

residential units. Each of the 7 residential subdivisions within the Chandler portion of Layton Lakes would be required to process futures PDP's for the housing product.

The subject Parcel 21 is bordered to the north by a portion of the Layton Lakes lake system and open space, with Parcel 22 located south of the subject site. Layton Lakes Boulevard abuts the site's east side, with additional Layton Lakes open space and the Eastern Canal abutting the site's western side. The Appleby Road alignment borders Parcel 22's southern side with existing rural residential properties within Maricopa County located south of the Appleby Road alignment.

The request is for PDP approval to amend the subdivision layout and standard lot size for Parcel 21. The original approval included 109 lots with a standard lot size of 75' x 120' (9,000 square feet). The proposed amendment includes 115 lots with a standard lot size of 70' x 120' (8,400 square feet). The basic subdivision layout remains virtually identical to the original approval with only minor adjustments. In addition to the proposed minor adjustment to the standard lot size for Parcel 21, the applicant requests approval to create a 'model home' complex at the northeastern corner of Parcel 21, intended to provide model homes for not only Parcel 21, but the other residential parcels within Layton Lakes. This request includes the addition of 4 lots not compliant with the 70' x 120' standard lot size. Lots 1 & 2 are represented as 50' x 120' (6,000 square feet), and lots 3 & 4 shown as 60' x 120' (7,200 square feet). These four lots will provide model homes for housing product approved elsewhere within Layton Lakes.

The lot setbacks are front yard minimum of 20-feet (15-feet to livable/side loaded garage), side yard minimum of 5-feet and 10-feet, rear yard minimum of 15-feet for a single-story home (25-feet along collector) and 25-feet for a two-story home (35-feet along collector). The request includes provisions for architectural projections, fireplaces, entertainment centers and such to project 3-feet into the setback for a maximum of 15-feet in width for a single story element and 6-feet in width for a two story element. However, in all cases, the projection must maintain a minimum of 3-feet to the property line.

Housing product for Parcel 21 is not included at this time. Housing product review and approval will occur under a separate future Preliminary Development Plan.

DISCUSSION

Staff supports the request finding the proposed minor amendments not only continue to deliver a quality subdivision layout, but furthers the quality expectations Layton Lakes represents. The reduction of minimum lot width of 5 feet is minor and does not change the nature of Parcel 21. Finally, Staff supports the model home complex concept with the 3 different lot sizes finding the centralized model home complex furthers the sense of community provided by Layton Lakes.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A neighborhood notice letter was sent out in lieu of a neighborhood meeting. Planning Staff has not received any correspondence since the mailing of the notice letter.

October 16, 2013

At the time of this writing, Staff has received no phone calls or letters in opposition to this request.

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Planning Staff recommends approval of the Preliminary Development Plan (PDP) to amend the subdivision layout and standard lot size, subject to the following conditions:

