



MEMORANDUM **Planning Division – CC Memo No. 15-043**

DATE: MARCH 26, 2015

TO: MAYOR AND COUNCIL

THRU: RICH DLUGAS, CITY MANAGER *RD*
MARSHA REED, ASSISTANT CITY MANAGER *MR*
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*

FROM: KEVIN MAYO, PLANNING MANAGER *KM*

SUBJECT: PDP14-0015 LAYTON LAKES PARCEL 21

Request: Preliminary Development Plan (PDP) approval for housing product

Location: South and west of the southwest corner of Queen Creek Road and Layton Lakes Boulevard

Applicant: Brennan Ray
Burch & Cracchiolo, PA

Project Info: Approximately 33.4-acres, 114 lots, 6 housing plans; 4 single story, 2 two story

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. Most recently Parcel 21 was amended to include 114 lots with a standard lot size of 70' x 110' (7,700 square feet), while including Lots 1 & 2 as 50' x 110' (5,500 square feet), intended for model homes for housing product approved elsewhere within Layton Lakes. Each of the 7 residential subdivisions within the Chandler portion of Layton Lakes were 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 of housing product. The proposed housing product by Lennar includes 4 single-story plans ranging in size from 2,856 square feet to 3,173 square feet, as well as 2 two-story plans ranging in size from 3,786 square feet to 4,108 square feet. Three to four distinct architectural styles are offered for each plan.

Included within the housing product series is Lennar's NEXT GEN concept for plans 5582 and 6081. The homes have been designed as a traditional single-family home that can accommodate multi-generational living. The homes have what can be referred to as a 'mother-in-law' suite that comes complete with a second kitchen and secondary exterior entrance yet remains completely connected with the balance of the home. Typically secondary entrances and kitchens raise concerns for the potential that the 'suite' could be rented out creating a multi-family situation. This concern is mitigated since the entire home remains under one roof, maintains a single street address, has one electric meter and a single water meter. This new housing product series has been developed to meet the needs of many families throughout the country that now have children returning from college to live with their parents or families that now care for elderly family members at home in lieu of traditional retirement communities. From the exterior the homes look the same as a traditional home, yet provide the interior flexibility to accommodate the evolving needs of today's family. Additional product details can be found within the attached Development Booklet.

DISCUSSION

Planning Staff supports the request finding the proposed housing product to represent another quality addition to the Layton Lakes community. The homes meet the intent of the Residential Development Standards by providing strong architectural design, while continuing to deliver upon the concept theme of Layton Lakes expanding the diversity of housing product offerings with the addition of the NEXT GEN multi-generational floor plans.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A Neighborhood meeting was held on February 26, 2015 at the Veterans' Oasis Park. No neighboring property owners attended the meeting.

At the time of this writing, Planning Staff has received no phone calls or letters in opposition to 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 Planning Staff recommend approval of the Preliminary Development Plan (PDP) for housing product for Parcel 21, subject to the following conditions:

