



**MEMORANDUM                      Transportation & Development – CC Memo No. 11-037**

**DATE:**            APRIL 8, 2011  
**TO:**                MAYOR AND CITY COUNCIL  
**THRU:**            RICH DLUGAS, ACTING CITY MANAGER *RD*  
                          PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *m*  
                          R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*  
                          JEFF KURTZ, PLANNING ADMINISTRATOR  
**FROM:**            KEVIN MAYO, PLANNING MANAGER *KM*  
**SUBJECT:**        DVR11-0006 LAYTON LAKES PARCEL 18

**Request:**        Request action on the existing Planned Area Development (PAD) zoning for medium-density detached single-family residential, to extend the conditional schedule for development, remove, or determine compliance with the three-year schedule for development or to cause the property to revert to the former PAD zoning for attached town homes

**Location:**       South and west of the southwest corner of Lindsay and Queen Creek roads

**Applicant:**       Burch & Cracchiolo, P.A., Brennan Ray

**Project Info:**    12-acres within the Layton Lakes Master Plan, 102 residential units, 8.3 dwelling units per acre density

**RECOMMENDATION**

Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval of extending the timing condition for an additional three (3) years.

**EXTENSION OF THE TIMING CONDITION**

This application requests a zoning time extension approval for an approximate 12-acre parcel within the approximate 373-acre Layton Lakes Master Plan at the southwest corner of Lindsay and Queen Creek Roads. In November 2007, City Council approved rezoning the subject site from Planned Area Development (PAD) for attached town homes, to PAD for a medium-density detached single family residential subdivision, in conjunction with Preliminary Development Plan (PDP) approval for subdivision layout and housing product. The PAD zoning was

conditioned to start construction above foundation walls within three (3) years of the ordinance effective date, which expired on January 9, 2011. The proposed three-year time extension would be in effect, pending City Council approval, until January 9, 2014, as the time limit is calculated from the previous zoning approval's expiration. This is the first zoning time extension requested for the property.

The City has the following options when a zoning district's timing condition expires. The City could, through administrative action, extend the timing condition for another period of time, eliminate the timing condition, or by legislative action revert the zoning to its former zoning classification. If the City should approve the timing condition extension, all other conditions in the original approval would remain in effect.

### **BACKGROUND**

In November 2007, the subject 12-acre site was zoned PAD for a medium-density detached single family residential subdivision, in conjunction with Preliminary Development Plan (PDP) approval for subdivision layout and housing product. Parcel 18 includes 102 detached residential 'Green Court Units' with lots ranging in size from 2,278 square-feet (34 x 67) to 3,280 square-feet (41 x 80). The homes are arranged as an 'alley-loaded' type product with the homes fronting a pedestrian paseo. This non-traditional orientation places the open front yards and patio spaces directly adjacent to the common paseo open space. This design provides a breakdown of the traditional barriers thereby integrating the private and public open space design. Front doors and neighbors are engaged directly into the common open space. The highlight of this type of residential product is the strong passive pedestrian pathway system that leads to a centralized linear park featuring amenities such as a pool, recreation building, and picnic/Ramada areas, as well as direct pedestrian access to the extensive Layton Lakes stream and lake system.

The approval included three floor plans that range in size from 1,507 square-feet to 1,897 square-feet. Three distinct elevations, Spanish, Santa Barbara and Tuscan, are provided for each floor plan. While the housing product is entirely two-story, the overall building massing has been broken up through the use of architectural projections, porches, single-story elements and decorative window treatments. Additionally, 'enhanced elevations' are provided for each floor plan in the event the home sides up to Layton Lakes Boulevard, the internal local residential street, or any common open space. The enhanced elevations provide additional side elevation diversity through additional plane changes, window treatments and decorative window mullions.

Staff is in support of the zoning time extension request for an additional three years, which extends the PAD zoning until January 9, 2014. Staff is of the opinion that the medium-density detached single-family residential land use remains appropriate for this site adding a valuable alternative housing product to the 373-acre Layton Lakes Master Plan.

### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on March 2, 2011. No neighboring property owners attended the meeting.

- As of the date of this memo, Planning Staff is not aware of any opposition or concerns with this request.

**PLANNING COMMISSION VOTE REPORT**

Motion to approve.