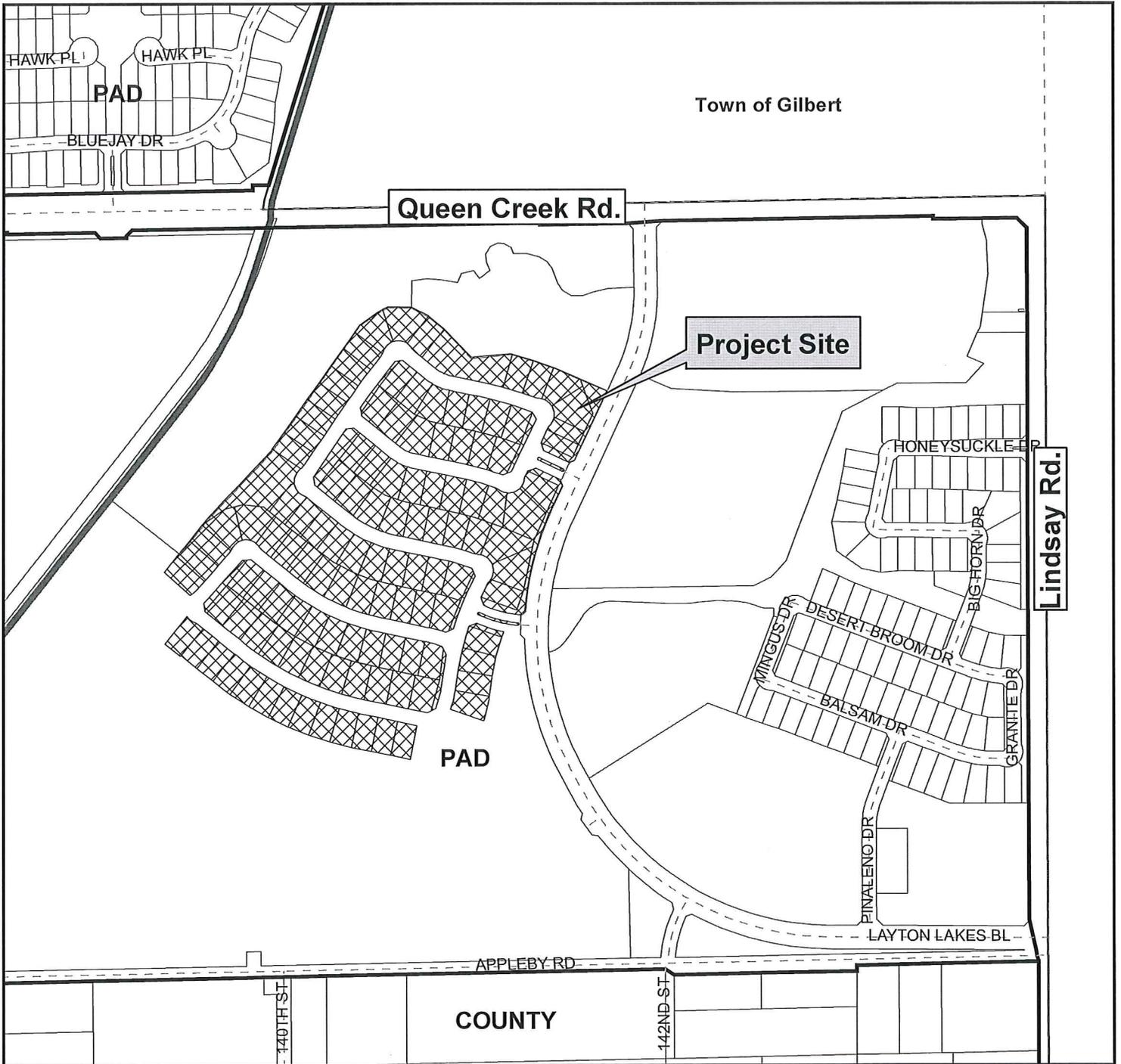
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LAYTON LAKES PARCEL 21" kept on file in the City of Chandler Planning Services Division, in File No. PDP13-0013, except as modified by condition herein
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3250, case DVR00-0025 LAYTON LAKES, except as modified by condition herein.
3. Compliance with the original stipulations adopted by the City Council as case PDP03-0038 LAYTON LAKES, except as modified by condition herein.
4. All homes built on corner lots within the residential subdivision shall be single-story.

PROPOSED MOTIONS

Motion to recommend approval of the Preliminary Development Plan in case PDP13-0013 LAYTON LAKES PARCEL 21, subject to the conditions recommended by Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Landscape Plan
4. Exhibit A, Development Booklet



Town of Gilbert

Queen Creek Rd.

Project Site

Lindsay Rd.

