforms with all other conditions, requirements, or standards required by the Zoning Code and any other applicable local, state, or federal requirements.

According to the applicant, the proposal complies with all conditions, requirements, and standards specified in the Zoning Code and other applicable local, state, and federal regulations. The design and implementation of our landscaping plan adhere to zoning requirements for visual screening and safety measures. We are committed to meeting all necessary standards while enhancing the livability and sustainability of the Santan Village development.

4. The project is compatible with abutting and nearby development.

According to the applicant, the project is designed to be compatible with abutting and nearby developments. By opting for a natural buffer of trees instead of a second screen wall, we maintain a harmonious transition between the commercial development of Santan Village and the adjacent residential areas. This approach respects the existing neighborhood character while promoting a cohesive community environment. It ensures that our development integrates seamlessly with the surrounding built environment, contributing positively to the overall quality of life for residents and stakeholders.

Pursuant to the above analysis, Staff believes the applicant's request to eliminate the 6' tall wall along the northern property boundary is warranted as it will maintain an appropriate level of safety for pedestrians in the trail corridor and create an approximately 60' wide buffer that will further integrate the two developments by providing an attractive wide open space to further minimize any negative impacts between the existing residential and future commercial development.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town, and neighborhood notice was provided per the requirements of the Land Development Code Article 6.2.6.

Staff has received no comment from the public as of the writing of this report.

STAFF RECOMMENDATION

Make the Findings of Fact and approve 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, subject to conditions:

1. The Project shall be in substantial conformance with all exhibits associated with this case.

Respectfully submitted,

Keith Newman,
Senior Planner



Attachments and Enclosures:

- 1) Findings of Fact
- 2) Notice of Public Hearing
- 3) Aerial Photo
- 4) Applicant's Narrative (3 pages)
- 5) Site Plan (2 pages)
- 6) Trail Corridor Photos (4 pages)

FINDINGS OF FACT

UP24-43 Signature at Santan Village Fence Modification

1. The proposed use will not be detrimental to health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;
2. The proposed use conforms with the purposes, intent, and policies of the General Plan and its policies and any applicable area, neighborhood, or other plan adopted by the Town Council;
3. The proposed use conforms with the conditions, requirements, or standards required by the Zoning Code and any other applicable local, State, or Federal requirements; and
4. The proposed use, as conditioned, would not unreasonably interfere with the use and enjoyment of nearby properties.

Notice of UP24-43 Signature at Santan Village - Fence Modification Attachment 2: Notice of Public Hearing

PLANNING COMMISSION DATE:

