



MEMORANDUM **Transportation & Development – PZ Memo No. 13-014**

DATE: FEBRUARY 13, 2013

TO: PLANNING AND ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
 JEFF KURTZ, PLANNING ADMINISTRATOR

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, 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.

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 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-foot 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 applicants 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.

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. 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.

Staff recommends 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

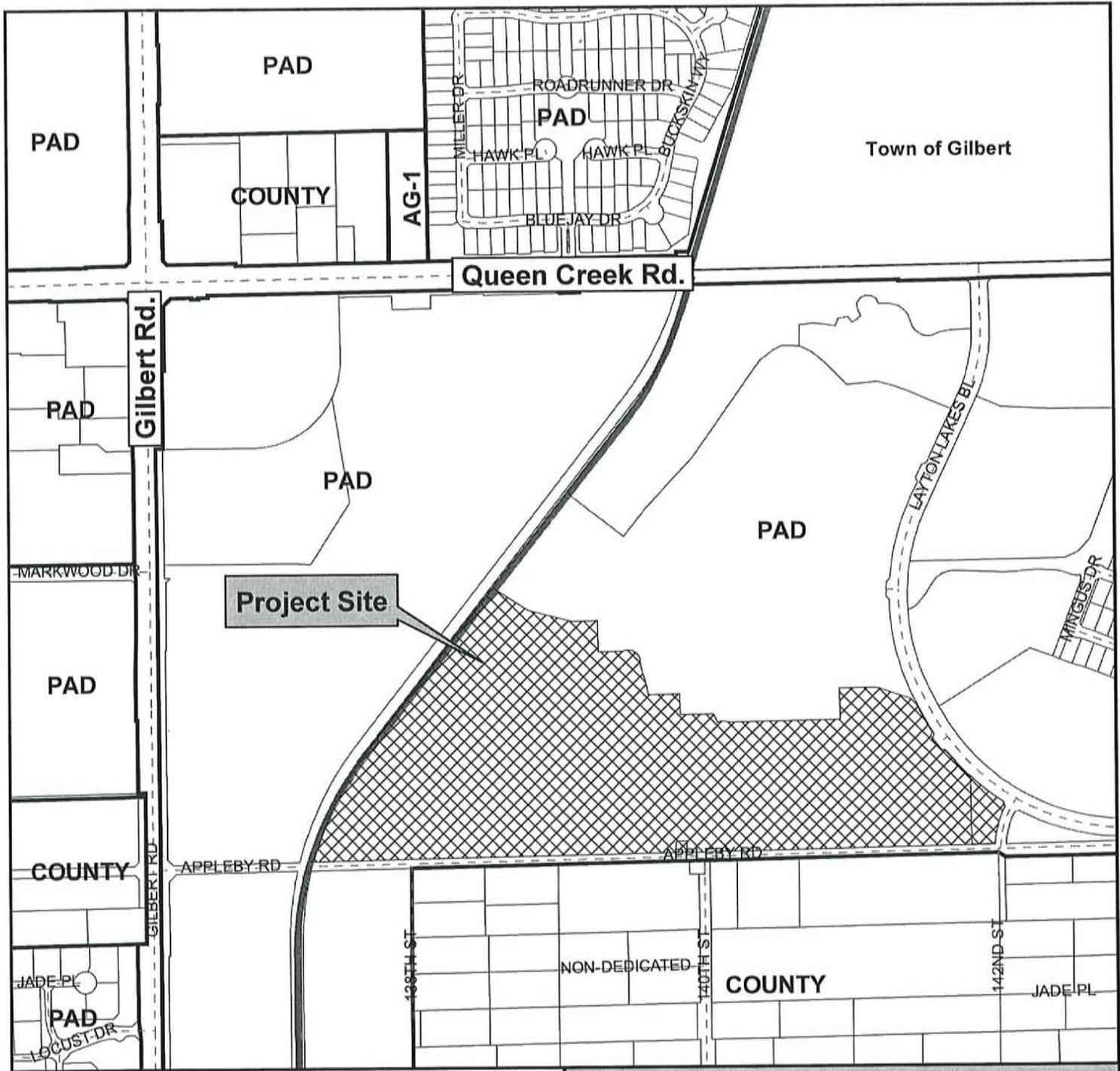
Motion to recommend approval of the Preliminary Development Plan in case PDP12-0020 LAYTON LAKES PARCEL 22, subject to the conditions recommended by Staff.

