



A. David Gibson, Architect, LLC.
Architecture/Planning/Value Engineering/3D Presentations

To: Planning and Department Services, City of Chandler

From: A. David Gibson, Architect, NCARB

Subject: Felix and Elva Vivas property (2 lots) request for Rezoning -PAD- Preliminary Development Plan-SWC of Pecos and Cooper, Chandler

Date: 5-18-22

NARRATIVE:

Project: Rezone from AG-1 to PAD PDP for two lots and switching of lots east side to west side.

APN: 303-29-022P & 303-29-022Q

Lot sizes : 303-29-022P is currently 13,049.96 s.f. = 0.2996 acres and is proposed to flip to west side from east side.

303-29-022Q is currently 15,949.96 s.f. = 0.3662 acres and is proposed to flip to east side from the west side.

Lot Addresses: 303-29-022P is currently 1948 E. Derringer Way, Chandler

303-29-022Q is currently 1946 E. Derringer Way, Chandler

The proposed Vivas house will be located on the east side with the address of 1948 E. Derringer Way, Chandler. The remaining lot will be located on the west side and have the address 1946 E. Derringer Way, Chandler.

Description of lot changes: The larger lot will change from the west side to the east side, while the smaller lot will change from the east side to the west side. The size of each lot will remain the same, just switching sides.

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The current zoning for the lots is AG-1 allowing a density of 1 du/ac. The proposed zoning is PDP to match the surrounding properties that are currently built out with single family homes in the community named Canyon Oaks Estates on the west and Canyon Oaks Estates 2 on the east.

The owners of the proposed lots would like to switch the two lots so that the larger lot be on the east side at 0.3662 acres and the smaller lot switch to the west side at 0.2996 acres.

The Architectural style will match the surrounding neighborhood and the PDP for the neighborhood under City of Chandler case number PL99-078.

The development standards proposed are:

Front setback = 20'

Sides = 10' and 5'

Rear = 20'