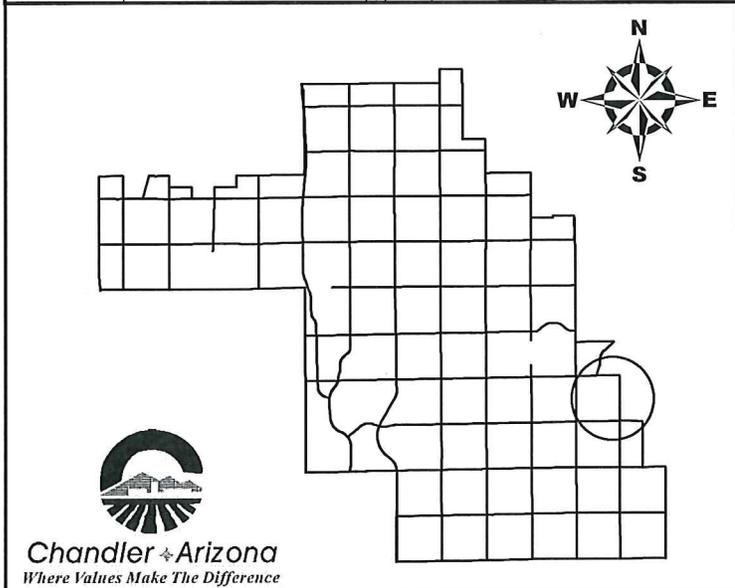
PAD

APPLEBY RD

COUNTY

140TH ST

142ND ST



Vicinity Map



PDP13-0013

Layton Lakes Parcel 21



Vicinity Map



PDP13-0013

Layton Lakes Parcel 21

GENERAL NOTES

1. LANDSCAPE TO BE IRRIGATED WITH EFFLUENT WATER STORED IN LAKE FEATURES.
2. ALL LANDSCAPE TO BE MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION.
3. 1/2" MINUS, 2" DEEP 'AZTEC BROWN' DECOMPOSED GRANITE TOPDRESSING TO ALL LANDSCAPE AREAS.
4. PLANTING DESIGN TO HAVE A RURAL AGRARIAN CHARACTER.
5. PLANTING DESIGN AND MATERIALS TO MITIGATE BIRD HABITAT.
6. IMPROVEMENTS SHOWN ON THESE DOCUMENTS TO BE INSTALLED BY DEVELOPER TO CORRESPOND WITH EACH PHASE OF DEVELOPMENT. PARCEL IMPROVEMENTS TO BE INSTALLED WITH INDIVIDUAL PARCEL DEVELOPMENTS,
7. EACH PARCEL TO HAVE A UNIQUE THEMETREE AND THEMESHURB CHOSEN FROM THE PLANT LIST, TO PROVIDE INDIVIDUAL PARCEL IDENTITY.
8. SIGHT LINES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. ALL TREES SHOWN WITHIN SIGHT LINES WILL COMPLY WITH STANDARD CITY OF CHANDLER DETAILS.
9. TREES AT INTERSECTIONS TO MAINTAIN 150' CLEAR FOR 25 MPH APPROACH FOR STOPPING DISTANCES.
10. STREETSCAPE BUFFER TO CONFORM WITH STREETSCAPE SECTIONS AS SUBMITTED & APPROVED IN P.A.D. DOCUMENTS.

MASTER PLANT PALLET

BOTANICAL NAME	COMMON NAME
TREES	
ACACIA SALICINA	WILLOW ACACIA
CERODIUM FLORIDUM	BLUE PALM VERDE
DAHLBERGIA SISO	SISSO TREE
FRAXINUS VELUTINA	ARIZONA ASH
OLEA EUROPAEA 'SWAN HILL'	OLIVE
OLIVEA TESOTA	IRONWOOD
PNUS BRITIA EL-DARICA	MONDEL PINE
POPULUS FRIMONTII	FREMONT COTTONWOOD
PROSOPIS HIERIDI	PHOENIX MESQUITE
PROSOPIS VELUTINA	VELVET MESQUITE
QUERCUS VIRGINIANA	LIVE OAK
LILJUS PARVIFOLIA V. 'SEMPERVIRENS'	EVERGREEN ELM
EUCALYPTUS PAPIUANIA	GHOST GUM
HYDRIS PISTASHE	RED FUSH PISTASHE
VITEX CHASTE	CHASTE PEPPER TREE
SHRUBS / GROUNDCOVERS	
ACACIA REDOLENS 'D. CARPET'	DESERT CARPET
BOUGHANNILLEA 'B. KARST'	B. KARST BOUGHANNILLEA
CASALPINA PULCHERRIMA	RED BIRD OF PARADISE
CASSIA PHYLLODINEA	SILVERY CASSIA
CASSIA OBLONGATA	OUTBACK CASSIA
CHRYSACTINIA MEXICANA	DAMINATA
CONVOLVULUS ENOCORUM	BUSH MORNING GLORY
DALEA FRUTESCENS 'SIERRA NEGRA'	BLACK DALEA
DASYLIRION ACROTRICHE	GREEN DESERT SPOON
MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW
LEUCOPHYLLUM PRUTESCENS 'HEAVENLY'	HEAVENLY CLOUD TEXAS SAGE
EREMOPHILA SPP. 'VALENTINE'	VALENTINE BUSH
HESPERALOE FUNIFERA	GIANT HESPERALOE
HYMENOXYS ACALILIS	ANGELITA DAISY
LANTANA MONTEVIDENSIS	PURPLE LANTANA
LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
HESPERALOE PARVIFLORA	RED YUCCA
LEUCOPHYLLUM LAEVIGATUM	CHRISMAN SAGE
MUHLENBERGIA RIGENS 'NASHVILLE'	NASHVILLE DEERGRASS
NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER
CENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE
PENSTEMON SUPERBUS	SUPERB PENSTEMON
LEUCOPHYLLUM LANGMANIAE	LYNN'S LEGACY SAGE
RUELLIA PENINSULARIS	DESERT RUELLIA
SALVIA CLEVELANDII	CHAPARRAL SAGE
MYOPORUM PARVIFOLIUM	MYOPORIUM
VERBENA RIGIDA	SANDPAPER VERBENA

