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NOV 07 2013

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Chandler
All-America City
2010

MEMORANDUM **Transportation & Development - CC Memo No. 13-138**

DATE: NOVEMBER 7, 2013

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER
MARSHA REED, ASSISTANT CITY MANAGER
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER

SUBJECT: PDP13-0013 LAYTON LAKES PARCEL 21

Request: Preliminary Development Plan (PDP) approval to amend the subdivision layout and standard lot size

Location: South of the southwest corner of Layton Lakes Blvd. and Queen Creek Road

Applicant: Brennan Ray
Burch & Cracchiolo, PA

Project Info: Approximately 34-acres, 115-lot residential subdivision, standard lot size 70' x 110'

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 Planning 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 21 was part of this PDP approval and originally included 109 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.

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: 6 Opposed: 0 Absent: 1 (Donaldson)

RECOMMENDED ACTION
Upon finding consistency with the General Plan, Planning Commission and Planning Staff recommend 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

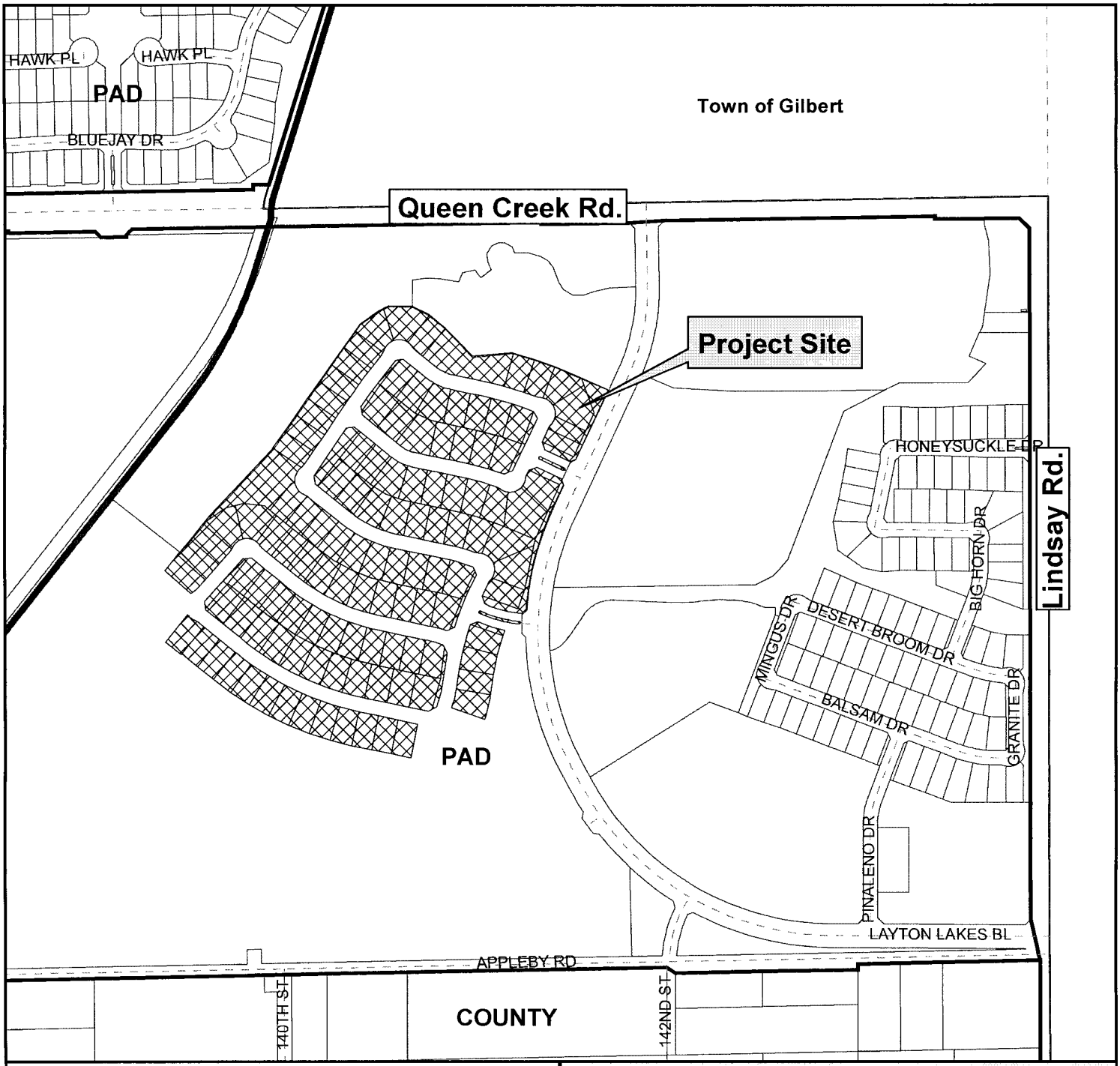
2. Compliance with the original stipulations adopted by the City Council as Ordinance 3250, case DVR00-0025 LAYTON LAKES, except as modified by condition herein.