In Favor: 7    Opposed: 0

**RECOMMENDED ACTION**

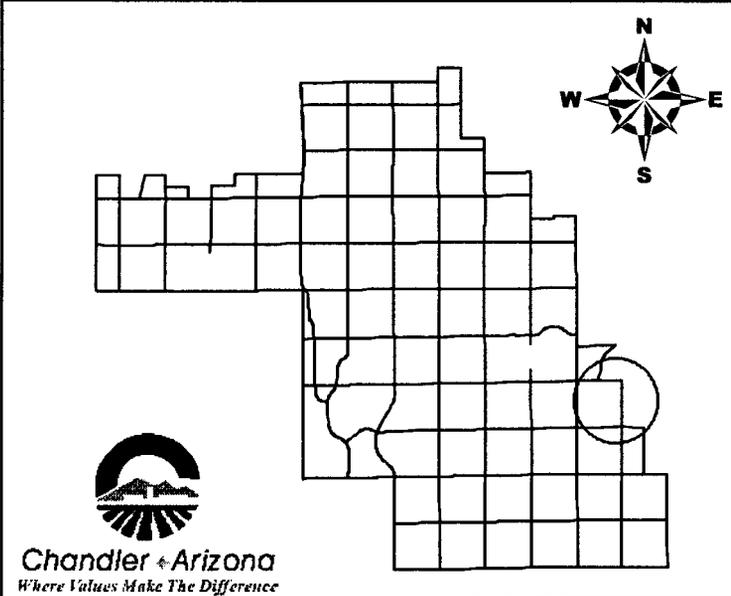
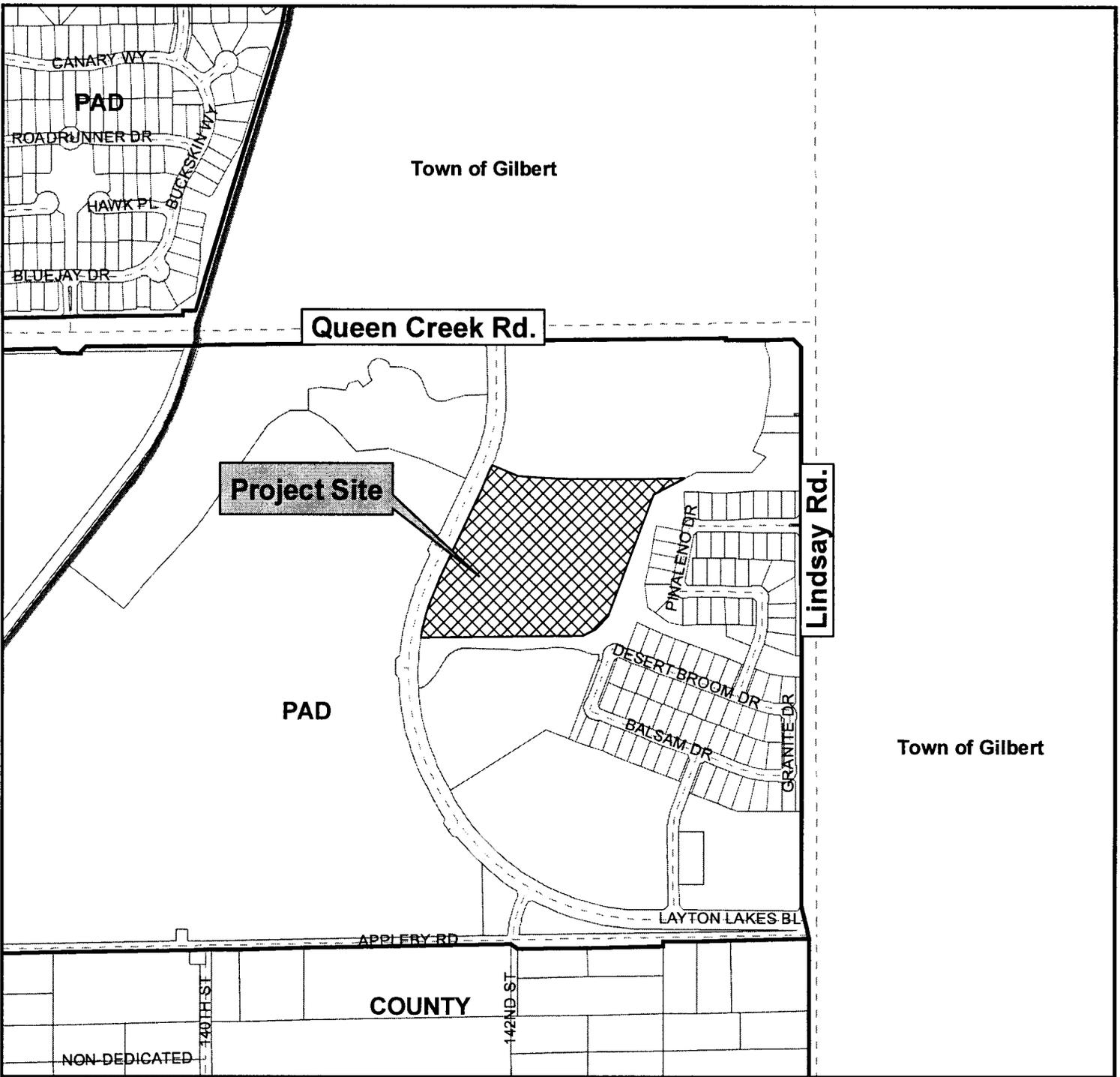
Upon finding consistency with the General Plan, Planning Commission and Staff recommend approval to extend the timing condition for three (3) years with all of the conditions in the original approval remaining in effect.