Parcel 21 Playstation Data

- 22 PLAYSTATIONS TOTAL
- SHADE RAMADA (10 PS)
- PICNIC TABLES (8 PS)
- PARK BENCHES (4 PS)
- BBQ GRILL (0 PS)

6' WIDE (LIGHTED) CONCRETE SIDEWALK
W/ 10' WIDE MULTI-USE GRANULAR TRAIL
THROUGH OPEN SPACE TRACTS

INFORMAL MASSINGS OF LOW
WATER USE TREES, FLOWERING
SHRUBS, AND GROUNDCOVERS
IN LARGE SIMPLISTIC MASSINGS.

ADJACENT 20' x 20' SHADE RAMADA
OVERLOOK W/ PICNIC TABLES & BBQ.

THEMATIC PEDESTRIAN BRIDGE
CONNECTION INTO ADJACENT
PARCEL & OPENS SPACE.

PARCEL 22 POCKET PARK W/
MEDIUM PLAYSTRUCTURE, SWING
SET, BOUNCERS, PARK BENCHES,
& TURF ACTIVITY AREAS.

EXISTING REC. CENTER W/ PEDESTRIAN
CONNECTIVITY TO PARCEL 21

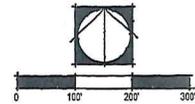
FORMALIZED GROVE TREE PLANTING W/
DECORATIVE STONE COLUMNS, DOUBLE
RAIL FENCE, SIGNAGE COLUMN, AND
DECORATIVE PAVING AT PARCEL ENTRY.

SIDE YARD LANDSCAPE BUFFER W/ STREET
TREES, FOUNDATION SHRUBS AND
GROUNDCOVERS (TYPICAL)

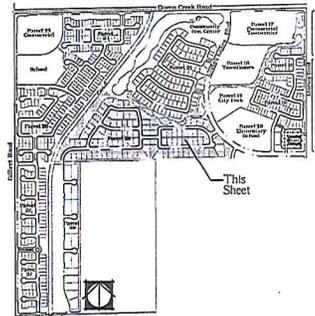
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THEMESHURB CHOSEN FROM THE PLANT LIST, TO PROVIDE
INDIVIDUAL PARCEL IDENTITY.

LAYTON LAKES BLVD. W/ MESQUITE
STREET TREES, TEXAS SAGE, RED
YUCCA, & GROUNDCOVER THEME PLANTS

THEMATIC PEDESTRIAN BRIDGE
CONNECTION INTO ADJACENT PARCEL.



key map



Landscape MasterPlan - Parcel 21 LAYTON LAKES

City of Chandler



VOLLMER & ASSOCIATES
LANDSCAPE ARCHITECTS