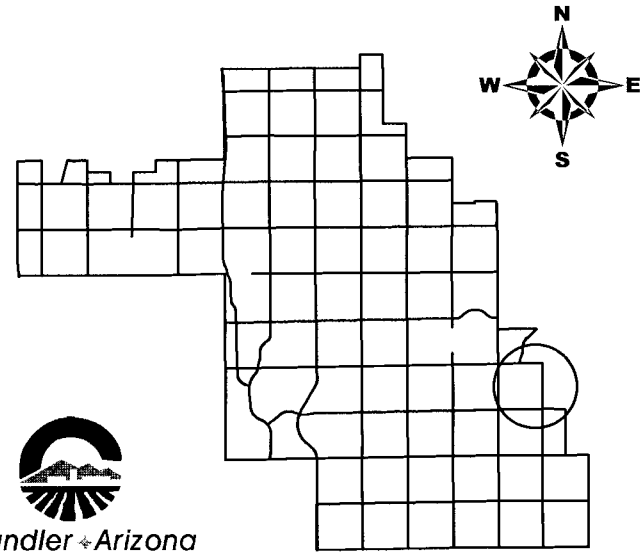
3. Compliance with the original stipulations adopted by the City Council as case PDP03-0038 LAYTON LAKES, except as modified by condition herein.

4. All homes built on corner lots within the residential subdivision shall be single-story.

PROPOSED MOTIONS
Move to approve the Preliminary Development Plan PDP13-0013 LAYTON LAKES PARCEL 21, as recommended by Planning Commission and Planning Staff.

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





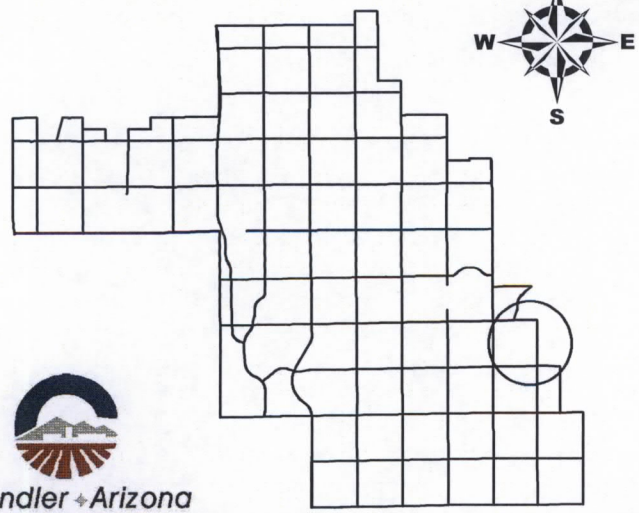
Chandler Arizona
Where Values Make The Difference