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February 13, 2013
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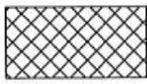
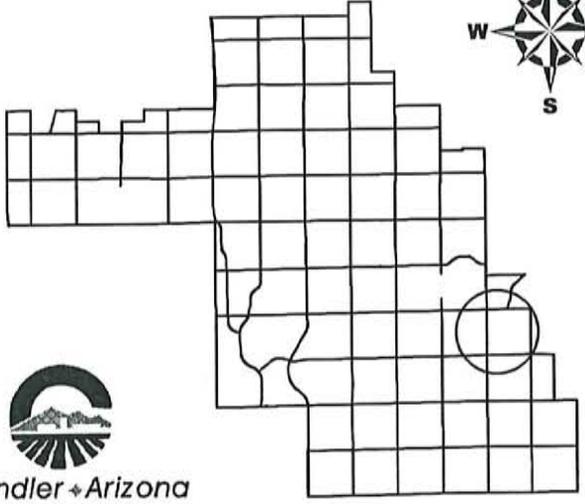
Motion to recommend approval of the Preliminary Plat PPT12-0018 LAYTON LAKES
PARCEL 22, as per Staff recommendation.

Attachments

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

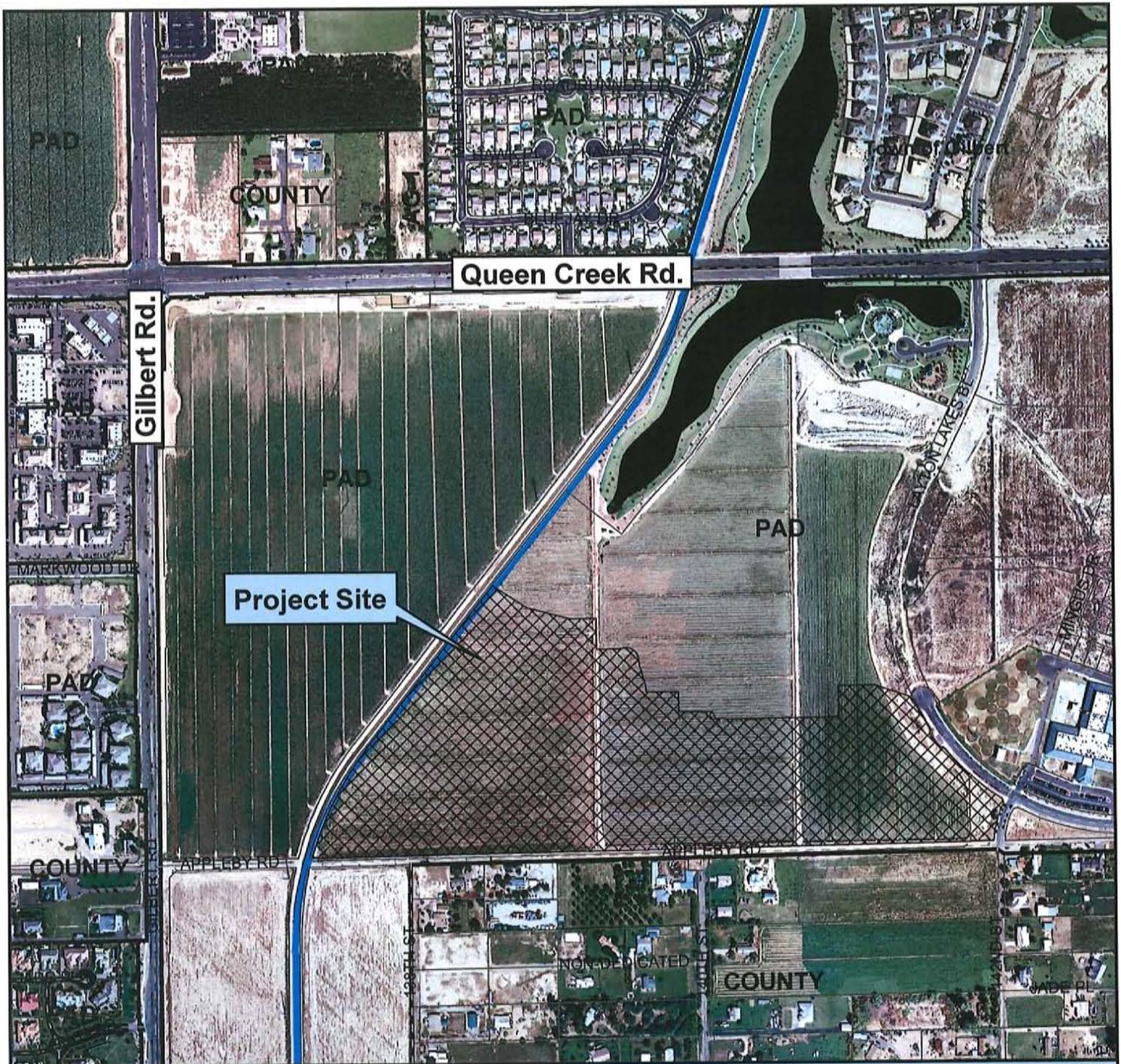


Vicinity Map



PDP12-0020

Layton Lakes Parcel 22



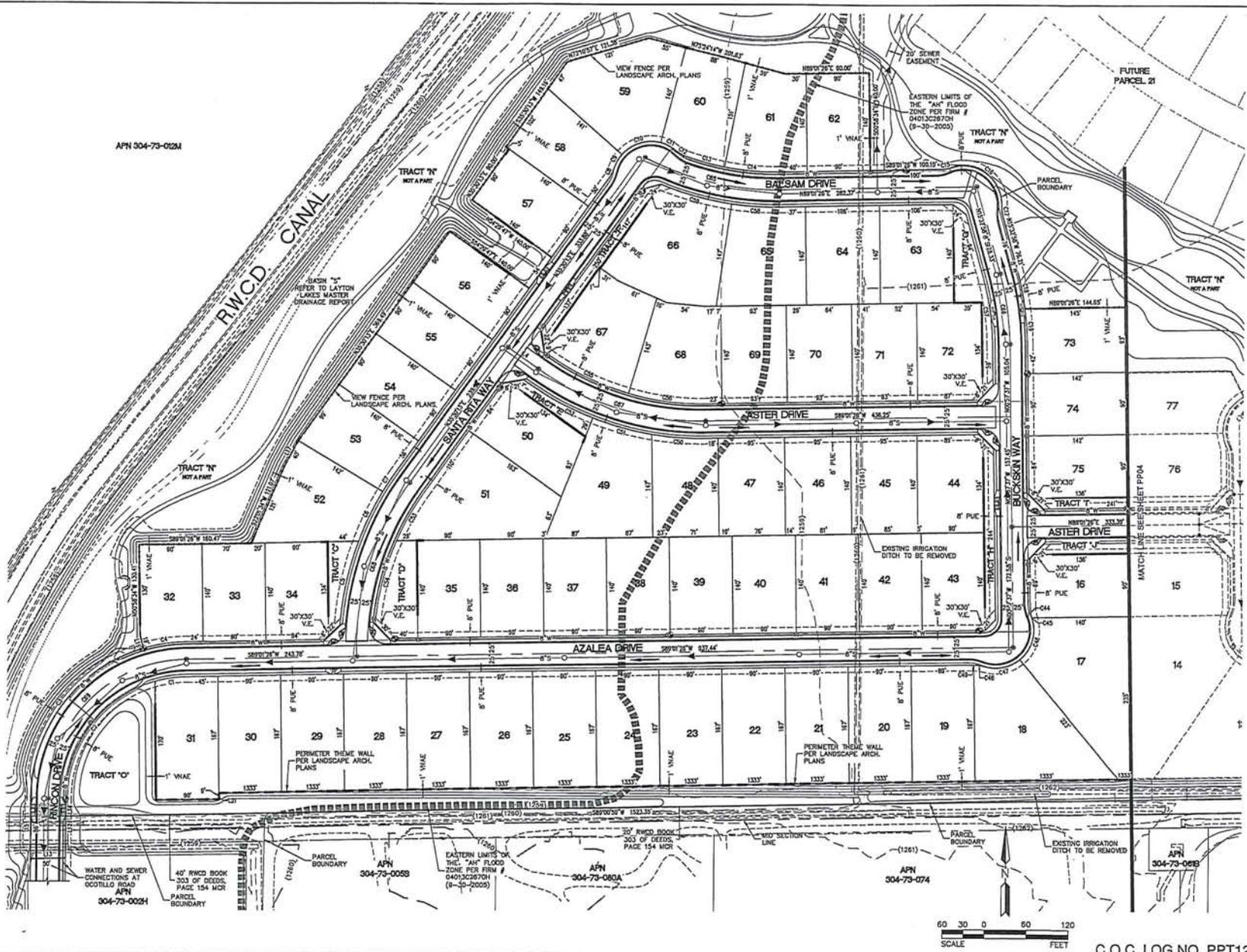
Vicinity Map



PDP12-0020

Layton Lakes Parcel 22

APN 304-73-0124



WATER AND SEWER CONNECTIONS AT GOOTILLO ROAD
 APN 304-73-0024
 PARCEL BOUNDARY

40' RWCD BOOK 303 OF DEEDS PAGE 154 MCR
 APN 304-73-0059
 PARCEL BOUNDARY

PARCEL BOUNDARY

APN 304-73-0059

EASTERN LIMITS OF THE "AH" FLOOD ZONE PER FIRM # 04013C26704 (9-10-2005)

APN 304-73-080A

APN 304-73-074

APN 304-73-080B

APN 304-73-080C