Wednesday, September 4, 2024* TIME: 6:00 PM

LOCATION: Municipal Building I
Council Chambers
50 East Civic Center Drive

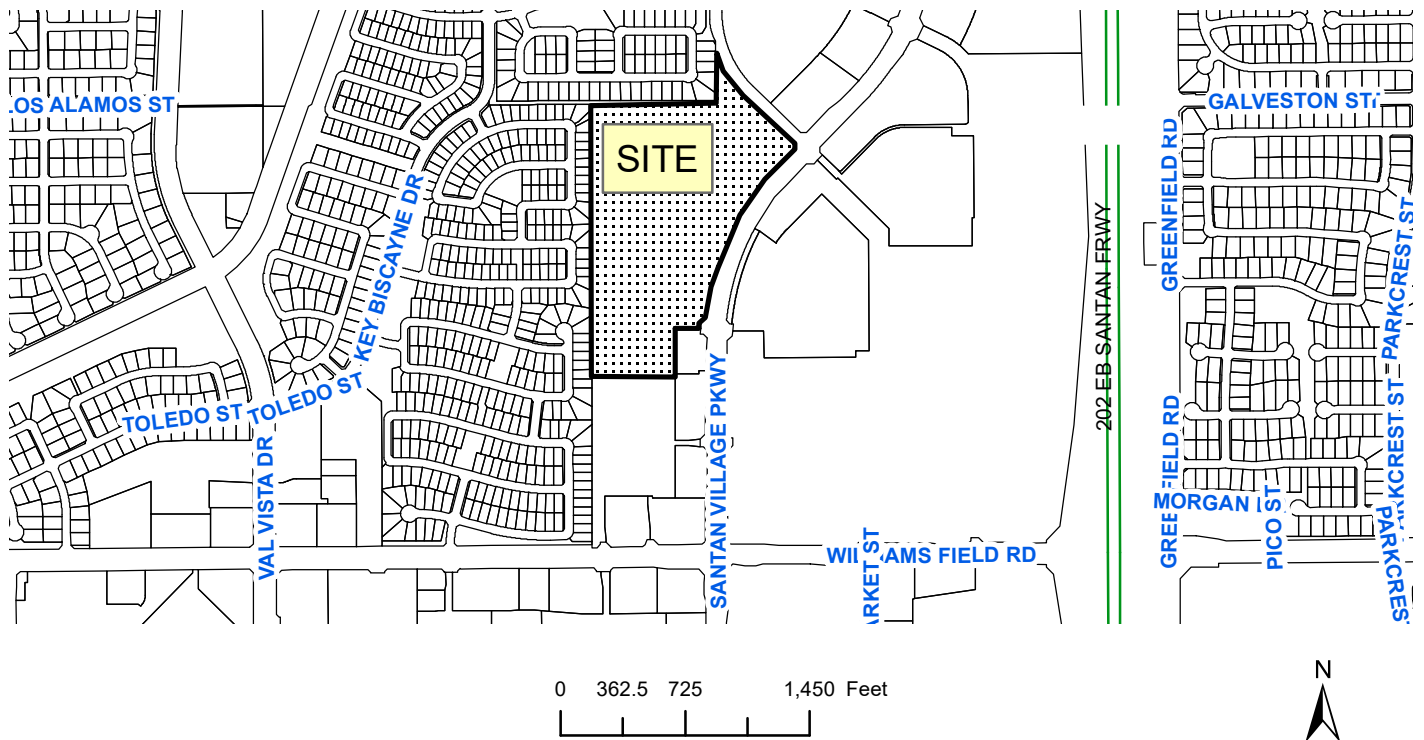
*Call Planning Division to verify date and time: (480) 503-6812

The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports and the agenda are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission

REQUESTED ACTION:

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.

SITE LOCATION:



APPLICANT: Kensington Development Partners
CONTACT: Francisco Garcia
ADDRESS: 700 Commerce Drive Suite 130
Oakbrook IL, 60523

TELEPHONE: (630) 566-2181
E-MAIL: francisco@kensingtondev.com

23-0717 - Signature at Santan Village

Mar 19, 2024 11:32am S:\Projects\2023\23-0717\Planning\Drawings\Preliminary Site Plan\23-0717 - PM01.dwg

UP24-43 Signature at Santan Village - Fence Modification
Attachment 3: Aerial Photo

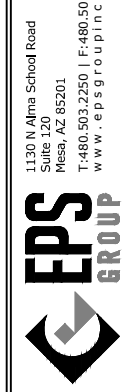
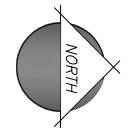
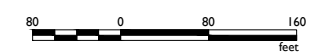
NORTH 6FT MASONRY WALL SEEKING TO BE WAIVED

A.P.N. 304-41-951A
LESUEUR INVESTMENTS III LLC/WASTV LLC/LANDMARK PROPERTY HOLDINGS LLC/LOS GUAPOS LLLP/SANTAN DEVELOPMENT
EXISTING GENERAL PLAN: REGIONAL COMMERCIAL (RC)
EXISTING ZONING: REGIONAL COMMERCIAL (RC)

EXISTING 6FT MASONRY WALL

S. SAN TAN VILLAGE PARKWAY

S. CORONADO ROAD



Signature at Santan Village
Town of Gilbert, AZ

Parcel Aerial Map

Project:

Revisions:

MARCH 18, 2024 - 1ST DESIGN REVIEW SUB.