Vicinity Map

PDP13-0013

Layton Lakes Parcel 21

CITY OF CHANDLER 9/25/2013



Chandler Arizona
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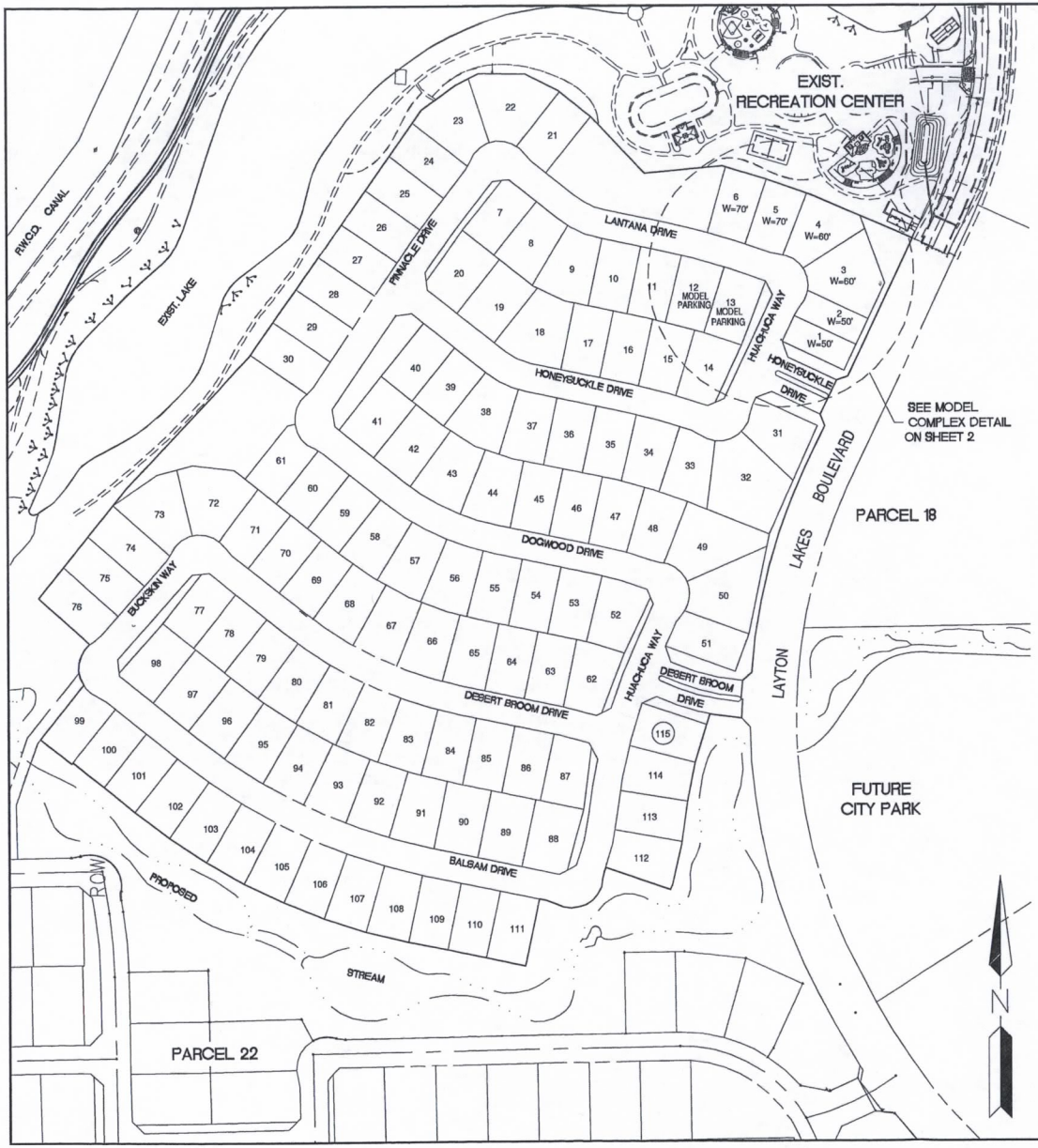
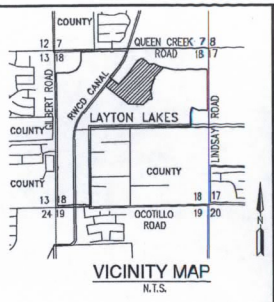
Vicinity Map

PDP13-0013

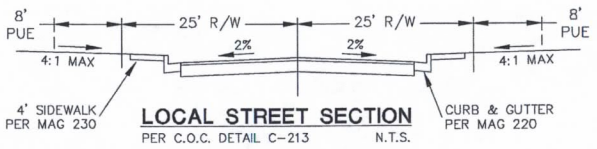
Layton Lakes Parcel 21

CITY OF CHANDLER 9/25/2013

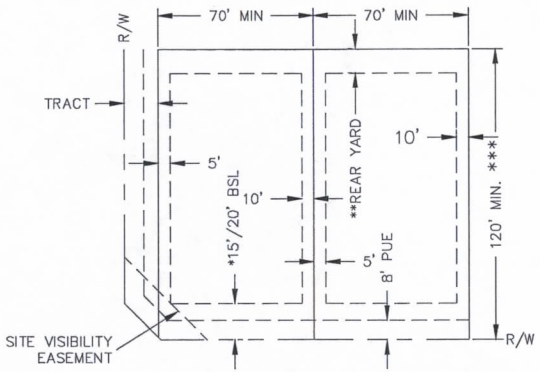




VICINITY MAP
N.T.S.



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



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

* 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

*** TYPICAL LOT DEPTH AROUND KNUCKLES AND CURVED STREETS MAY BE LESS THAN 120 FEET

Table 2

Parcel No.	Proposed Acreage (Net)	Min. Lot Width	No. of Lots	Density
21	33.38	70 Ft	115	3.44 du/ac

LAYTON LAKES-PARCEL 21

CHANDLER, ARIZONA

CONCEPTUAL SUBDIVISION PLAN

Bowman CONSULTING
3010 South Priest Drive Ste 103
Tempe, Arizona 85282
Phone: (480) 629-8830
www.bowmanconsulting.com

JOB #9505-21-001
DATE SEPT., 2013
SCALE N.T.S.
DRAWN jas
SHT 1 OF 2

CAD FILE NAME: P:\9505 - Layton Lakes\9505-01-007 (ENG) - P21\Engineering\Exhibits\9505-P21-Conceptual Subdivision.dwg 09/11/2013

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.