APN 304-73-080D

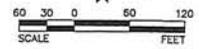
APN 304-73-080E

APN 304-73-080F

APN 304-73-080G

APN 304-73-080H

APN 304-73-080I



C.O.C. LOG NO. PPT12-0018

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PRELIMINARY PLAT SHEET
 LAYTON LAKES
 PARCEL 22

CHANDLER
 MARIQUIPA COUNTY ARIZONA



C.O.C. LOG NUMBER	
PLAN STATUS	
DATE	DESCRIPTION
AS	DWG
DESIGN	DRAWN
SCALE	AS SHOWN
JOB NO.	2012-01-005
DATE	FEB 2013
FILE NO.	PP03
SHEET 3 OF 4	

CAD FILE NAME: P:2012-Layton Lakes\2012-01-005 (DWG) - P:2012\graphics\Engineering\Plan\Pre\Pre\2012-01-005.PLT.dwg

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 & BBO. (BUILT W/ PARCEL 21 IMPROVEMENTS)

THEMATIC PEDESTRIAN BRIDGE CONNECTION INTO ADJACENT PARCEL & OPENSACE.

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

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

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

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

GENERAL NOTES

- LANDSCAPE TO BE IRRIGATED WITH EFFLUENT WATER STORED IN LAKE FEATURES.
- ALL LANDSCAPE TO BE MAINTAINED BY A PRIVATE HOMEOWNERS ASSOCIATION.
- 1/2" MINUS, 2" DEEP 'AZTEC BROWN' DECOMPOSED GRANITE TOPDRESSING TO ALL LANDSCAPE AREAS.
- PLANTING DESIGN TO HAVE A RURAL AGRARIAN CHARACTER.
- PLANTING DESIGN AND MATERIALS TO MITIGATE BIRD HABITAT.
- 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.
- EACH PARCEL TO HAVE A UNIQUE THEMETREE AND THEMESHURB CHOSEN FROM THE PLANT LIST, TO PROVIDE INDIVIDUAL PARCEL IDENTITY.
- SIGHT LINES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY. ALL TREES SHOWN WITHIN SIGHT LINES WILL COMPLY WITH STANDARD CITY OF CHANDLER DETAILS.
- TREES AT INTERSECTIONS TO MAINTAIN 150' CLEAR FOR 25 MPH APPROACH FOR STOPPING DISTANCES.
- STREETSCAPE BUFFER TO CONFORM WITH STREETSCAPE SECTIONS AS SUBMITTED & APPROVED IN P.A.D. DOCUMENTS.

