



MEMORANDUM Transportation & Development – CC Memo No. 13-033

DATE: FEBRUARY 27, 2013

TO: MAYOR AND CITY COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
 PATRICK MCDERMOTT, ASSISTANT CITY MANAGER *PM*
 R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJZ*
 JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: PDP12-0020/PPT12-0018 LAYTON LAKES PARCEL 22

Request: Preliminary Development Plan (PDP) approval to amend the subdivision layout, with Preliminary Plat (PPT) approval

Location: South and east of the southeast corner of Gilbert and Queen Creek roads

Applicant: Brennan Ray
 Burch & Cracchiolo, PA

Project Info: Approximately 44.5-acres, 96-lot residential subdivision, standard lot size 90' x 140'

RECOMMENDATION

Upon finding the request to be consistent with the General Plan and in conformance with the site's Planned Area Development (PAD) zoning, Planning Commission and Staff recommend approval subject to conditions.

BACKGROUND

The approximate 832-acre Layton Lakes Master Planned development received PAD zoning in March 2001. Of the 832-acres, approximately 373-acres are within the City of Chandler with the majority of Phase I occurring in the Town of Gilbert. In December 2003, a PDP was approved for the 21.6-acre Community Recreation Center as the part of Phase 1 within the City of Chandler. In February 2004, Council approved a Preliminary Development Plan (PDP) and Preliminary Plat

involving the subdivision layout and landscape plans for Phases 2, 3, and 4 of the master planned community. The subject Parcel 22 was part of this PDP approval and included 95 residential units. Each of the 7 residential subdivisions within the Chandler portion of Layton Lakes would be required to process future PDP's for the housing product.

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

The request is for PDP and Preliminary Plat approval to amend the subdivision layout and standard lot size for Parcel 22. The original approval included 95 lots with a standard lot size of 90' x 120' (10,800 square-feet). The proposed amendment includes 96 lots with a standard lot size of 90' x 140' (12,600 square-feet). The original approval included various techniques to provide appropriate transitions and buffering from the adjacent rural residential large-lot homes to the south. 19 homes abutted the southern property line that were separated from the rural residential homes by a 40-foot wide (total) RWCD easement, and a 25-foot wide landscaped recreation pathway. Additionally, all lots along the southern property line were at least 125-feet wide. The design utilized physical width to reduce the number of homes adjacent to the existing rural properties. The proposed plan utilizes a different approach, although just as effective, to provide a natural transition and buffering for the adjacent rural properties. 26 homes are proposed along the south property line that continue to be separated by a minimum 25-foot wide landscaped area including a 10-foot wide granite equestrian pathway, as well as the 40-foot RWCD easement. The current proposal not only increased the minimum lot depth from 120-feet to 140-feet, but along the southern property line, the lots were increased even further to a minimum of 167-feet in depth. Finally, through feedback gathered during the Public Notification process, the applicant has agreed to provide a 45-foot rear yard setback for all homes along that southern side. The proposed approach continues to provide an appropriate transition from the rural neighbors.

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. As found within the Residential Development Standards (RDS), since all lots are greater than 12,000 square-feet in size, Parcel 22 is not required to comply with the Subdivision Diversity Standards. However, the proposed subdivision layout clearly meets the intent of the RDS by providing a high quality subdivision.

DISCUSSION

Staff supports the request finding the proposed amendment to not only represent a quality subdivision layout, but also continue to acknowledge and provide buffering and transition to the adjacent rural residential properties.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A Neighborhood meeting was held on 10/29/2012 at the Veterans' Oasis Park. 3 rural residential neighboring property owners attended the meeting. Many questions were asked and discussed regarding the original vs. the proposed layout.
- Following the neighborhood meeting, the applicant met with one of the rural property owners who attended the neighborhood meeting. This meeting resulted in the applicant's agreement to provide the 45-foot rear yard setback for lots along the southern property line. The neighbor contacted staff with a letter of support.

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

PLANNING COMMISSION VOTE REPORT

Motion to Approve.

In Favor: 4 Opposed: 0 Absent: 3 (Baron, Cunningham, Pridemore)

RECOMMENDED ACTION

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

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LAYTON LAKES PARCEL 22" kept on file in the City of Chandler Planning Services Division, in File No. PDP12-0020, 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.
5. The same elevation shall not be built side-by-side or directly across the street from one another.
6. Lots 2-13, and 18-31 shall have a rear yard setback of 45-feet.