**PROPOSED MOTION**

Move to approve extension of the timing condition for case DVR11-0006 LAYTON LAKES PARCEL 18 for an additional three (3) years, in which the zoning would be in effect until January 9, 2014, as recommended by Planning Commission and Staff.

**Attachments**

1. Vicinity Maps
2. Narrative
3. Site Plan
4. Ordinance No. 3986



**Vicinity Map**



**DVR11-0006**

**Layton Lakes Parcel 18**



**Vicinity Map**



**DVR11-0006**

**Layton Lakes Parcel 18**



## **Lennar's Request for Time Extension**

### Addendum to Project Booklet for Layton Lakes Parcel 18

The purpose of this Addendum is to request a three-year time extension of the approved zoning for Layton Lakes Parcel 18 (the "Site") located south of the southeast corner of Queen Creek Road and Layton Lakes Blvd. (see Exhibit 1, Aerial Photograph). On December 10, 2007, the Chandler City Council adopted Ordinance No. 3986, which rezoned the Site from Planned Area Development (PAD) to PAD Amended (DVR07-0010) for a medium-density detached single-family residential subdivision (see Exhibit 2, Ordinance No. 3986, Stipulation 5), subject to the following stipulation:

Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

At the time the City Council approved the PAD/PDP zoning, Lennar Layton, LLC ("Lennar"), the owners of the Site, anticipated developing the approximately 12 acre Parcel 18 site for single family residential. Lennar is requesting that the current PAD/PDP zoning for Parcel 18 be extended for an additional three years. No changes are being made at this time to the land use or development plans that were approved by Council.

Lennar has worked diligently and expended considerable financial resources to bring Layton Lakes Master Community to fruition. Engineering plans, landscape plans and offsite improvements plans for Layton Lakes Master Community have been on-going. The economic slowdown has delayed the commencement of construction.

Furthermore, a time extension is appropriate because the Site's existing zoning (PAD/PDP for the residential subdivision) still makes good land use sense and represents another housing option for Chandler residents within Layton Lakes. Lennar is fully committed to moving forward with Layton Lakes Parcel 18. The development will be an asset to the City of Chandler and will be very appealing to existing and future Chandler residents.

Lennar respectfully requests that the time condition to begin construction be extended for an additional three years. If you have any questions or need additional information, please do not hesitate to call Jeff Gunderson at (480) 777-4600 or Brennan Ray at (602) 234-8794.

