G.

OCT 0 1 2014

Chandler

All-America City

2010

Chandler • Arizona
Where Values Make The Difference

MEMORANDUM **Transportation & Development – PZ Memo No. 14-085**

DATE: OCTOBER 1, 2014

TO: PLANNING AND ZONING COMMISSION

THRU: JEFF KURTZ, PLANNING ADMINISTRATOR

FROM: KEVIN MAYO, PLANNING MANAGER

SUBJECT: PDP14-0008 LAYTON LAKES PARCEL 22

Request:	Preliminary Development Plan (PDP) approval for housing product on a portion of Parcel 22
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, 47 lots within a 96-lot residential subdivision

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 Staff recommends 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. Most recently Parcel 22 was amended from the original 95 lots with a standard lot size of 90' x

120' (10,800 square-feet), to 96 lots with a standard lot size of 90' x 140' (12,600 square-feet). 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 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 approval of housing product for 47 lots within the 96-lot Parcel 22. The proposed housing product by Maracay Homes includes 5 single-story plans ranging in size from 2,990 square feet to 3,844 square feet. Due to the standard lot width of 90 feet, multiple housing product widths are offered. One 57-foot wide plan, two 65-foot wide plans, and two 70-foot wide plans are offered. Four distinct architectural styles are offered with each plan utilizing at least three. Additional product details can be found within the attached Development Booklet.

DISCUSSION

Planning Staff supports the request finding the proposed housing product to represent a quality addition to the Layton Lakes community. The homes meet the intent of the Residential Development Standards by not only providing strong architectural design diversity, but through product-width diversity as well.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- This request was noticed according to the provisions of the City of Chandler Zoning Code.
- A Neighborhood meeting was held on 09/03/2014 at the Veterans' Oasis Park. Several rural residential neighboring property owners attended the meeting. Many questions were asked and discussed regarding the proposed housing product. No opposition was offered, and the residents were pleased with the all single-story product offering.

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

RECOMMENDED ACTION

Upon finding consistency with the General Plan, Staff recommends 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. PDP14-0008, 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.

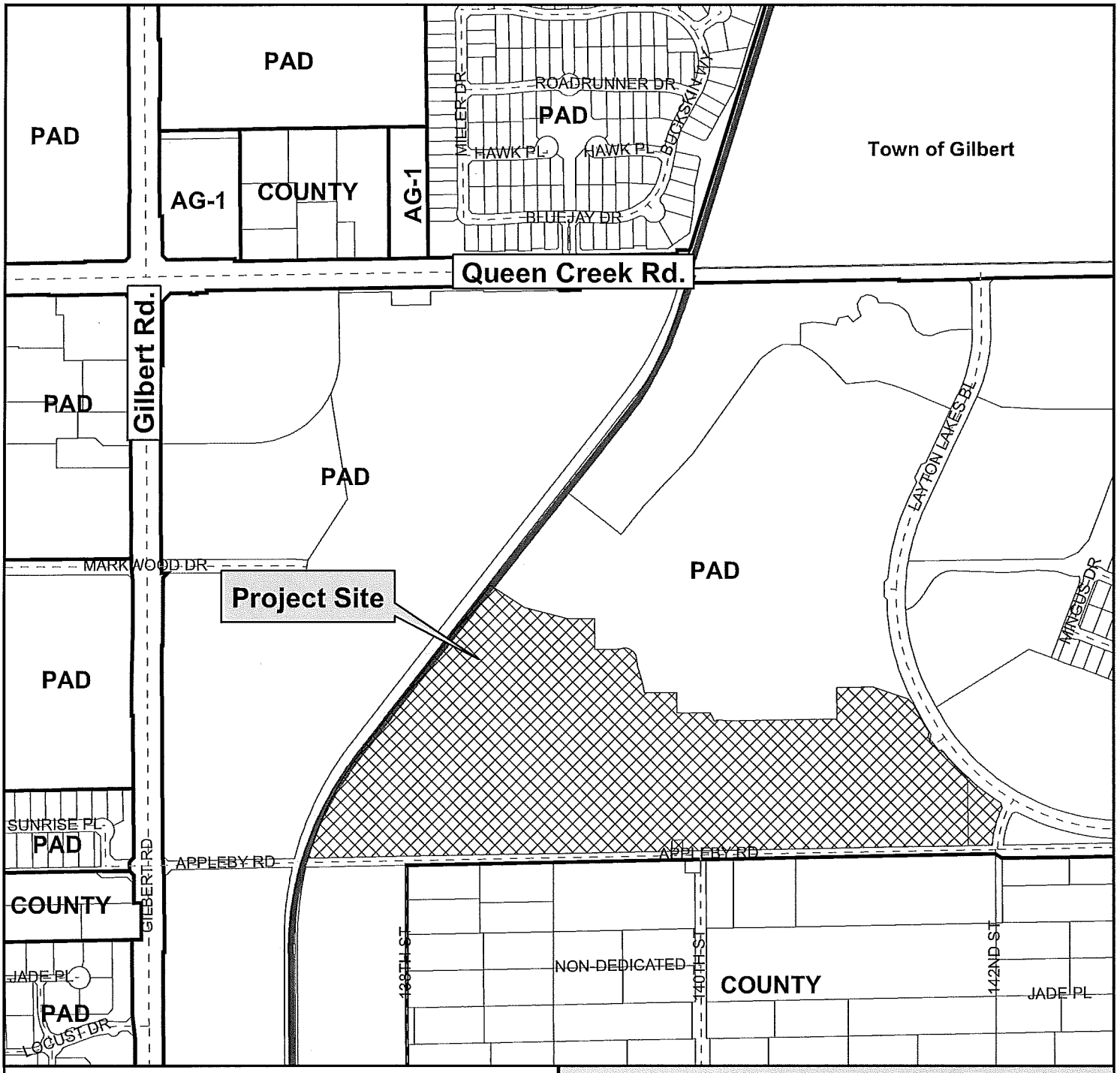
5. Window mullion/muntin patterns shall remain consistent on all sides of the homes.

PROPOSED MOTIONS

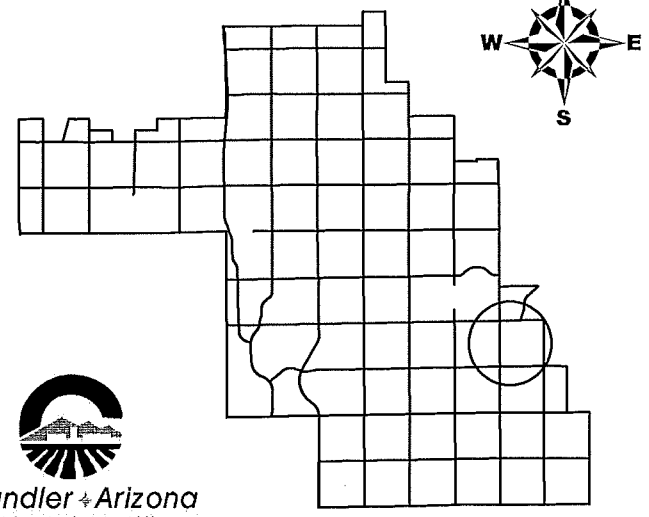
Motion to recommend approval of the Preliminary Development Plan in case PDP14-0008 LAYTON LAKES PARCEL 22, subject to the conditions recommended by Planning Staff.

Attachments

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



Vicinity Map



PDP14-0008

Layton Lakes Parcel 22

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/20/2014

Vicinity Map

PDP14-0008

Layton Lakes Parcel 22

Chandler Arizona
Where Values Make The Difference

CITY OF CHANDLER 6/20/2014

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)

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 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.

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 HIBRID	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 OBLIAGATA	OUTBACK CASSIA
CHRYSACTINIA MEXICANA	DAMINATA
CONVOLVULUS ENCORUM	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
ERIMOPHILA 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 LAEVIGATUM	CHIHUAHAN 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 PENINSULARIS	DESERT RUELLIA
SALVIA CLEVELANDII	CHAPARRAL SAGE
MYOPORUM PARVIFOLIUM	MYOPORUM
VERBENA RIGIDA	SANDPAPER VERBENA

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

THEMATIC PEDESTRIAN BRIDGE CONNECTION INTO ADJACENT PARCEL & OPENSPACE.

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

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

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

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

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

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

Parcel 21

Parcel 22

Parcel 28

Lake

Lake

Layton Lakes Blvd.

Rincon Dr.

0 100' 200' 300'

key map

This Sheet

LENNAR

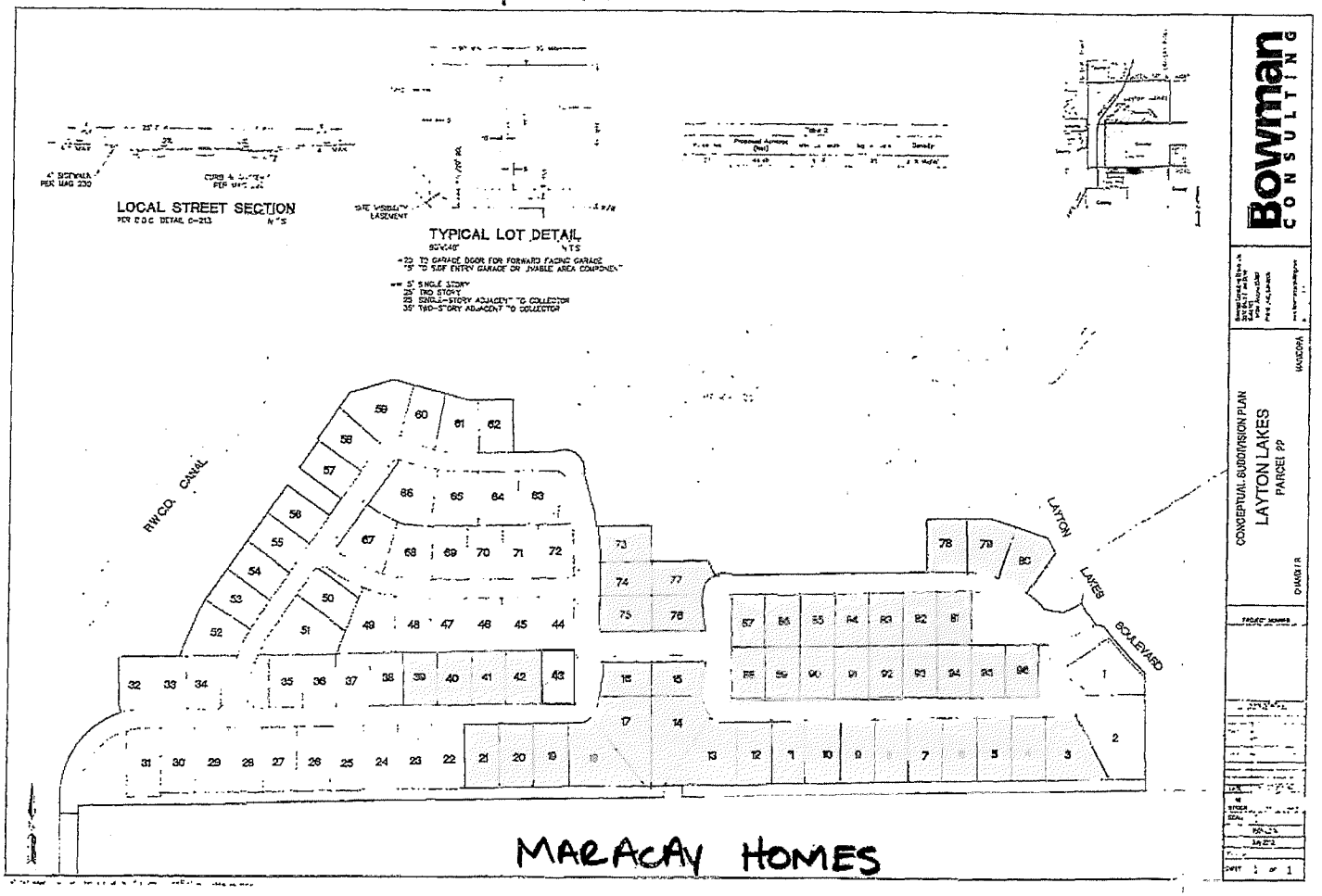
VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

Landscape MasterPlan - Parcel 22

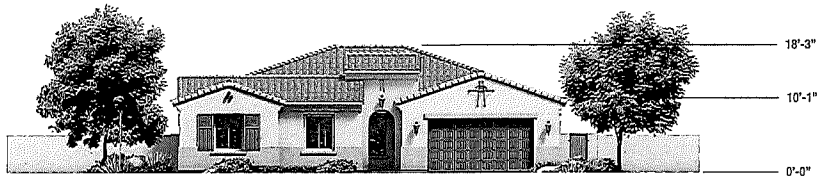
LAYTON LAKES

City of Chandler

PARCEL 22
LAYTON LAKES



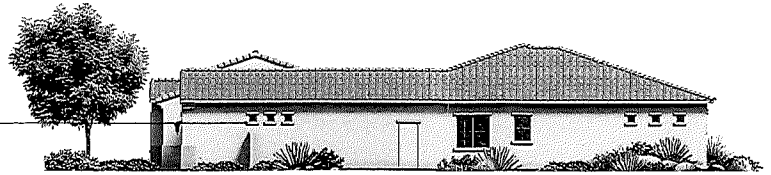
Perspective



Front Elevation

Rear Elevation

Left Elevation



Right Elevation

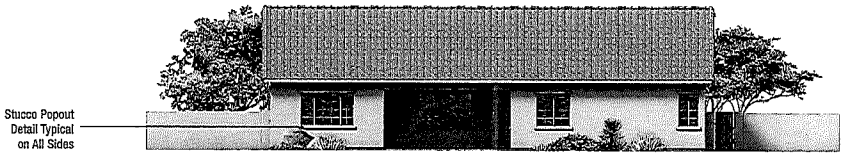
Maracay Homes

PLAN 5541 A

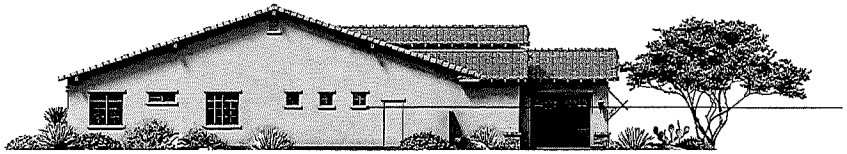
2,990 SQ. FT.

Perspective

Front Elevation



Rear Elevation



Left Elevation

Right Elevation

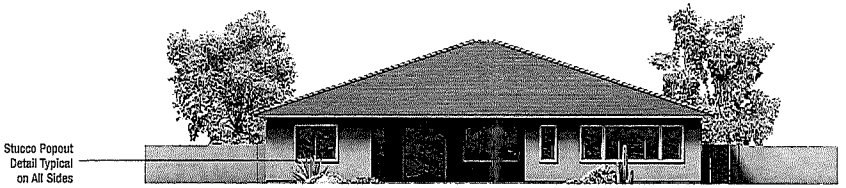
Maracay Homes

PLAN 6531 B

3,425 SQ. FT.

Perspective

Front Elevation



Rear Elevation

Left Elevation

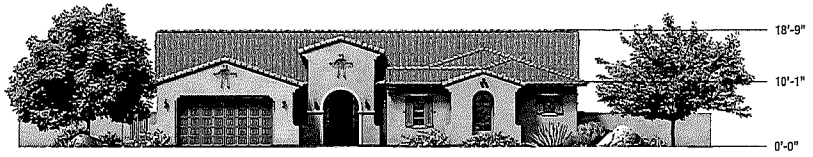
Right Elevation

Maracay Homes

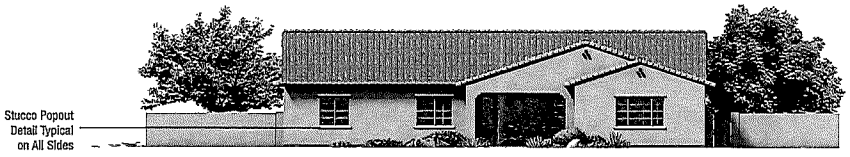
PLAN 6541 C

3,580 SQ. FT.

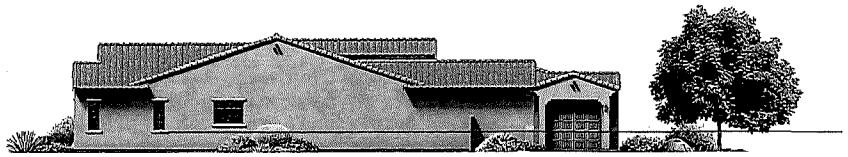
Perspective



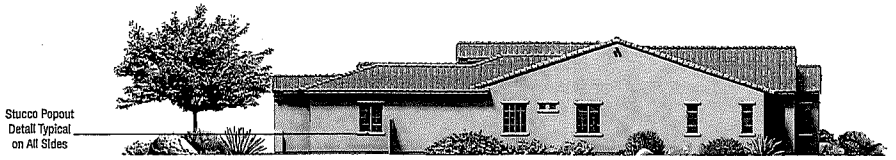
Front Elevation



Rear Elevation



Left Elevation

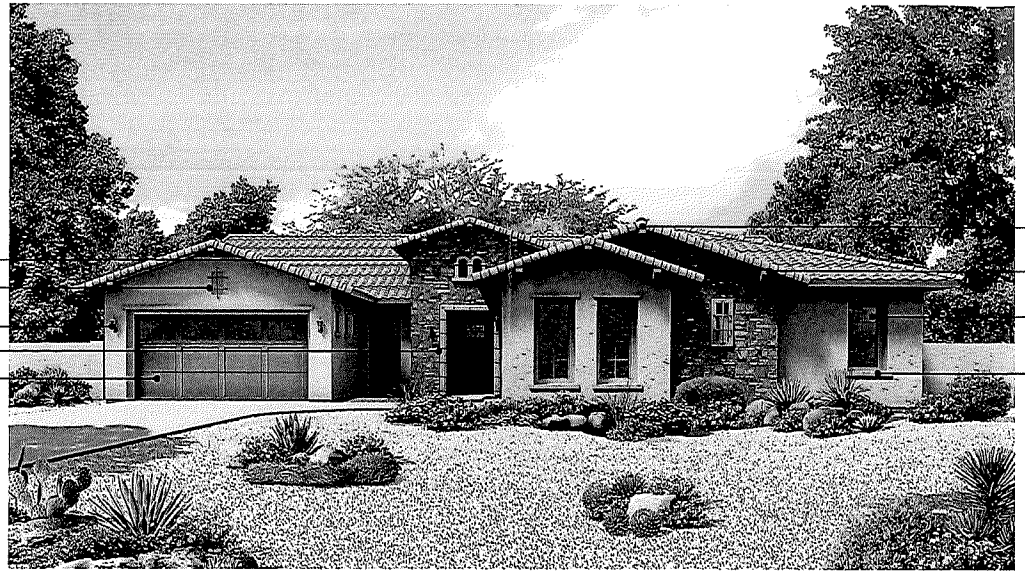


Right Elevation

Maracay Homes

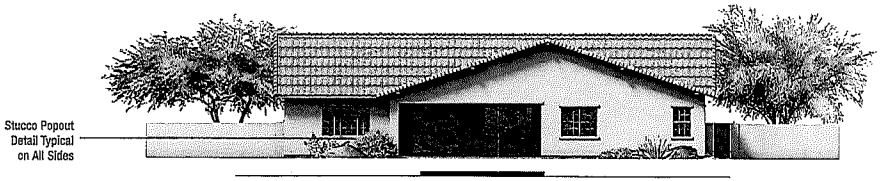
PLAN 7031 A

3,704 SQ. FT.

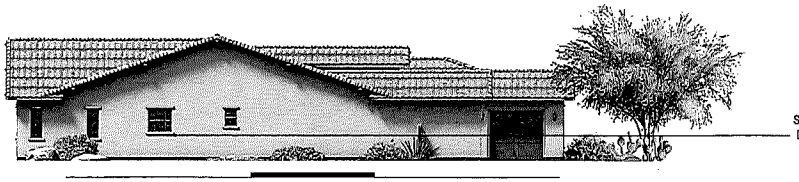


Perspective

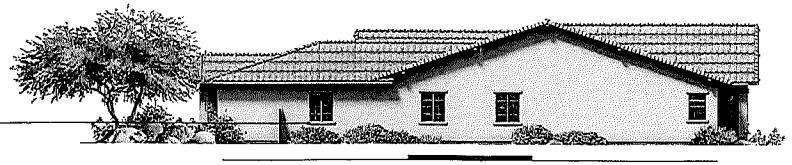
Front Elevation



Rear Elevation



Left Elevation



Right Elevation

Maracay Homes

PLAN 7041 C

3,844 SQ. FT.