BOTANICAL NAME	COMMON NAME
TREES	
ACACIA SALICINA	WILLOW ACACIA
CERODIUM FLORIDUM	BLUE PALM VERDE
DALBERGIA GISSO	SISSO TREE
FRAXINUS VELLUTINA	ARIZONA ASH
OLEA EUROPAEA 'SWAN HILL'	OLIVE
OLNEYA TESOTA	IRONWOOD
PNUS BRUTIA ELDARICA	MONDEL PINE
POPULUS FREMONTII	FREMONT COTTONWOOD
PROSOPIS HIRBO	PHOENIX MESQUITE
PROSOPIS VELLUTINA	VELVET MESQUITE
QUERCUS VIRGINIANA	LIVE OAK
ULMUS PARVIFOLIA V. 'SEMPERVIRENS'	EVERGREEN ELM
EUCALYPTUS PARVIFLORA	GHOST GUM
HYBRID PISTACHE	RED PUSH PISTACHE
VITEX CHASTE	CHASTE PEPPER TREE
SHRUBS / GROUNDCOVERS	
ACACIA REDOLENS 'D. CARPET'	DESERT CARPET
BOUGHAINVILLEA 'S. KARST'	S. KARST BOUGHAINVILLEA
CASUALPINA PULCHERRIMA	RED BIRD OF PARADISE
CASSIA PHYLLOIDEA	SILVERY CASSIA
CASSIA OBLIAGATA	OUTBACK CASSIA
CHRYSANTHMA MEXICANA	DAMNATA
CONVOLVULUS EUCORUM	BISH HERRING GLORY
DALEA FRUTESCENS 'SIERRA NEGRA'	BLACK DALEA
DASYLIRION ACROTRICHE	GREEN DESERT SPOON
MULLENBERGIA LINDHEIMERI	AUTUMN GLOW
LEUCOPHYLLUM FRUTESCENS 'HEAVENLY'	HEAVENLY CLOUD TEXAS SAGE
ERIODOPHILA SPP. 'VALENTINE'	VALENTINE BUSH
HESPERALOE FUNIFERA	GIANT HESPERALOE
HYMENOXYS ACALUIS	ANGELITA DAISY
LANTANA MONTEVIDENSIS	PURPLE LANTANA
LANTANA CAMARA 'NEW GOLD'	NEW GOLD LANTANA
HESPERALOE PARVIFLORA	RED YUCCA
LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE
MULLENBERGIA RIGENS 'NASHVILLE'	NASHVILLE DEERGRASS
NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER
ODONTOGLOBA BERLANDIERI	MEXICAN EVENING PRIMROSE
PENTSTEMON SUPERBUS	SUPERB PENTSTEMON
LEUCOPHYLLUM LANGHAMIAE	LYNN'S LEGACY SAGE
RUELLIA PENNSULARIS	DESERT RUELLIA
SALVIA CLEVELANDII	CHAMPARRAL SAGE
MYOPORUM PARVIFOLIUM	MYOPORUM
VERBENA RIGIDA	SANDPAPER VERBENA

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

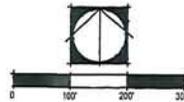
Parcel 28



LENNAR
VOLLMER & ASSOCIATES LANDSCAPE ARCHITECTS

Landscape MasterPlan - Parcel 22
LAYTON LAKES

City of Chandler



key map