Designer: STAFF
Drawn by: DCH

Preliminary
Not For
Construction
Or
Recording

Job No.
23-0717

PM01

Sheet No.
1
of 1



July 12, 2024

Town of Gilbert, AZ

Subject: Signature at Santan Village – Conditional Use Application for Wall/Perimeter Fence Relief

Dear Planning Department,

Introduction

Kensington Development Partners is seeking relief from the requirement to construct a 6-foot masonry screen wall on the north property line of the Signature at Santan Village development project in Gilbert, Arizona as depicted in the attached Site Plan.

Background

The Signature at Santan Village development is poised to become a vibrant commercial hub that integrates seamlessly with the existing residential zones nearby. Our design incorporates thoughtful landscaping and strategic planning to mitigate potential impacts on the surrounding environment and community.

Rationale for Relief

1. **Existing Screen Wall:** There is an existing 6-foot masonry wall on the north side of the development, separating it from the adjacent residential zone. Adding a second wall would create an unnecessary and potentially unsafe corridor for pedestrians. Such corridors are known to attract mischief, increase the likelihood of crime, and become targets for vandalism and graffiti.
2. **Pedestrian Safety:** Maintaining a clear line of sight and reducing potential hiding spots is crucial for pedestrian safety. A second screen wall could obscure visibility and compromise the safety of those traversing the area, especially during non-daylight hours.
3. **Aesthetic and Environmental Considerations:** The proposed landscaping plan includes the strategic planting of trees along the north side of the property. These trees will serve as a natural buffer between the commercial development and the existing residential zone. This approach not only enhances the visual appeal of the area but also fosters a more harmonious integration with the surrounding neighborhood.

Section 6.4.4.B Findings Required for Approval of Wall and Fence Modifications

Finding 1: The proposed modification will not be detrimental to health, safety, or general welfare.

Response: The proposed modification to waive the requirement for a 6-foot screen wall on the north side of the Santan Village development will not be detrimental to the health, safety, or general welfare of persons living or working in the surrounding area. On the contrary, maintaining a single existing screen wall rather than adding a second one will enhance pedestrian safety. A second wall could potentially create an unsafe corridor prone to criminal activity and vandalism. By opting for a landscaping approach with strategically placed trees, we ensure a natural buffer that maintains safety without compromising the aesthetic appeal of the area.

Finding 2: The proposed modification conforms with the purposes, intent, and policies of the General Plan and other adopted plans.

Response: Our proposal aligns with the purposes, intent, and policies of the General Plan and relevant adopted plans of the Town Council. The decision to rely on landscaping for visual screening reflects our commitment to sustainable urban development practices that prioritize environmental sensitivity and community integration. By enhancing the visual aesthetics with greenery rather than additional built structures, we contribute positively to the overall aesthetic and functional goals outlined in the General Plan.

Finding 3: The proposed modification conforms with all other conditions, requirements, or standards of the Zoning Code and applicable regulations.

Response: We have thoroughly reviewed and ensured that our proposal complies with all conditions, requirements, and standards specified in the Zoning Code and other applicable local, state, and federal regulations. The design and implementation of our landscaping plan adhere to zoning requirements for visual screening and safety measures. We are committed to meeting all necessary standards while enhancing the livability and sustainability of the Santan Village development.

Finding 4: The project is compatible with abutting and nearby development.

Response: Our project is designed to be compatible with abutting and nearby developments. By opting for a natural buffer of trees instead of a second screen wall, we maintain a harmonious transition between the commercial development of Santan Village and the adjacent residential areas. This approach respects the existing neighborhood character while promoting a cohesive community environment. It ensures that our development integrates seamlessly with the surrounding built environment, contributing positively to the overall quality of life for residents and stakeholders.

Conclusion

In conclusion, we respectfully request the Planning and Zoning Commission's favorable consideration of our conditional use application to waive the requirement for a 6-foot screen wall on the north side of the Santan Village development. The existing screen wall, coupled with our proposed landscaping, will



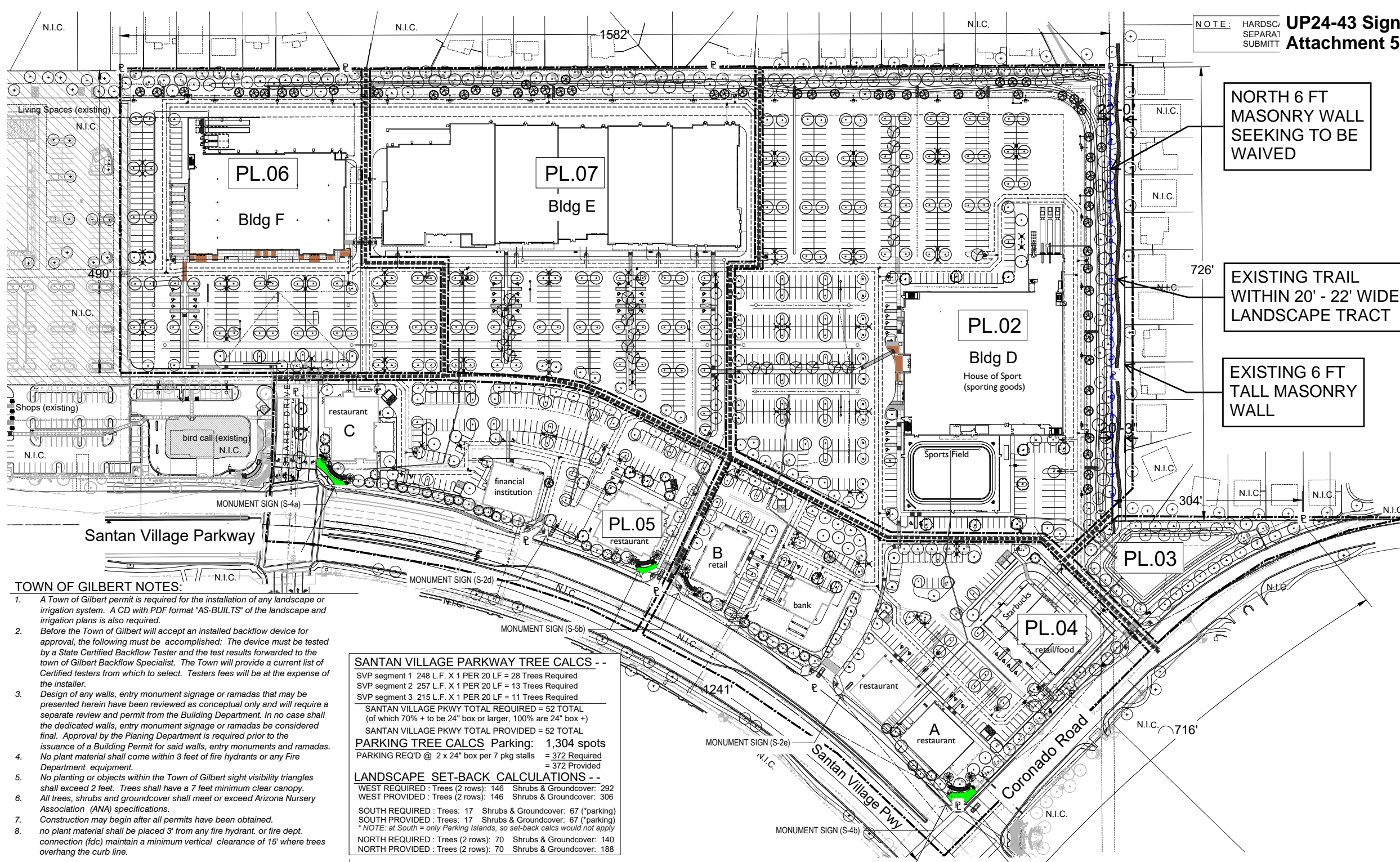
effectively achieve the objectives of visual screening and safety without compromising the pedestrian experience or inviting potential issues associated with additional walls.

Thank you for your time and consideration of this important matter.

Sincerely,

Francisco Garcia

Francisco Garcia
Development Services Manager
Kensington Enclave, LLC
700 Commerce Drive | Suite 130 | Oak Brook, IL 60523
630-566-2181 | francisco@kensingtondev.com



NORTH 6 FT MASONRY WALL SEEKING TO BE WAIVED

EXISTING TRAIL WITHIN 20' - 22' WIDE LANDSCAPE TRACT

EXISTING 6 FT TALL MASONRY WALL

Plant Name	Size	Qty
Quercus virginiana Heritage Live Oak	36" box	218
Cercidium x 'Desert Museum Palo Verde'	24" box u.o.n.	292
Desert Museum Palo Verde	high-break Multi	48" box 5
Pistacia chinensis "Red Push"	24" box standard	25
Olea europaea "Swan Hill"	36" box Matching, Multi	61
Acacia aneura Mulga	24" box	16
Chitalpa "Pink Dawn"	24" box Matching, Multi	28
Phoenix dactylifera Date Palm (matching)	20' t.f. Straight, diamond cut	8
Existing Tree to remain and be protected	(called out, Refer to plans)	

Shrub Name	Size	Qty
Nerium oleander "Petite Pink"	5 gallon	556
Caesalpinia mexicana (Shrub form)	15 gallon	403
Leucophyllum frutescens "compacta"	5 gallon	102
Hesperaloe funifera Giant Yucca	5 gallon	257
Calliandra "Sierra Star"	5 gallon	154
Sierra Star Red Fairy Duster	5 gallon	154
Hesperaloe parviflora "Perpa"	3 gallon	1258
Brakeights® Red Yucca	3 gallon	1258
Dasyliion quadrangulatum Toothless Desert Spoon	5 gallon	75
Pyracantha Graberi	15 gallon	28
Pyracantha Grabers Firethorn (espallie)	15 gallon	28
Opuntia sp. Kelly's Choice	4 pad min	44
Kelly's var. Purple Prickly Pear	4 pad min	44
Eremophila sp. "Valentine"	5 gallon	100
Valentine Bush	5 gallon	100
Eremophila hygrophana Blue Bells	5 gallon	101
Tecoma stans (var 'Sparky')	5 gallon	189
Yellow Bells	5 gallon	189

Groundcover Name	Size	Qty
Eremophila glabra 'Mingenev Gold'	1 gallon	361
Outback Sunrise Emu	1 gallon	361
Lantana montevidensis New Gold & Purple Trailing Lantana	50/50 Mix	739
Ruellia brittoniana 'katie'	1 gallon	463
Purple 'Little Katie' Ruellia	1 gallon	463
Convolvulus cneureum Bush Morning Glory	1 gallon	99
Acacia Redolens 'Desert Carpet'	1 gallon	278
Desert Carpet Acacia	1 gallon	278
Annuals	4" pot 8" o.c.	185 Sq Ft.
Artificial Turf (manuf. & spec t.b.d. by owner)		~ 1k Sq Ft.

Inert Material	Size
Decomposed Granite - 1/2" screened - 2" min thickness	Table Mesa Brown in all landscape areas.
4" x 6" Concrete Header	at all turf and annual locations
Surface Select Granite Boulders	3'x3'x3' minimum size

- TOWN OF GILBERT NOTES:**
- A Town of Gilbert permit is required for the installation of any landscape or irrigation system. A CD with PDF format "AS-BUILTS" of the landscape and irrigation plans is also required.
 - Before the Town of Gilbert will accept an installed backflow device for approval, the following must be accomplished: The device must be tested by a State Certified Backflow Tester and the test results forwarded to the town of Gilbert Backflow Specialist. The Town will provide a current list of Certified testers from which to select. Testers fees will be at the expense of the installer.
 - Design of any walls, entry monument signage or ramadas that may be presented herein have been reviewed as conceptual only and will require a separate review and permit from the Building Department. In no case shall the dedicated walls, entry monument signage or ramadas be considered final. Approval by the Planning Department is required prior to the issuance of a Building Permit for said walls, entry monuments and ramadas.
 - No plant material shall come within 3 feet of fire hydrants or any Fire Department equipment.
 - No planting or objects within the Town of Gilbert sight visibility triangles shall exceed 2 feet. Trees shall have a 7 feet minimum clear canopy.
 - All trees, shrubs and groundcover shall meet or exceed Arizona Nursery Association (ANA) specifications.
 - Construction may begin after all permits have been obtained.
 - No plant material shall be placed 3' from any fire hydrant, or fire dept. connection (fdc) maintain a minimum vertical clearance of 15' where trees overhang the curb line.

SANTAN VILLAGE PARKWAY TREE CALCS --
 SVP segment 1 248 L.F. X 1 PER 20 LF = 12 Trees Required
 SVP segment 2 257 L.F. X 1 PER 20 LF = 13 Trees Required
 SVP segment 3 215 L.F. X 1 PER 20 LF = 11 Trees Required
SANTAN VILLAGE PKWY TOTAL REQUIRED = 52 TOTAL
 (of which 70% + to be 24" box or larger, 100% are 24" box +)
SANTAN VILLAGE PKWY TOTAL PROVIDED = 52 TOTAL
PARKING TREE CALCS Parking: 1,304 spots
 PARKING REQ'D @ 2 x 24" box per 7 pkg stalls = 372 Required
 = 372 Provided
LANDSCAPE SET-BACK CALCULATIONS --
 WEST REQUIRED : Trees (2 rows): 146 Shrubs & Groundcover: 292
 WEST PROVIDED : Trees (2 rows): 146 Shrubs & Groundcover: 306
 SOUTH REQUIRED : Trees: 17 Shrubs & Groundcover: 67 (*parking)
 SOUTH PROVIDED : Trees: 17 Shrubs & Groundcover: 67 (*parking)
 *NOTE: at South = only Parking Islands, so set-back calcs would not apply
 NORTH REQUIRED : Trees (2 rows): 70 Shrubs & Groundcover: 140
 NORTH PROVIDED : Trees (2 rows): 70 Shrubs & Groundcover: 188

GENERAL BLDG FOUNDATION & IRRIGATION NOTE:
 POSITIVE DRAINAGE NEEDS TO BE MAINTAINED FROM THE BUILDINGS EXTERIOR WALLS FOR A MINIMUM OF 10'. NO IRRIGATED LANDSCAPE MATERIALS WITHIN THE FIRST 3' NEXT TO THE BUILDING FOUNDATION. WITHIN 3'-5' OF THE BUILDING FOUNDATION ONLY LANDSCAPE MATERIALS THAT CAN BE IRRIGATED WITH A 1 GPH EMITTER ARE ALLOWED. ANY LANDSCAPE MATERIALS REQUIRING AN EMITTER GREATER THAN 1GPH, INCLUDING TURF SHALL BE A MINIMUM OF 5' FROM THE OUTSIDE FACE OF THE BUILDING FOUNDATION. ALL IRRIGATION LINES, OTHER THAN THOSE SUPPLYING INDIVIDUAL EMITTERS SHALL NOT BE PLACED WITHIN 5' OF THE BUILDING FOUNDATION.

- PRELIMINARY LANDSCAPE NOTES**
- The entire site will be maintained in accordance with City of Gilbert Standards.
 - 60% of all trees will be 24" Box or larger.
 - An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
 - 1/2" screened Table Mesa Brown 2" min thickness (submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape areas.
 - All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.
 - Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.
 - Granite Rip Rap 3" to 6" (Table Mesa Brown). Place at all curb cuts and down spouts to prevent erosion. (see Civil for quantities and location.)
 - All final landscape plans to meet City of Gilbert min standards for qty and type.
 - Place arbor guards on all trees placed in turf areas.
 - Screen transformers and utility risers with landscape material.