Planning Commission and Staff recommend approval of the Preliminary Plat subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

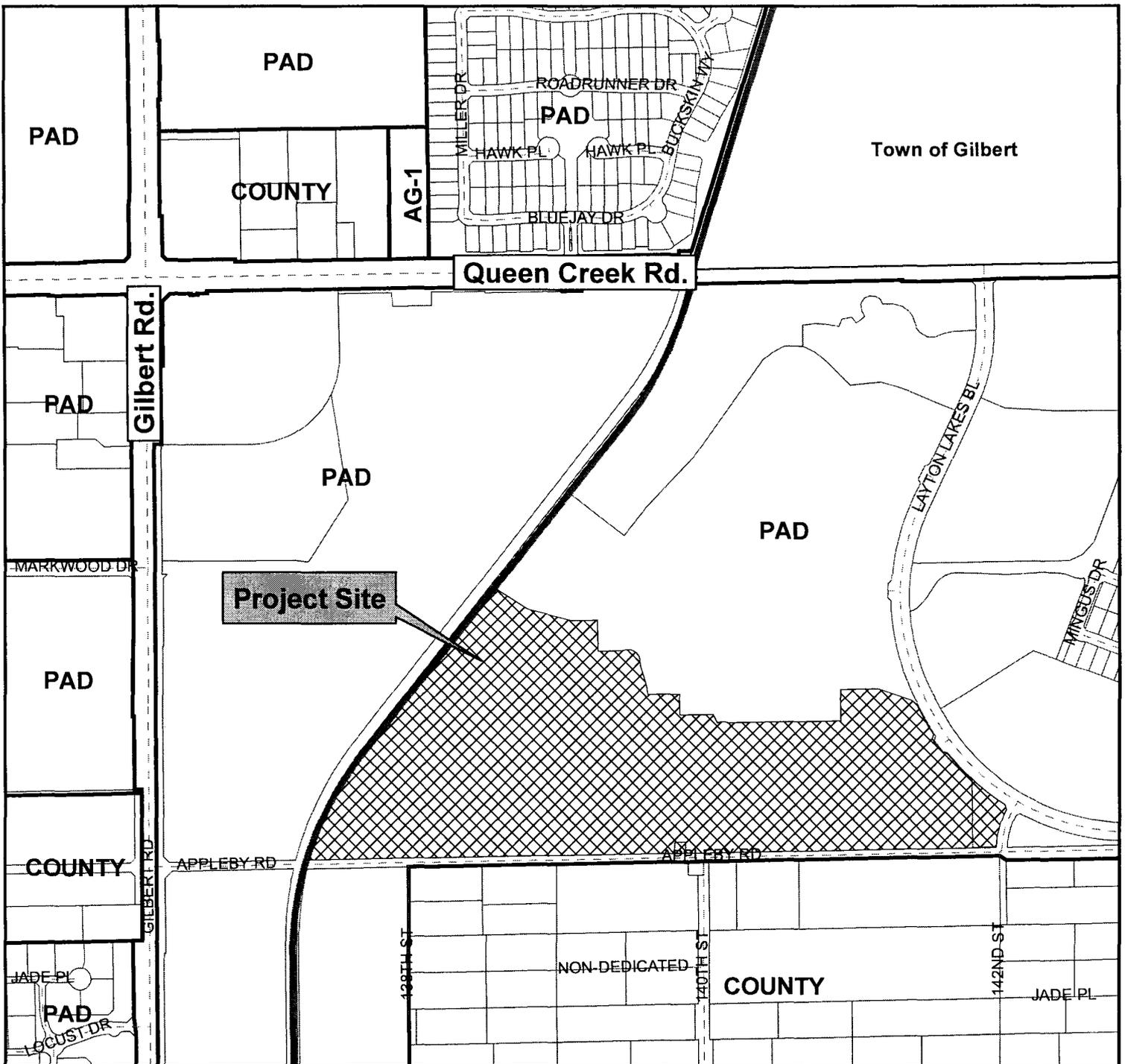
PROPOSED MOTIONS

Move to approve the Preliminary Development Plan in case PDP12-0020 LAYTON LAKES PARCEL 22, subject to the conditions recommended by Planning Commission and Staff.