MASTER PLANT PALLET

BOTANICAL NAME	COMMON NAME
<b>TREES</b>	
ACACIA BAUCINA	WILLOW ACACIA
CERODONIA FLORENS	BLUE PALM VERDE
DAILEGEDIA BIEDD	BISSO TREE
PRAXINUS VEUTINA	ARIZONA ASH
OLEA EUROPAEA 'BIRNIMIL'	OLIVE
OLEA VELOSA	IRONWOOD
PHAS BRUTIA SILVACA	MONDEL PINE
POPULUS FRAXINATA	FREMONT COTTONWOOD
PROSOPIS JULIFLORA	PROCESO MESAITE
PROSOPIS VEUTINA	VILVET MESQUITE
QUERCUS VIRGINIANA	LIVE OAK
ULMUS PARVIFLORA 'TRAMPSPRINGE'	EVINGREEN ELM
BUDAL VITIS PAPAVINA	GRIST OAK
HYBRID PRISTINE	RED PINE PRISTINE
YUCCA GLAUCA	CACTUS PINE TREE
JACARANDA	JACARANDA JACARANDA
BUSH LANTANA	NEEDLESCAPE BUSH
WHITE OLEANDER	BANANA LANTANA'S WHITE
PURPLE LEAF PLUM	PRINUS CERASIFERA 'ALTIORUM PURPUREA'
BRADYRHOPIUM	PRINUS CALLENTIANA 'BRADYRHOPIUM'
CASCADOLE	CAEBAL PRIMA CALCALZO
<b>SHRUBS / GROUNDCOVERS</b>	
ACACIA NEODORSIS 'S. CAPRE'	DESERT CAHNET
BOGARDYLLIA 'S. WARET'	S. SCART BOGARDYLLIA
CASALPINA PULCHERRIMA	RED BIRD OF PARADISE
CASBA PHTILODORA	SAVERY CASBA
CASBA OLLAGATA	COTONWOOD CASBA
CHRYSACTRINA MEDICANA	DAIRYHATA
CONYCHYLIS LUCIDORA	BUSH BUSHING GLOW
DALIA FRUTESCENS 'SIFERA MEGAN'	BLACK DALIA
DASYLIRION AGROTRICHE	GREEN DESERT SPOON
NEPENTHES LINDSEYI	ALTIUM GLOW
LEUCOPHYLLUM 'MONTICOLA'	HEAVENLY CLOUD TEXAS BAGE
ERIPHOPIA SPP. 'VALENTIC'	VALENTIC BUSH
HEPERALOE FURCATA	DAINT HESPERALOE
HYMENOCYLLUS ACALIS	ANGELITA DUNE
LANTANA MONTEVIDEOENSIS	PURPLE LANTANA
LANTANA CANADENSIS 'WYCOLD'	NEW GOLD LANTANA
LEUCOPHYLLUM 'MONTICOLA'	RED YUCCA
LEUCOPHYLLUM 'MONTICOLA'	CHRYSACTRINA
MARALDIA 'DORIS' 'TETRA VILLO'	NASHVILLE DELIBERATE
CEOTHIERA BEBLANDIA	LETITE PINE CLEANER
PERISTICHIA BIPENDULA	MEDICAN EYEBING PRAROSE
LEUCOPHYLLUM 'MONTICOLA'	WUPHED PENTEDACTY
PHYLIA PENINSULARIS	LYTHO LEGACY BAGE
SALIX ELVEYI	DESERT BELLILLA
MYOPORUM PANHIFOLAN	CHAMPORAL BAGE
VERONIA BODIA	STAMPAPER VERONIA
MORBA RIT	MORBA BAGE
YELLOW DOT	WIDEYIA TIG ORATA
TOOTHED SEEDY SPOON	DAINTY LINDSEYI
COMPACT MISTLE	MISTLE COMANUS COMPACTA
TUTTLE NATAL PLUM	NATAL PLUM TUTTLE
CHERRY HESPERALOE	HESPERALOE CHERRY
MOCK ORANGE	PITTOPOPIUM TORRA
INDIA TON LANTANA	LANTANA CANADA
WAX LEAF PRIVET	LOUSTRUM JAPONICUM
MESQUITE BARKING PINELLA	RELLIA BARKING PINE
CHELANICE PLANT	CAMPOROTURE CHELANICE
LADY BANKS ROSE	ROSE BANKING
CAPE HONEYBUOGE	TECOMARIA CAPEHENSIS

GENERAL NOTES

1. COMMON AREA LANDSCAPE TO BE IRRIGATED WITH EFFLUENT WATER. PRIVATE AREAS, POOL COMPLEX, AND FRONTYARDS IRRIGATED WITH POTABLE WATER
2. ALL LANDSCAPE TO BE MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION
3. 1/2" MINUS, 2" DEEP DECOMPOSED GRANITE GRANITE TOPDRESSING TO ALL LANDSCAPE AREAS.
4. FINAL PLANT SELECTION, SPECIES, LOCATION AND QUANTITIES ARE TO BE ITEMIZED ON THE FINAL LANDSCAPE PLAN AND APPROVED BY THE CITY OF CHANDLER IN ACCORDANCE WITH LANDSCAPE GUIDELINES AT THE TIME OF FINAL SUBMITTAL. ALL PLANT MATERIAL WILL BE SELECTED FROM THE PLANT LIST SHOWN ON THE ENVIRONMENTAL MASTER PLAN AND THE ADWR LOW WATER USE LIST.

LAYTON LAKES BLVD WITH VELVET MESQUITE, LYNN'S LEGACY, RED YUCCA AND MYOPORUM THE REPLANTS STREETScape TO HAVE COMBINATION OF FORMAL AND FREERFORM PLANT MASSING FOR AGRARIAN THEME.

STREETSCAPE BUFFER TO CONFORM WITH STREETSCAPE SECTIONS AS SUBMITTED AND APPROVED IN THE PAD DOCUMENTS.  
DECORATIVE PAVING AT PARCEL ENTRIES, ENTRIES AND PRIMARY PEDESTRIAN CROSSINGS AS SHOWN

FUTURE COMMERCIAL

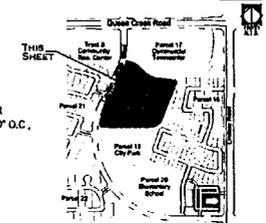
PARCEL 21

PARCEL 16A

FUTURE CITY PARK

NORTH  
24 AUGUST 2007  
SCALE: 1"=50'-0"

KEY MAP



SHEET 1 OF 6

LIVE OAK TO BE USED AS THE INTERIOR PROJECT THEMETREE, SPACED AT 25'-0" O.C. OR CENTERED IN DRIVE PLANTERS.

ENVIRONMENTAL MASTERPLAN  
**LAYTON LAKES**  
PARCEL 18  
CHANDLER, ARIZONA



Environmental Master Plan

Figure 3 08.31.07

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTH QUARTER CORNER OF SECTION 18 FROM WHICH A BRASS CAP IN HAND HOLE ACCEPTED AS THE NORTHEAST CORNER OF SAID SECTION 18 BEARS NORTH 89 DEGREES 11 MINUTES 28 SECONDS EAST A DISTANCE OF 2859.24 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, NORTH 89 DEGREES 11 MINUTES 28 SECONDS EAST A DISTANCE OF 1242.10 FEET;

THENCE SOUTH 00 DEGREES 48 MINUTES 32 SECONDS EAST A DISTANCE OF 597.54 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 66 DEGREES 52 MINUTES 51 SECONDS EAST A DISTANCE OF 118.81 FEET;

THENCE SOUTH 86 DEGREES 52 MINUTES 27 SECONDS EAST A DISTANCE OF 215.66 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 00 SECONDS EAST A DISTANCE OF 318.59 FEET;

THENCE NORTH 88 DEGREES 09 MINUTES 47 SECONDS EAST A DISTANCE OF 199.41 FEET;

THENCE SOUTH 82 DEGREES 53 MINUTES 00 SECONDS WEST A DISTANCE OF 158.53 FEET;

THENCE SOUTH 20 DEGREES 46 MINUTES 27 SECONDS WEST A DISTANCE OF 552.70 FEET;

THENCE SOUTH 42 DEGREES 00 MINUTES 39 SECONDS WEST A DISTANCE OF 77.43 FEET;

THENCE SOUTH 64 DEGREES 30 MINUTES 17 SECONDS WEST A DISTANCE OF 66.66 FEET;

THENCE SOUTH 89 DEGREES 10 MINUTES 52 SECONDS WEST A DISTANCE OF 702.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, FROM WHICH THE CENTER OF SAID CURVE BEARS SOUTH 60 DEGREES 29 MINUTES 33 SECONDS EAST A DISTANCE OF 959.00 FEET.

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 283.79 FEET THROUGH A CENTRAL ANGLE OF 15 DEGREES 45 MINUTES 37 SECONDS.

THENCE NORTH 25 DEGREES 16 MINUTES 04 SECONDS EAST A DISTANCE OF 518.51 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 741.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 23.47 FEET THROUGH A CENTRAL ANGLE OF 1 DEGREE 48 MINUTES 54 SECONDS TO THE POINT OF BEGINNING;

THE PARCEL DESCRIBED HEREON CONTAINS A COMPUTED AREA OF 536,440 SQUARE FEET OR 12.3150 ACRES, MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHTS OF WAY, OF RECORD OR OTHERWISE.

**CITY NOTES**

THE IMPROVEMENTS SHOWN ON THIS PLAN WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THE IMPROVEMENTS SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGROUNDING REQUIREMENT HAS BEEN SATISFIED.

THIS SUBDIVISION SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 23, 2002.

ON-LOT RETENTION IS ALLOWED ON DESIGNATED LOTS WHEN LOTS DESIGNATED AS HAVING ON-LOT RETENTION ARE SUBMITTED FOR A BUILDING PERMIT. A SPECIAL PLOT PLAN AND DRAINAGE REPORT SHALL ACCOMPANY THE APPLICATION. THE SPECIAL PLOT PLAN SHALL SHOW, AS A MINIMUM, THE RETENTION AREAS IN DETAIL, LANDSCAPE FEATURES AND THE STRUCTURE "FOOTPRINT". THE DRAINAGE REPORT SHALL COMPLY WITH TECHNICAL DESIGN MANUAL 3 - STORM DRAINAGE SYSTEM DESIGN, AND SHALL SHOW, AS MINIMUM, CALCULATIONS FOR VOLUME PROVIDED, VOLUME REQUIRED AND RUN-OFF COEFFICIENTS.

THE FINAL PLAN FOR THIS SUBDIVISION WILL NOT BE APPROVED OR RECORDED UNTIL A RECLAIMED WATER USE AGREEMENT IS EXECUTED BY THE DEVELOPER AND APPROVED BY THE CITY.

**BENCHMARK**

CADN #48- SECTION 24, T2S, R5E, 3" BRASS CAP IN CONCRETE, 200' SOUTH OF INTERSECTION OF Ocotillo Road and Gilbert Road 14' WEST OF EDGE OF PAVEMENT, 3' EAST OF CONCRETE LINED DITCH (NORTHING 817836.811, EASTING 738672.720). ELEVATION= 1253.94

**BASIS OF BEARING**

THE BASIS OF BEARINGS IS ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 6 EAST = NORTH 89 DEGREES 11 MINUTES 28 SECONDS EAST = NORTH 89 DEGREES 11 MINUTES 28 SECONDS EAST PER THE FINAL PLAT OF LAYTON LAKES, PHASE 1, BOOK 832 OF MAPS, PAGE 14, MARICOPA COUNTY RECORDER.

**CML ENGINEER**

GMX LLC.  
4135 SOUTH POWER ROAD,  
SUITE 103  
MESA, AZ 85212  
PHONE: (480) 658-5500  
FAX: (480) 658-5501  
CONTACT PERSON:  
TROY PETERSON

**DEVELOPER**

LENNAR COMMUNITIES  
DEVELOPMENT,  
1150 WEST GROVE PARKWAY,  
SUITE 108  
TEMPE, AZ 85283  
PHONE: (480) 342-0077  
FAX: (480) 897-4586  
CONTACT PERSON:  
JEFF GUNDERSON

**SHEET INDEX**

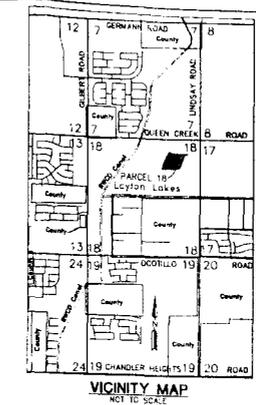
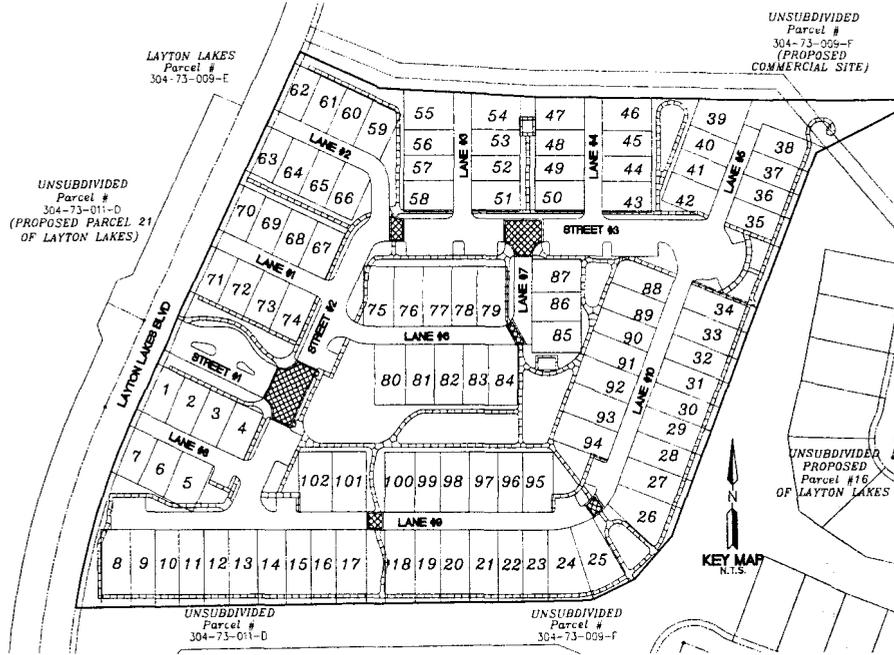
COVER SHEET  
PP01 TYPICAL LOT DETAILS  
PP02 PRELIMINARY PLAT  
PP03

GROSS AND NET PROJECT AREA  
536,441 SQUARE FEET OR  
12.3150 ACRES

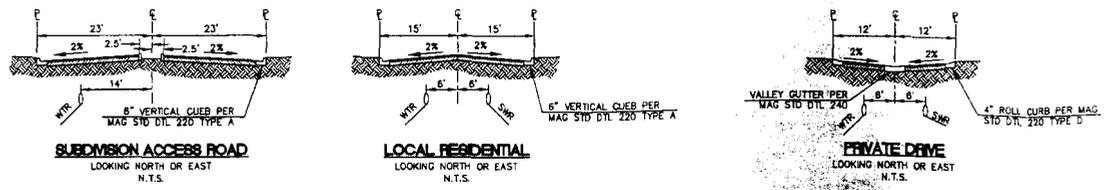


**PRELIMINARY PLAT  
LAYTON LAKES - PARCEL 18  
CHANDLER, ARIZONA**

A PORTION OF THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



- LEGEND**
- PROPOSED WATER LINE & VALVE
  - PROPOSED FIRE HYDRANT
  - PROPOSED SEWER LINE & MANHOLE
  - PROPOSED SEWER CLEANOUT
  - PROPOSED RETENTION BASIN
  - PROPOSED DRAINAGE FLOW ARROW
  - EXISTING CONTOUR LINE
  - EXISTING GROUND ELEVATION



**GMX**  
ENGINEERS - PLANNERS - LANDSCAPE ARCHITECTS - SURVEYORS - CONSTRUCTION MANAGERS

4135 SOUTH POWER ROAD, SUITE 103  
MESA, AZ 85212  
PHONE: (480) 658-5500  
FAX: (480) 658-5501  
WWW.GMX-LLC.COM

**LAYTON LAKES - PARCEL 18**  
LAYTON LAKES BLVD AND QUEEN CREEK RD  
CHANDLER, ARIZONA

SCALE: AS SHOWN  
DATE: AUG 2, 2007  
DESIGNED: GMX  
DRAWN: GMX  
REV: 1

DWG. NO. PP01  
SHT. NO. 3 OF 3

Preliminary Plat Plan

APPROVED BY  
CHANDLER CITY COUNCIL

DEC 10 2007

CITY CLERK'S OFFICE

# 2

DEC 10 2007

### ORDINANCE NO. 3986

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PLANNED AREA DEVELOPMENT (PAD) TO PLANNED AREA DEVELOPMENT (PAD) AMENDED (DVR07-0010 LAYTON LAKES PARCEL 18) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

**SECTION I. Legal Description of Property:**

See Attachment 'A'

Said parcel is hereby rezoned from Planned Area Development (PAD) for attached town homes to Planned Area Development (PAD) Amended for the construction of a medium-density detached single-family residential subdivision, subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LAYTON LAKES PARCEL 18" kept on file in the City of Chandler Current Planning Division, in file number DVR07-0010, except as modified by condition herein.

2. Right-of-way dedications to achieve full half width for Layton Lake Boulevard, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or property owners association.
4. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
5. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
6. Completion of the construction, where applicable, of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
7. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department.
8. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
9. The applicant shall work with Staff to provide additional shaded pedestrian seating areas such as but not limited to seating benches with specimen shade trees.
10. The applicant shall work with Staff to provide additional treatments such as decorative window mullions, materials, and elements to the rear elevations of each floor plan, similar to treatments found on the front elevations.

SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

**CERTIFICATION**

I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 3986 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2007, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *CRB*

PUBLISHED:

Ordinance No. 3986  
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**LAYTON LAKES – PHASE 2A - PARCEL 18**

That portion of the Northeast quarter of Section 18, Township 2 South, Range 6 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

**BEGINNING** at a found brass cap in hand hole accepted as the monument for the North quarter corner of said Section 18 from which a found brass cap in hand hole accepted as the monument for the Northeast corner of said section bears North 89 degrees 11 minutes 28 seconds East a distance of 2659.24 feet;

Thence along the north line of said Northeast quarter, North 89 degrees 11 minutes 28 seconds East a distance of 1242.10 feet;

Thence departing said north line, South 00 degrees 48 minutes 32 seconds East a distance of 597.54 feet to the easterly right-of-way of Layton Lakes Boulevard, also being the **POINT OF BEGINNING**;

Thence South 66 degrees 32 minutes 51 seconds East a distance of 118.81 feet;

Thence South 86 degrees 52 minutes 27 seconds East a distance of 215.66 feet;

Thence North 89 degrees 58 minutes 00 seconds East a distance of 318.59 feet;

Thence North 89 degrees 09 minutes 47 seconds East a distance of 199.41 feet;

Thence South 62 degrees 53 minutes 00 seconds West a distance of 158.53 feet;

Thence South 20 degrees 46 minutes 27 seconds West a distance of 552.70 feet;

Thence South 42 degrees 00 minutes 39 seconds West a distance of 77.43 feet;

Thence South 64 degrees 30 minutes 17 seconds West a distance of 66.66 feet;

Thence South 89 degrees 10 minutes 52 seconds West a distance of 702.87 feet to a point on said easterly right-of-way of Layton Lakes Boulevard, said point lying on a non-tangent curve concave southeasterly having a radius of 959.00 feet, the center which bears South 80 degrees 29 minutes 33 seconds East;

Thence along said easterly right-of-way, northeasterly along said curve through a central angle of 15 degrees 45 minutes 37 seconds an arc length of 263.79 feet to a point of tangency;

Thence continuing along said right-of-way, North 25 degrees 16 minutes 04 seconds East a distance of 518.51 feet to the beginning of a tangent curve concave northwesterly and having a radius of 741.00 feet;

Ordinance No. 3986

Thence continuing along said right-of-way, northeasterly along said curve through a central angle of 1 degree 48 minutes 54 seconds an arc length of 23.47 feet to the **POINT OF BEGINNING**;