A.P.N.: 304-41-951A (zoning: RC)

SITE + LANDSCAPE DATA -

Gross Site Area:	1,322,918 s.f.
Acreage:	30.37 AC
Net Site Area:	1,322,918 s.f.
Acreage:	30.37 AC
Gross Building Area:	326,731 s.f.
Lot coverage Percentage:	24%
Total on-site Parking:	1,304 spots
Total Landscape Area:	294,629 s.f.
Landscape as % of site:	23%
TOTAL Landscape Area:	294,629 s.f. 6.77 AC
(including 24,057 s.f. of OFF-SITE Landscape)	

PRELIMINARY LANDSCAPE -- SITE PLAN
 SCALE: 1" = 80'-00" North = Right On this OVERALL sheet, and sheet Keys

NOTE: THIS SHEET WILL ONLY SHOW TREES, SHRUBS AND GROUND-COVER ACCENTS, AND VINES ALL ON SUBSEQUENT ENLARGEMENT SHEETS
 NOTE: ALL BUILDING FOUNDATION LANDSCAPING WILL MEET THE TOWN OF GILBERT REQUIREMENTS ONCE END-USERS ARE KNOWN AND IN CONSTRUCTION DOCS REVIEW PHASE. THIS MAY BE ACCOMPLISHED WITH POTS, BUILDING FOOTPRINTS, PATIOS, ENTRY / EXIT MAY CHANGE. OPENINGS MAY BE PROVIDED BY INDIVIDUAL PAD END-USERS (OR POTS) ONCE KNOWN.

SHEET INDEX

SHEET L-01	LANDSCAPE SITE PLAN
SHEET L-02 - L-07	LANDSCAPE ENLARGEMENT
SHEET L-08	BLDG. D AND F HARDSCAPE

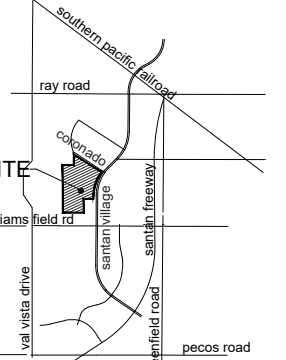
PROJECT TEAM

Developer:
 Signature at Santan Village LLC
 700 Commerce Dr. Ste 130
 Oak Brook II, 60523
 Contact: Daniel Rae
 Ph: (630) 473-6550
 dan@kensingtondev.com

Planning & Civil:
 EPS Group Inc
 1130 N. Alma School Rd
 Suite 120, Mesa AZ 85201
 Contact: Josh Hannon
 Ph: (480) 503-2250
 josh.hannon@epsgruoinc.com

Landscape Architect:
 Laskin and Associates Inc.
 5013 E. Washington St., Ste 110
 Phoenix, Arizona 85034
 Contact: Hans Stoll, RLA
 hans@laskindesign.com
 Ph: (602) 840-7771

Owner of Property:
 SanTan Development Group
 3850 E. Baseline Rd. Ste. 114
 Mesa, Arizona 85206
 Contact: Ty LeSueur
 Ph: (480) 424-3400
 Ty@lesueurinvestments.com



Signature at SANTAN VILLAGE
 South Santan Village Parkway
 Gilbert, Arizona



LANDSCAPE LEGEND
 ALL TREES MUST MEET OR EXCEED CURRENT ANA SPECIFICATIONS

TREES	SIZE
Ulmus parvifolia	24" box
Evergreen Elm	24" box
Quercus virginiana	36" box
Heritage Live Oak	36" box
Cercidium x 'Desert Museum Palo Verde'	24" box u.o.n.
Desert Museum Palo Verde	high-break Multi
Indicates Root Barrier (typ)	48" box u.o.n.
Pistacia chinensis "Red Push"	24" box
Red Push Pistache	standard
Olea europaea "Swan Hill"	36" box
Fruitless Olive	Matching, Multi
Acacia aneura	24" box
Mulga	24" box
Chitalpa "Pink Dawn"	24" box
Chitalpa	Matching, Multi
Phoenix dactylifera	20" t.f.
Date Palm (matching)	Straight, diamond cut
Existing Tree to remain and be protected	(called out, Refer to plans)