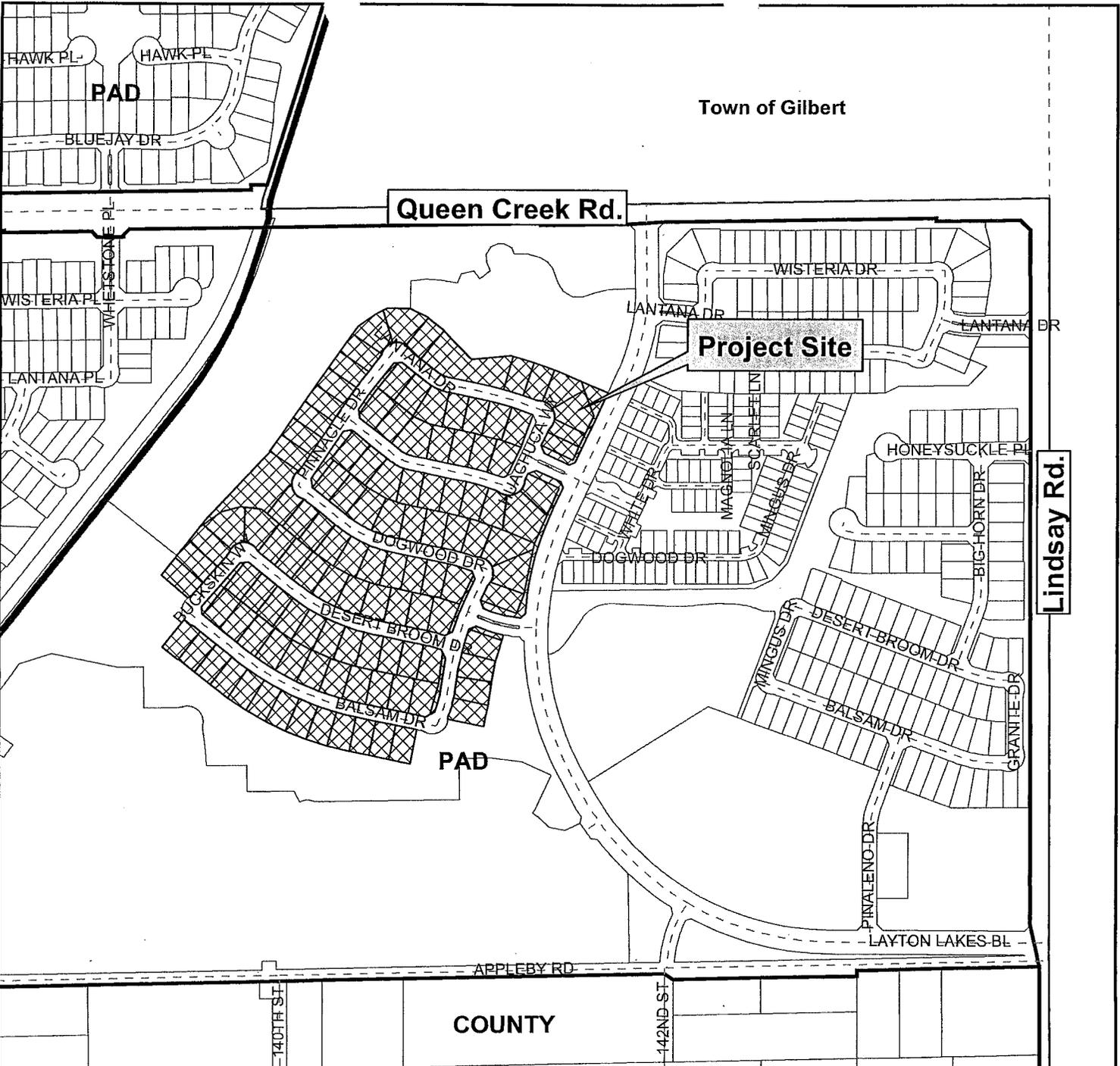
1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LAYTON LAKES PARCEL 21" kept on file in the City of Chandler Planning Services Division, in File No. PDP14-0015, except as modified by condition herein
2. Compliance with the original stipulations adopted 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. The same elevation shall not be built side-by-side or directly across the street from one another.
5. Window mullion/muntin patterns shall remain consistent on all sides of the homes.
6. Corner lots shall be limited to single-story homes only.
7. Window pop-out treatments shall remain consistent on all sides of the homes.

PROPOSED MOTION

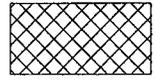
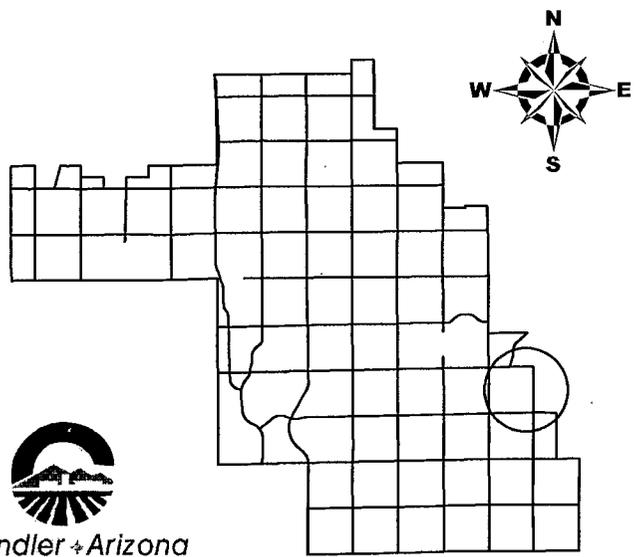
Move to approve the Preliminary Development Plan in case PDP14-0015 LAYTON LAKES PARCEL 21, subject to the conditions recommended by Planning Commission and Planning Staff.