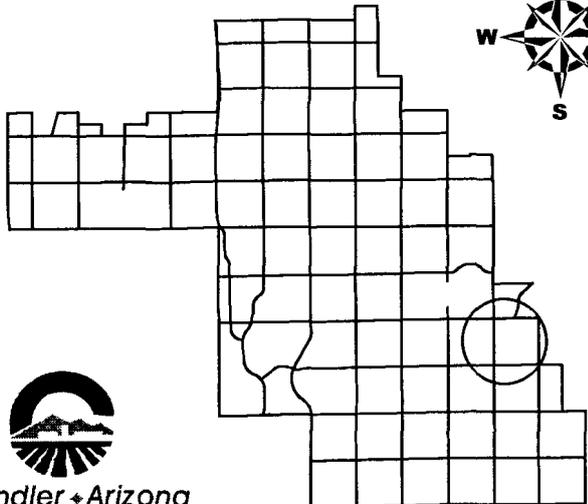
Move to approve the Preliminary Plat PPT12-0018 LAYTON LAKES PARCEL 22, as per Planning Commission and Staff recommendation.

Attachments

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



Vicinity Map



PDP12-0020

Layton Lakes Parcel 22



Chandler + Arizona
Where Values Make The Difference



Project Site

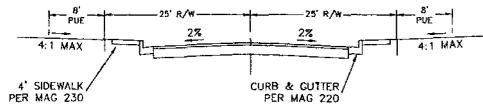
Vicinity Map



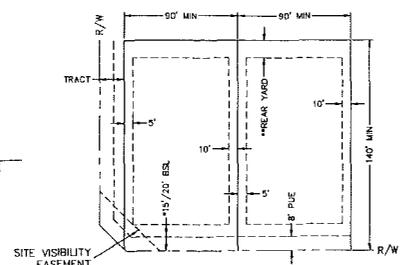
PDP12-0020

Layton Lakes Parcel 22



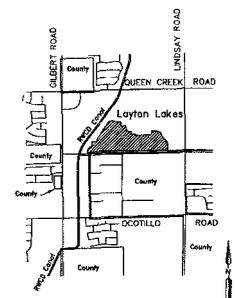


LOCAL STREET SECTION
PER C.O.C. DETAIL C-213 N.T.S.