SHRUBS	SIZE
Nerium oleander "Petite Pink"	5 gallon
Petite Pink Oleander	5 gallon
Caesalpinia mexicana (Shrub form)	15 gallon
Mexican Bird of Paradise	15 gallon
Leucophyllum frutescens "compacta"	5 gallon
Compact Desert Sage	5 gallon
Hesperaloe funifera	5 gallon
Giant Yucca	5 gallon
Calliandra x 'Sierra Star'	5 gallon
Sierra Star Red Fairy Duster	5 gallon
Hesperaloe parviflora 'Perpa'	3 gallon
Brakelights® Red Yucca	3 gallon
Dasyliiron quadrangulatum	5 gallon
Toothless Desert Spoon	5 gallon
Pyracantha Graberi	15 gallon
Pyracantha Grabers Firethorn (espallie)	15 gallon
Opuntia sp. Kelly's Choice	4 pad min
Kelly's var. Purple Prickly Pear	4 pad min
Eremophila sp. "Valentine"	5 gallon
Valentine Bush	5 gallon
Eremophila hygrophana	5 gallon
Blue Bells	5 gallon
Tecoma stans (var 'Sparky')	5 gallon
Yellow Bells	5 gallon

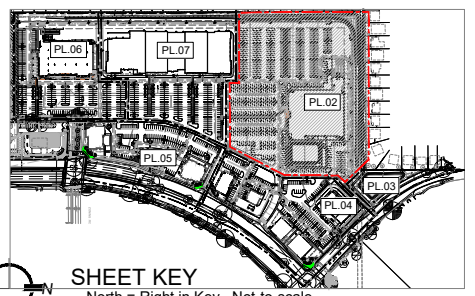
GROUND COVER	SIZE
Eremophila glabra 'Mingenew Gold'	1 gallon
Outback Sunrise Emu	1 gallon
Lantana montevidensis	1 gallon
New Gold & Purple Trailing Lantana	50/50 Mix
Ruellia brittoniana 'katie'	1 gallon
Purple 'Little Katie' Ruellia	1 gallon
Convolvulus cneorum	1 gallon
Bush Morning Glory	1 gallon
Acacia Redolens 'Desert Carpet'	1 gallon
Desert Carpet Acacia	1 gallon
Annuals	4" pot
	8" o.c.
Artificial Turf (manuf. & spec t.b.d. by owner)	

INERT MATERIAL	SIZE
Decomposed Granite - 1/2" screened - 2" min thickness	
Table Mesa Brown in all landscape areas.	
4" x 6" Concrete Header at all turf and annual locations	
Surface Select Granite Boulders 3'x3'x3' minimum size	

- PRELIMINARY LANDSCAPE NOTES**
- The entire site will be maintained in accordance with City of Gilbert Standards.
 - 60% of all trees will be 24" Box or larger.
 - An automatic irrigation system will be installed guaranteeing 100% coverage to all landscape areas.
 - 1/2" screened Table Mesa Brown 2" min thickness (submit sample to Landscape Architect for approval). Place in all non-river rock and non-lawn landscape areas.
 - All earthwork will be done so that all water drains away from sidewalks, structures and will not impede natural drainage easements.
 - Structures and landscaping within a triangle measured back 10' from property line and 20' along property line on each side of the driveway entrance will be maintained at a maximum height of 3'.
 - Granite Rip Rap 3" to 6" (Table Mesa Brown). Place at all curb cuts and down spouts to prevent erosion. (see Civil for quantities and location.)
 - All final landscape plans to meet City of Gilbert min standards for qty and type.
 - Place arbor guards on all trees placed in turf areas.
 - Screen transformers and utility risers with landscape material.

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 LANDSCAPE ARCHITECTS

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 www.laskindesign.com



Signature at SANTAN VILLAGE
 South Santan Village Parkway
 Gilbert, Arizona

PRELIMINARY LANDSCAPE PLAN
 SCALE: 1" = 30'-00"

Preliminary Landscape Plan
PL.02
 sheet 2 of 8
 May 19, 2024

304-41-864
229

304-41-851
216

TRACT X 25

E Los Alamos St

304-41-822
187

304-41-823
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501



Good



Example of existing trail corridor west of the subject site

