



NOTICE OF COUNCIL ACTION CITY OF CHANDLER, ARIZONA

APPLICANT:

NATHAN LARSON
BOWMAN CONSULTING GROUP LTD
1295 W WASHINGTON STREET
STE 108
TEMPE, ARIZONA 85281

CASE: DVR17-0034/PLT17-0067 MOUNTAIN VIEW ESTATES

MEETING DATE: THURSDAY, NOVEMBER 7, 2019

APPROVAL ☒
With added stipulation.

DENIAL ☐

WITHDRAWAL ☐

CONTINUED ☐

**PRELIMINARY
DEVELOPMENT PLAN** ☒
Preliminary Development Plan (PDP) approval
for subdivision layout.

REZONING ☒
From (AG-1) District Planned Area
Development (PAD) for single-family
residential.

AREA PLAN ☐

VARIANCE ☐

USE PERMIT ☐

**PRELIMINARY
PLAT** ☒
For a 16-lot single-family residential
subdivision.

INTRODUCTION OF ORDINANCE NO. 4904

(CONTINUED FROM THE JUNE 13, 2019; AUGUST 5, 2019 AND OCTOBER 10, 2019
CITY COUNCIL MEETING)

REZONING SUBJECT TO THE FOLLOWING CONDITIONS:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Mountain View Estates" and kept on file in the City of Chandler Planning Division, in File No. DVR17-0034, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.

2. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
3. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
4. Future median openings shall be located and designed in compliance with City adopted design standards.
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 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. 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.
8. All homes shall be single-story.
9. Minimum setbacks shall be as follows:

Rear yard setbacks	40* ft. for lots 1 - 6 20* ft. for lots 7 - 16 20 ft. for casitas, ramadas & accessory structures on lots 1 - 6 5 ft. for casitas, ramadas & accessory structures on lots 7 - 16
Side yard setbacks	10 ft. min. on each side for lots 1 – 6 5 ft. & 10 ft. for lots 7 – 16
Front yard setbacks	20 ft. to forward facing garage door, 10 ft. to side entry garage, livable area, or covered porch

*Covered patios may extend into the minimum rear yard setback no more than 10 ft.

10. The maximum lot coverage shall be 50% for the six lots along the northern border. All other lots shall have a maximum lot coverage of 55%.
11. The wider side yards shall be grouped on adjoining lots.

12. The maximum building height shall be twenty two (22) feet for homes.
13. A separate Preliminary Development Plan application shall be reviewed and approved for the housing product.
14. Homes located on the northern six lots shall not have lofts, livable attic space, balconies or roof decks.
15. Accessory structures shall not exceed a building height of fifteen (15) feet.

PRELIMINARY DEVELOPMENT PLAN SUBJECT TO THE FOLLOWING CONDITIONS:

1. Development shall be in substantial conformance with the Development Booklet, entitled "Mountain View Estates" and kept on file in the City of Chandler Planning Division, in File No. DVR17-0034, modified by such conditions included at the time the Booklet was approved by the Chandler City Council and/or as thereafter amended, modified or supplemented by the Chandler City Council.
2. Landscaping plans (including for open spaces, rights-of-way, and street medians) and perimeter walls shall be approved by the Planning Administrator.
3. The landscaping in all open-spaces, including the access easement located at the northeast corner of the subdivision, shall be maintained by the property owner or property owners' association, and shall be maintained at a level consistent with or better than at the time of planting.
4. The landscaping in all rights-of-way shall be maintained by the adjacent property owner or property owners' association.
5. All trees located within the landscape tract located along the eastern side of the subdivision shall be citrus trees.
6. The same floor plan/elevation shall not be built side-by-side or directly across the street from one another.
7. Preliminary Development Plan approval does not constitute Final Development Plan approval; compliance with the details required by all applicable codes and conditions of the City of Chandler and this Preliminary Development Plan shall apply.

PRELIMINARY PLAT SUBJECT TO THE FOLLOWING CONDITIONS:

1. Approval by the City Engineer and Planning Administrator with regard to the details of all submittals required by code or condition.