Attachments

1. Vicinity Maps
2. Site Plan
3. Housing Product examples
4. Exhibit A, Development Booklet



Vicinity Map



PDP14-0015

Layton Lakes Parcel 21

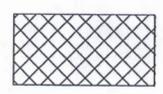
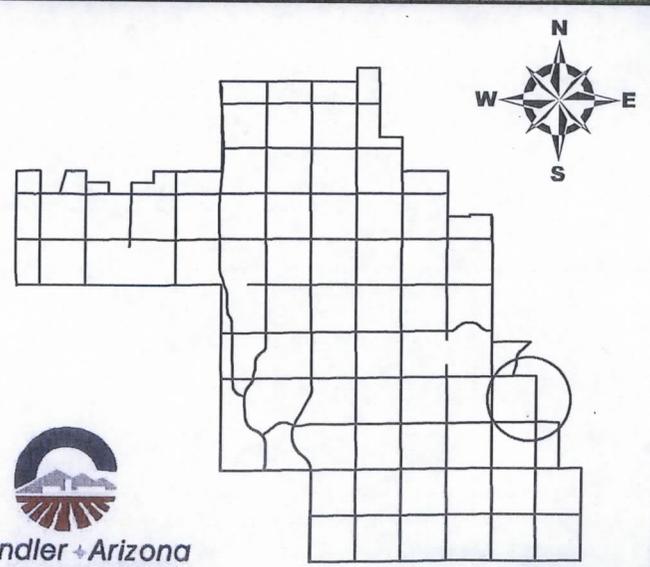


Chandler, Arizona
Where Values Make The Difference

CITY OF CHANDLER 12/3/2014



Vicinity Map



PDP14-0015

Layton Lakes Parcel 21

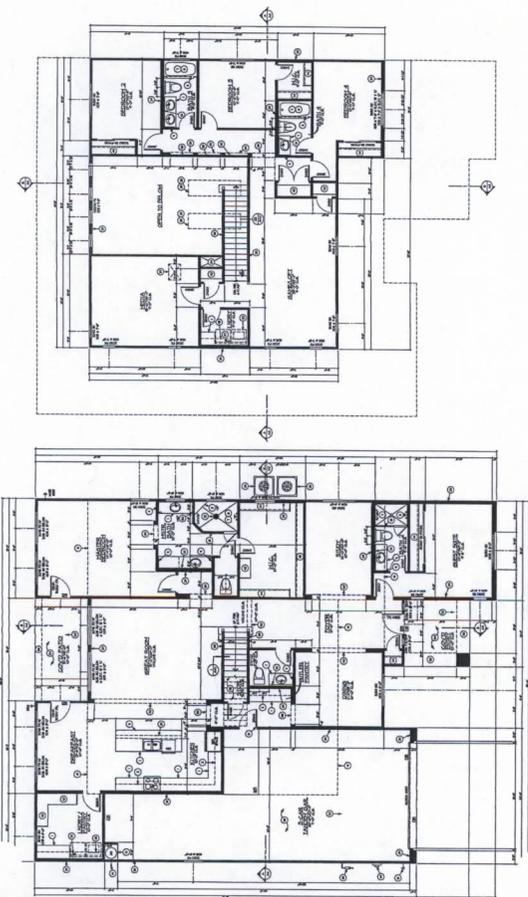
PLAN 5570



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Tile Roof A
- Standard Garage Door B
- Standard Front Door C
- Wood Fascia D
- Standard Coach Light E
- Decorative Stone Veneer F



Floor Plan



Left Elevation



Rear Elevation

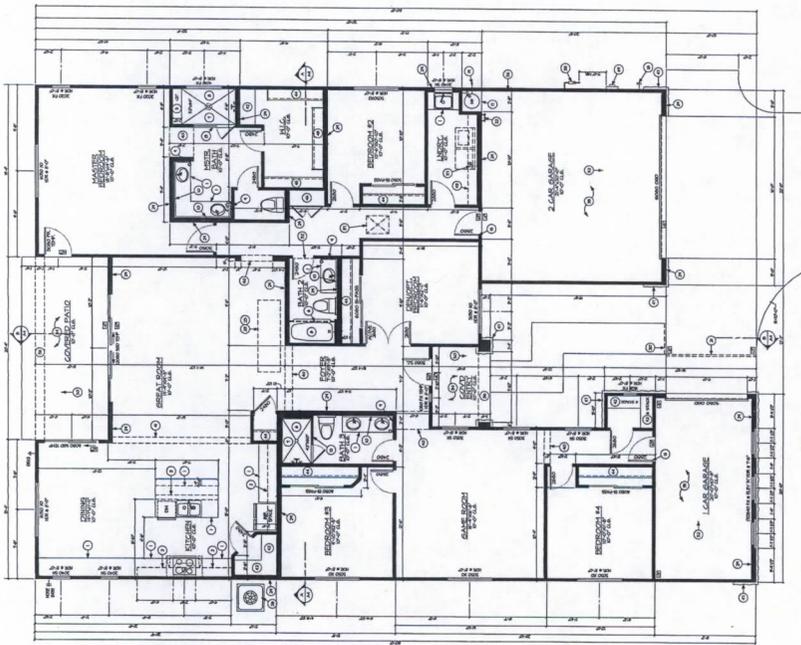


Right Elevation

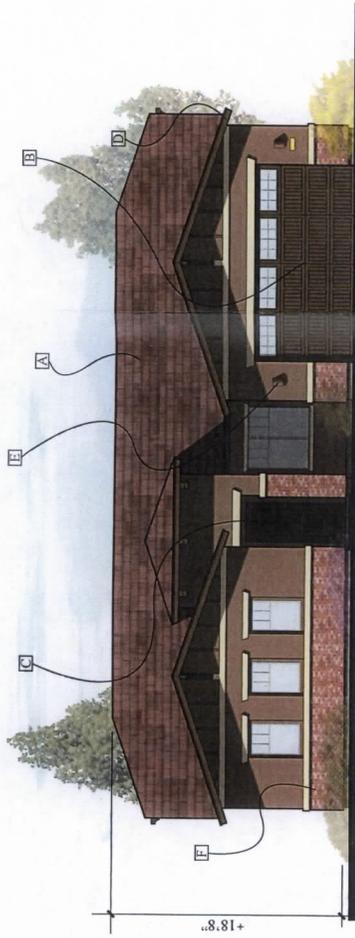
LAYTON LAKES PARCEL 21

Chandler, Arizona
11.12.2014

PLAN 5580



Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Tile Roof A
- Standard Garage Door B
- Standard Front Door C
- Wood Fascia D
- Standard Coach Light E
- Decorative Brick Veneer F



Left Elevation



Rear Elevation

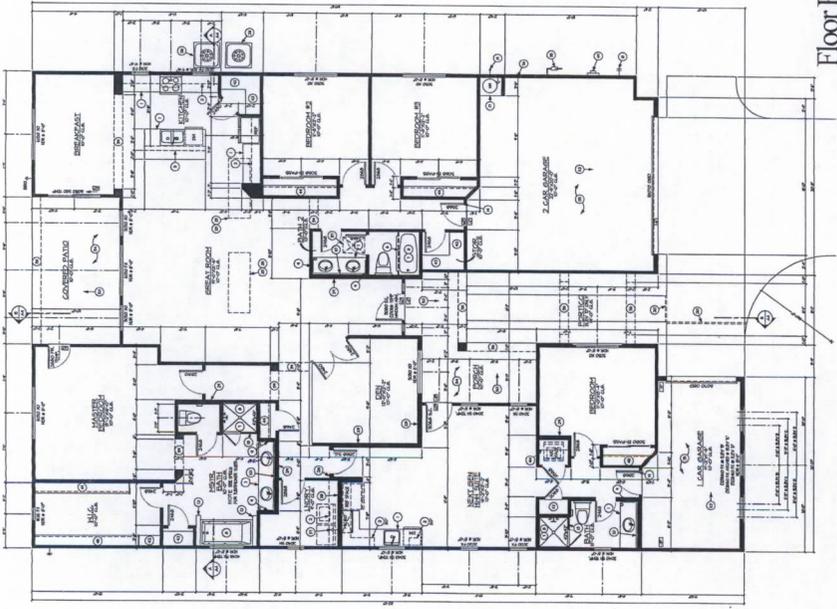


Right Elevation

LAYTON LAKES PARCEL 21

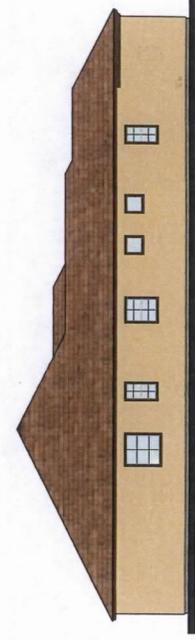
Chandler, Arizona
11.12.2014

PLAN 5582



Shown as Sherwin Williams Paint Scheme

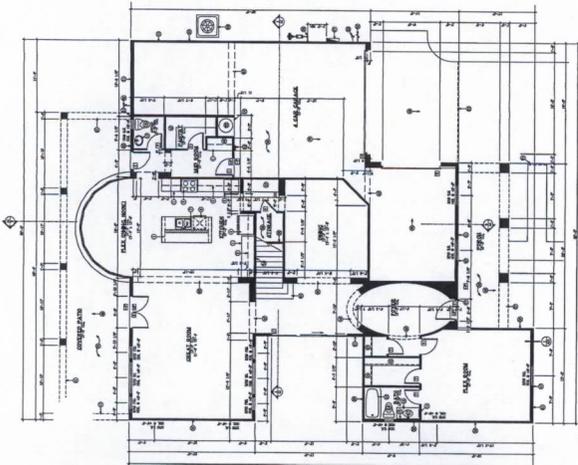
- Boral Tile Roof A
- Standard Garage Door B
- Standard Front Door C
- Stucco Fascia D
- Standard Conch Light E
- Decorative Stone Veneer F
- Decorative Shutters G



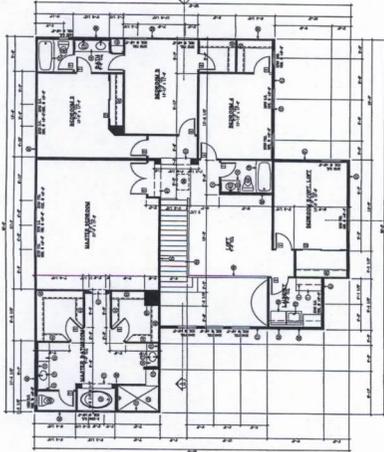
LAYTON LAKES PARCEL 21

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11.12.2014

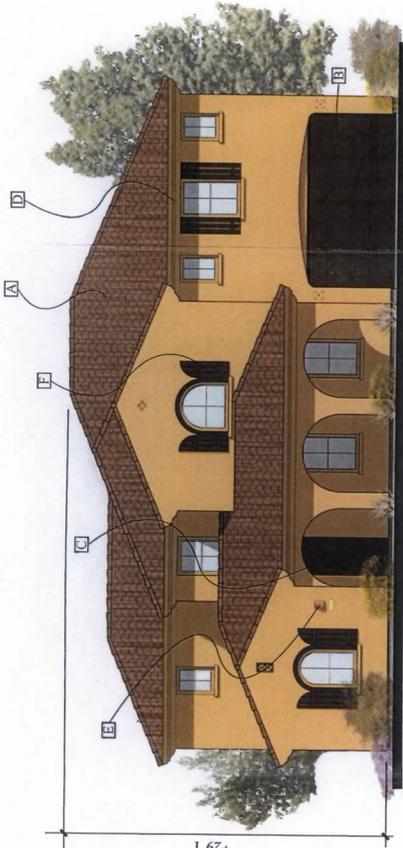
PLAN 6075



First Floor



Second Floor



Front Elevation

Shown as Sherwin Williams Paint Scheme

- Boral Tile Roof A
- Standard Garage Door B
- Standard Front Door C
- Stucco Fascia D
- Standard Coach Light E
- Decorative Shutters F

Floor Plan



Left Elevation



Rear Elevation

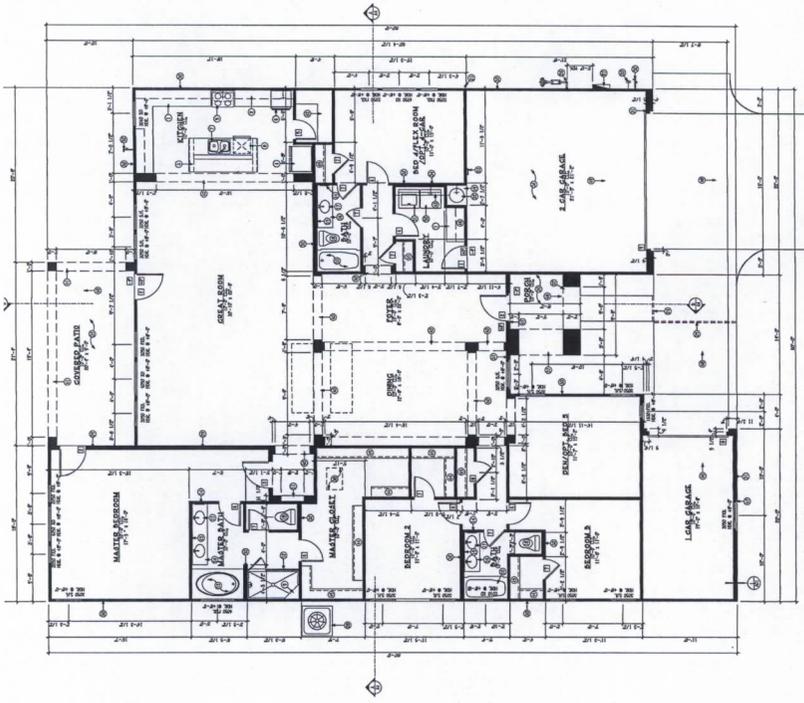


Right Elevation

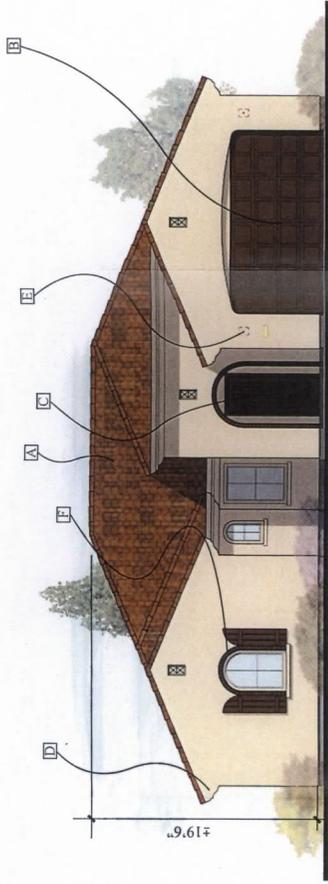
LAYTON LAKES PARCEL 21

Chandler, Arizona
11.12.2014

PLAN 6080



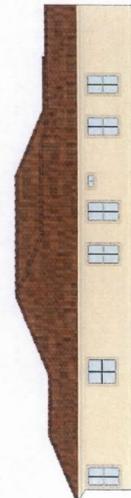
Floor Plan



Front Elevation

Shown as Sherwin Williams Paint Scheme

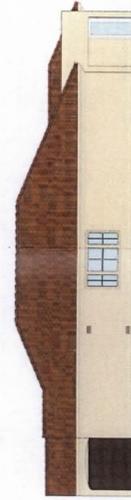
- Boral Tile Roof A
- Standard Garage Door B
- Standard Front Door C
- Stucco Fascia D
- Standard Couch Light E
- Accent Tile Detail F



Left Elevation



Rear Elevation



Right Elevation

LAYTON LAKES PARCEL 21

Chandler, Arizona
11.12.2014