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Planning Commission Staff Report

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: KEITH NEWMAN, SENIOR PLANNER *KN*
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THROUGH: ASHLEE MACDONALD, AICP, PRINCIPAL PLANNER *Am*
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MEETING DATE: NOVEMBER 6, 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.

REQUEST

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.

RECOMMENDED MOTION

Planning staff is recommending that case UP24-43 be tabled by Planning Commission.

APPLICANT

Company: Kensington Development
Name: Francisco Garcia
Address: 700 Commerce Dr. Suite 130
Oakbrook, AZ 60523
Phone: 630-566-2181
Email: francisco@kensingtondev.com

OWNER

Company: Lesueur Investments II LLC.
Name: Ty Lesueur
Address: 3850 E Baseline Rd. Ste 114
Mesa, AZ 85206
Phone: 480-424-3424
Email: Ty@lesueurinvestments.com

BACKGROUND/DISCUSSION

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.

The applicant has been working with the Fincher Farms HOA to secure their support and now wishes to table the project to finalize a recent agreement. This agreement will entail changes to the request, requiring re-advertisement before bringing it back to the Commission for final consideration

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

Planning staff is recommending that case UP24-43 be tabled by Planning Commission.

Respectfully submitted,



Keith Newman,
Senior Planner