MASTER PLANT PALLET

BOTANICAL NAME	COMMON NAME
TREES	
ACACIA SALICINA	WILLOW ACACIA
CERCIDIUM FLORIDUM	BLUE PALO VERDE
DALBERGIA SISSO	SISSO TREE
FRAXINUS VELUTINA	ARIZONA ASH
OLEA EUROPAEA 'SWAN HILL'	OLIVE
OLNEYA TESOTA	IRONWOOD
PINUS BRUTIA ELDARICA	MONDEL PINE
POPULUS FREMONTII	FREMONT COTTONWOOD
PROSOPIS HYBRID	PHOENIX MESQUITE
PROSOPIS VELUTINA	VELVET MESQUITE
QUERCUS VIRGINIANA	LIVE OAK
ULMUS PARVIFOLIA V. 'SEMPERVIRENS'	EVERGREEN ELM
EUCALYPTUS PAPUANA	GHOST GUM
HYBRID PISTASHE	RED PUSH PISTASHE
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 PHYLLODINEA	SILVERY CASSIA
CASSIA OBLIGATA	OUTBACK CASSIA
CHRYSACTINIA MEXICANA	DAHLIANTA
CONVOLVULUS ENCORIUM	BUSH MORNING GLORY
DALEA FRUTESCENS 'SIERRA NEGRA'	BLACK DALEA
DASYLIRION ACROTRICHE	GREEN DESERT SPOON
MUHLENBERGIA LINDHEIMERI	AUTUMN GLOW
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY'	HEAVENLY CLOUD TEXAS SAGE
EMMOPHILA SPP. 'VALENTINE'	VALENTINE BUSH
HESPERALOE FUNIFERA	GIANT HESPERALOE
HYMENOXYS ACAULIS	ANGELITA DAISY
LANTANA MONTEVIDENSIS	PURPLE LANTANA
LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
HESPERALOE PARVIFLORA	RED YUCCA
LEUCOPHYLLUM LANGIGATUM	CHIHUAHUAN SAGE
MUHLENBERGIA RIGENS 'NASHVILLE'	NASHVILLE DEERGRASS
NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER
OENOTHERA BERLANDIERI	MEXICAN EVENING PRIMROSE
PENSTEMON SUPERBUS	SUPERB PENSTEMON
LEUCOPHYLLUM LANGMANIAE	LYNN'S LEGACY SAGE
RUELLIA PENNINSULARIS	DESERT RUELLIA
SALVIA CLEVELANDII	CHAPARRAL SAGE
MYOPORUM PARVIFOLIUM	MYOPORUM
VERBENA RIGIDA	SANDPAPER VERBENA

Landscape Masterplan

LAYTON LAKES

City of Chandler

0 160' 320' 480'

LENNAR

VOLLMER & ASSOCIATES

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7. EACH PARCEL TO HAVE A UNIQUE THEMETREE AND THEMESHRUB 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.

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SALVIA CLEVELANDII	CHAPARRAL SAGE
MYOPORUM PARVIFOLIUM	MYOPORUM
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.

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)

THIS PARCEL TO HAVE A UNIQUE THEMETREE AND THEMESHRUB CHOSEN FROM THE PLANT LIST, TO PROVIDE INDIVIDUAL PARCEL IDENTITY.

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

THEMATIC PEDESTRIAN BRIDGE CONNECTION INTO ADJACENT PARCEL & OPENSPACE.

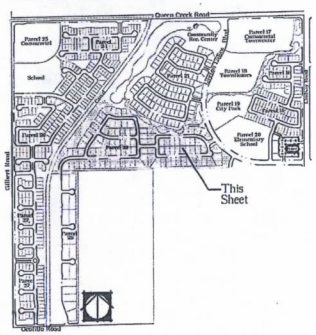
PARCEL 22 POCKET PARK W/ MEDIUM PLAYSTRUCTURE, SWING SET, BOUNCERS, PARK BENCHES, & TURF ACTIVITY AREAS.

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

THEMATIC PEDESTRIAN BRIDGE CONNECTION INTO ADJACENT PARCEL.

0 100' 200' 300'

key map



Landscape MasterPlan - Parcel 21

LAYTON LAKES

City of Chandler

VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS