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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, 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 *CTB*

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 BEGINING**;

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;

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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;**

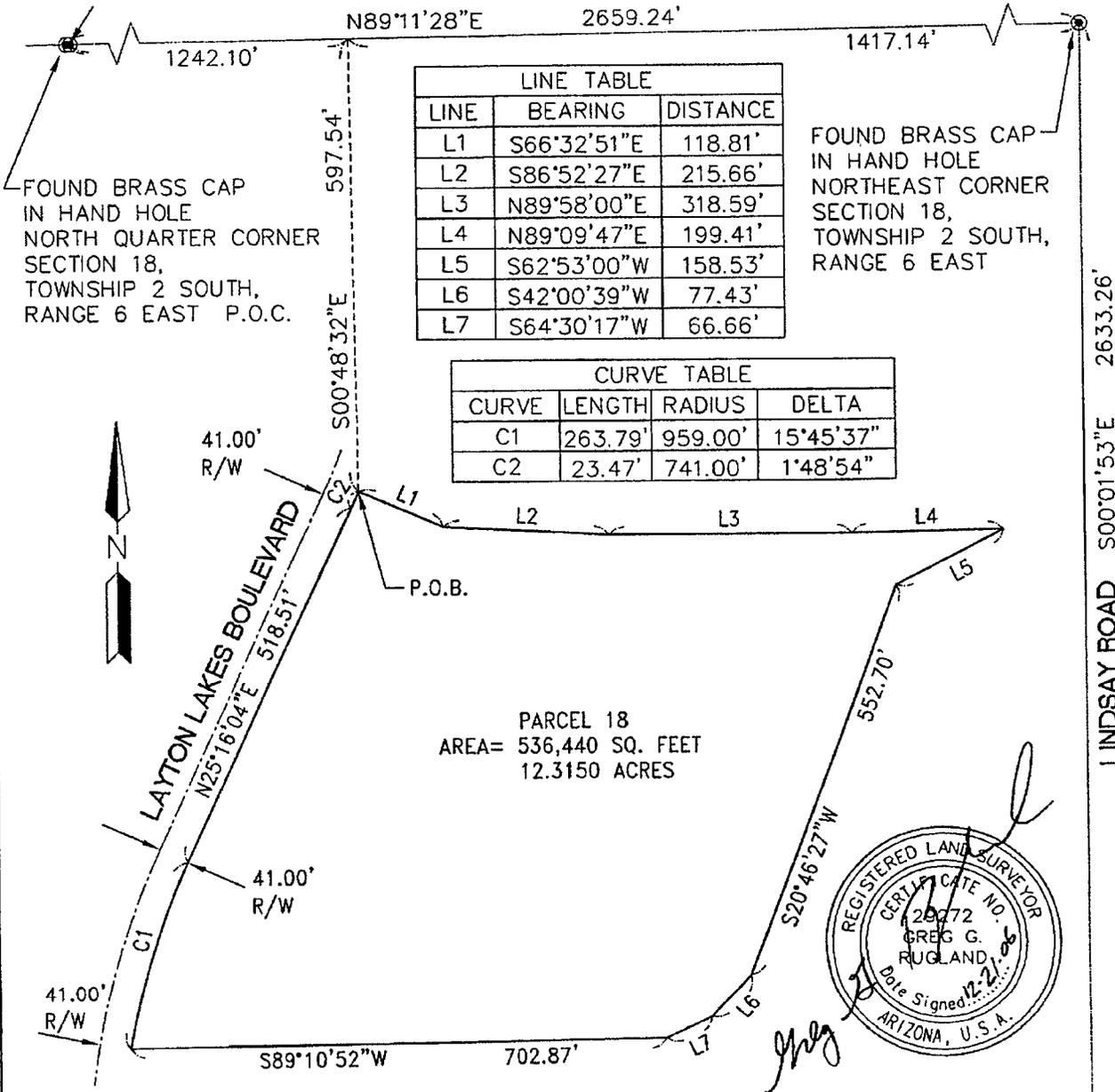
The above-described parcel contains a computed area of 536,440 square feet (12.315 acres) more or less and is subject to any easements, restrictions or rights of way, of record or otherwise.

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"

MESA OFFICE
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