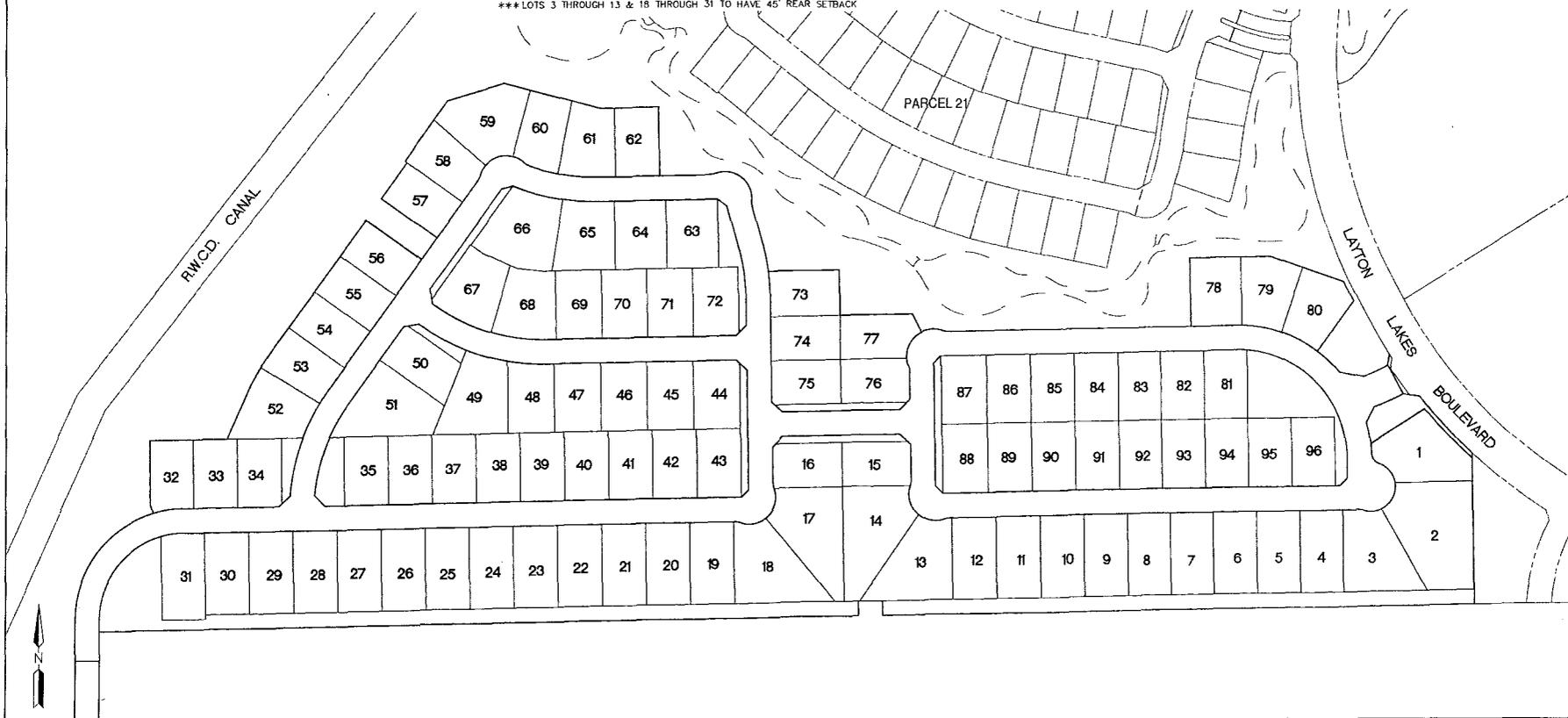


TYPICAL LOT DETAIL
90'x140' N.T.S.

| Parcel No. | Proposed Acreage (Net) | Min. Lot Width | No. of Lots | Density |
|------------|------------------------|----------------|-------------|------------|
| 22 | 44.48 | 90 Ft | 86 | 2.16 ul/oc |



- * 20' TO GARAGE DOOR FOR FORWARD FACING GARAGE
15' TO SIDE ENTRY GARAGE OR LIVABLE AREA COMPONENT
- ** 15' SINGLE STORY
25' TWO STORY
25' SINGLE-STORY ADJACENT TO COLLECTOR
35' TWO-STORY ADJACENT TO COLLECTOR
- *** LOTS 3 THROUGH 13 & 18 THROUGH 31 TO HAVE 45' REAR SETBACK



Bowman
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CONCEPTUAL SUBDIVISION PLAN
LAYTON LAKES
PARCEL 22

CHANDLER

PROJECT NUMBER

PLAN STATUS

| DATE | DESCRIPTION |
|----------|-------------|
| DESIGN | DRAWN |
| SCALE | 1" = 100' |
| JOB NO. | 150522-001 |
| DATE | July 2012 |
| FILE NO. | |
| SHEET | 1 OF 1 |

Parcel 22 Playstation Data

- 43 PLAYSTATIONS TOTAL
- SHADE TRELLIS (8 PS)
 - PICNIC TABLES (4 PS)
 - PARK BENCHES (10 PS)
 - MEDIUM TOT-LOT (15 PS)
 - SWING SET (2 PS)
 - BOUNCER (2 PS)
 - SPINNER (2 PS)

ADJACENT 20' x 20' SHADE RAMADA OVERLOOK W/ PICNIC TABLES & BBQ. (BUILT W/ PARCEL 21 IMPROVEMENTS)

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

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

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

PICNIC TABLE / SEATING NODE ALONG PATH & TRAILS

LANDSCAPE EASEMENT W/ SHADE CANOPY TREES AND 10' WIDE GRANULAR MULTI-USE TRAIL THAT WILL PROVIDE PARCEL CONNECTIVITY.

THEMATIC PEDESTRIAN BRIDGE CONNECTION INTO ADJACENT PARCEL & OPENSAPCE.

TRELLIS SHADE STRUCTURE OVERLOOKING LAKE W/ PARK BENCHES.

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

THEMATIC PEDESTRIAN BRIDGE CONNECTION INTO ADJACENT PARCEL.