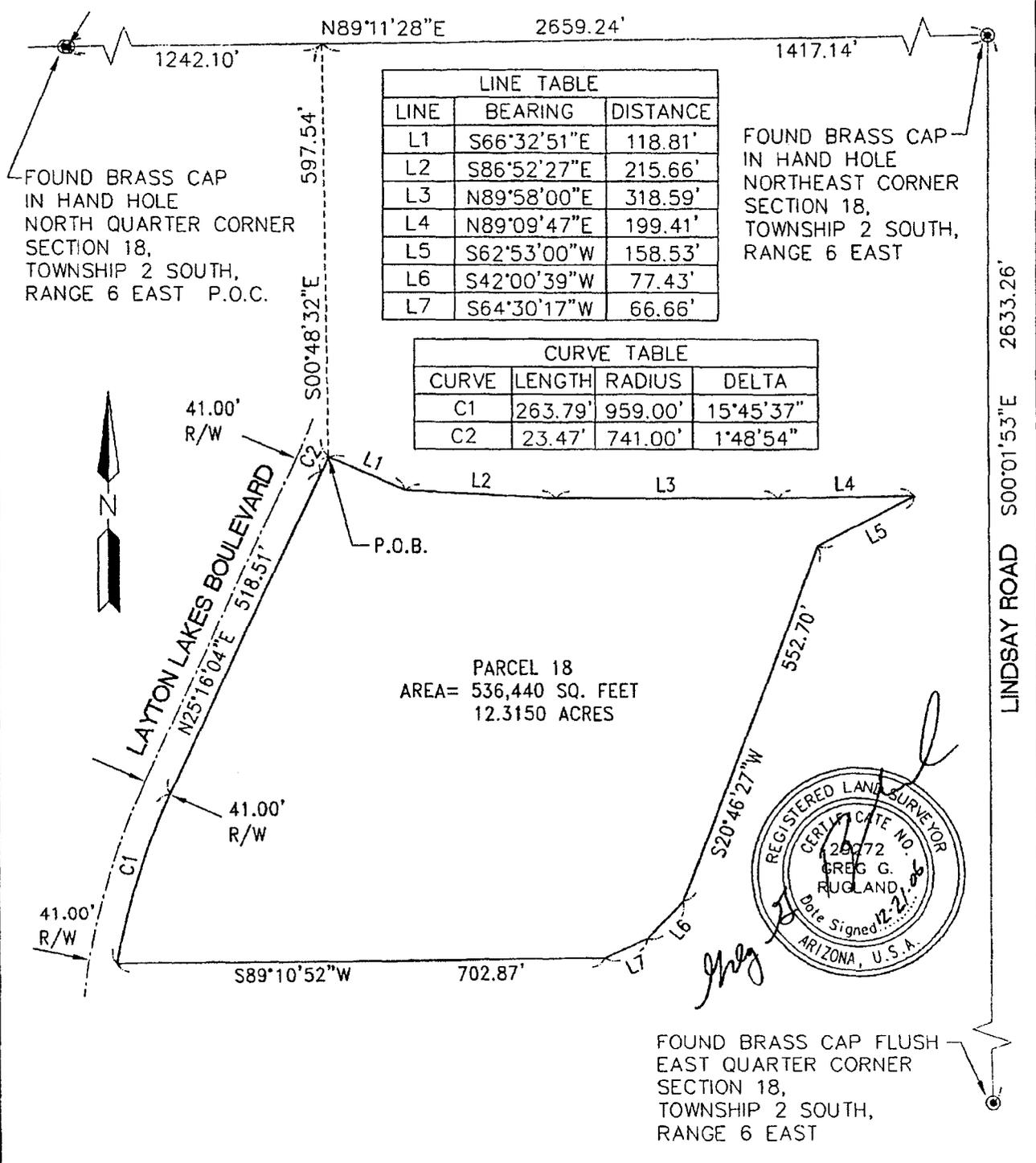
The above-described parcel contains a computed area of 536,440 square feet (12.315 acres) more or less and is subject to any easements, restrictions or rights of way, of record or otherwise.

Prepared by: CMX, L.L.C.  
4135 South Power Road, Suite 103  
Mesa, AZ 85212  
Project No. 7396  
December 14, 2006



*Greg G. Rugland*

QUEEN CREEK ROAD



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°32'51"E	118.81'
L2	S86°52'27"E	215.66'
L3	N89°58'00"E	318.59'
L4	N89°09'47"E	199.41'
L5	S62°53'00"W	158.53'
L6	S42°00'39"W	77.43'
L7	S64°30'17"W	66.66'

FOUND BRASS CAP  
IN HAND HOLE  
NORTHEAST CORNER  
SECTION 18,  
TOWNSHIP 2 SOUTH,  
RANGE 6 EAST

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	263.79'	959.00'	15°45'37"
C2	23.47'	741.00'	1°48'54"

PARCEL 18  
AREA= 536,440 SQ. FEET  
12.3150 ACRES



FOUND BRASS CAP FLUSH  
EAST QUARTER CORNER  
SECTION 18,  
TOWNSHIP 2 SOUTH,  
RANGE 6 EAST

CMX PROJ.	7396
DATE:	DEC, 2006
SCALE:	1"=200'
DRAWN BY:	FWM
CHECKED BY:	GGR

**PARCEL 18, PHASE 2A**  
LAYTON LAKES  
CHANDLER, ARIZONA  
**EXHIBIT "A"**

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