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

Parcel 21

Parcel 22

Parcel 28

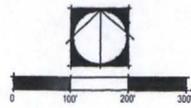
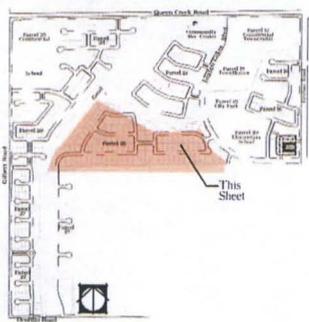
1. LANDSCAPE TO BE IRRIGATED WITH EFFLUENT WATER STORED IN LAKE FEATURES.
2. ALL LANDSCAPE TO BE MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION.
3. 1/2" MINUS, 2" DEEP "AZTEC BROWN" DECOMPOSED GRANITE TOPDRESSING TO ALL LANDSCAPE AREAS.
4. PLANTING DESIGN TO HAVE A RURAL AGRARIAN CHARACTER.
5. PLANTING 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.

| BOTANICAL NAME | COMMON NAME |
|---------------------------------------|---------------------------|
| TREES | |
| ACACIA SALICINA | WILLOW ACACIA |
| CERCIODIUM FLORIDUM | BLUE PALO VERDE |
| DAHLBERGIA SISSO | SISSO TREE |
| FRAXINUS VELLUTINA | ARIZONA ASH |
| Olea EURCOPAEA 'SWAN HILL' | OLIVE |
| OLEYA TESOTA | IRONWOOD |
| PINUS BIRUTIA ELGARICA | MONDEL PINE |
| POPULUS FREMONTII | FREMONT COTTONWOOD |
| PROSOPIS HIRRID | PHOENIX MESQUITE |
| PROSOPIS VELLUTINA | VELVET MESQUITE |
| QUERCUS VIRGINIANA | LIVE OAK |
| ULMUS PARVIFOLIA V. 'SEMPERVIRENS' | EVERGREEN ELM |
| EUCALYPTUS PAPUANA | GHOST GUM |
| HYBRID PISTACHE | RED PISH PISTACHE |
| VITEX CHASTE | CHASTE PEPPER TREE |
| SHRUBS / GROUNDCOVERS | |
| ACACIA REDOLENS 'D. CARPET' | DESERT CARPET |
| BOUGAINVILLEA 'B. KARST' | B. KARST BOUGAINVILLEA |
| CAESALPINIA PULCHERRIMA | RED BIRD OF PARADISE |
| CASSIA PHYLLONIA | SILVER CASSIA |
| CASSIA OBLONGATA | CUTBACK CASSIA |
| CHRYSANTHEMUM MEXICANUM | DAMINATA |
| CONVOLVULUS ESCORCIUM | BUSH MORNING GLORY |
| DALEA FRUTESCENS 'SIERRA NEGRA' | BLACK DALEA |
| DASYLIRION ACROTICHE | CRUSH DESERT SPOON |
| MIMULABENBERGIA LINDEMAYERI | AUTUMN GLOW |
| LEUCOPHYLLUM PRUTESCENS 'HEAVENLY' | HEAVENLY CLOUD TEXAS SAGE |
| ERRADOPHILA SPP. 'VALENTINE' | VALENTINE BUSH |
| HESPERALOE FUNIFERA | GIANT HESPERALOE |
| HYMENOCYCLUS ACALUIS | ANGELITA DASHY |
| LANTANA MONTEVIDENSIS | PURPLE LANTANA |
| LANTANA CAMARA 'NEW GOLD' | NEW GOLD LANTANA |
| HESPERALOE PARVIFLORA | RED YUCCA |
| LEUCOPHYLLUM LAEVIGATUM | CHIHUAHUA SAGE |
| MIMULABENBERGIA RIGENS 'MAD HATVILLE' | MAD HATVILLE DEERGRASS |
| NERIUM OLEANDER 'PETITE PINK' | PETITE PINK OLEANDER |
| OENOTHERA BERLANDIERI | MEXICAN EVENING PRIMROSE |
| PENSTEMON SUPERBUS | SUPERS PENSTEMON |
| LEUCOPHYLLUM LANGSHANIAE | LYNN'S LEGACY SAGE |
| RUELLIA PENINSULARIS | DESERT RUELLIA |
| SALVIA CLEVELANDII | CHAPARRAL SAGE |
| MYOPORUM PARVIFOLIUM | MYOPORIUM |
| VERBENA RIGIDA | SANDPAPER VERBENA |

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

key map



Landscape MasterPlan - Parcel 22
LAYTON LAKES
 City of Chandler

