

ORDINANCE NO. 5144

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AGRICULTURAL (AG-1) DISTRICT TO PLANNED AREA DEVELOPMENT (PAD) FOR SINGLE-FAMILY RESIDENTIAL IN CASE PLH25-0016 (HAVENWOOD MANOR) LOCATED SOUTH OF THE SOUTHWEST CORNER OF OCOTILLO AND BASHA ROADS WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR PENALTIES.

WHEREAS, an application for rezoning 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 the 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 the public hearing; and

WHEREAS, the City Council has considered the probable impact of this ordinance on the cost to construct housing for sale or rent; 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 1. Legal Description of Property:

EXHIBIT 'A'

Said parcel is hereby rezoned from AG-1 to PAD for single-family homes, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled "Havenwood Manor" and kept on file in the City of Chandler Planning Division, in file No. PLH25-0016, modified by such conditions included at the time the Booklet was approved by the City of Chandler Council and/or as thereafter amended, modified, or supplemented by Chandler City Council.
2. 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.

3. The landscaping in all open spaces 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. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the Chandler Transportation Plan.
6. Minimum setbacks shall be provided below and further detailed in the development booklet:

Front yard setback	20 ft from property line 13 ft from property line to livable
Side yard setbacks	Min. 5 ft.
Rear yard setbacks	10ft. Accessory structure minimum 5 ft.

7. Prior to the time of making any lot reservations or subsequent sales agreements for lots, the subdivider/homebuilder/lot developer shall provide a written disclosure statement, for the signature of each buyer, acknowledging that the subdivision is located adjacent to or nearby to the existing Snedigar Sports Complex and dog park, which may cause adverse noise and odor impacts, including, but not limited to, lawnmowers and other landscaping equipment, tractors or other heavy equipment, barking and odors from dog park usage, sports field lighting, and other externalities consistent with the presence of a public park, sports complex, and dog park. The "Public Subdivision Report," "Purchase Contracts," CC&R's, and the individual lot property deeds shall include a disclosure statement outlining that the site is adjacent to an existing sports complex and dog park. The disclosure shall state that such uses are legal and should be expected to continue indefinitely. The disclosure shall be presented to prospective homebuyers on a separate, single form for them to read and sign prior to or simultaneously with executing a purchase agreement. This responsibility for notice rests with the homebuilder/lot developer and shall not be construed as an absolute guarantee by the City of Chandler for receiving such notice.

Section 2. The Planning Division of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this Ordinance.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance, or any parts hereof, are hereby repealed.

Section 4. In any case, where any building, structure, or land is used in violation of this Ordinance, the Planning Division of the City of Chandler may institute an injunction or any other appropriate action in proceeding to prevent the use of such building, structure, or land.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, then this entire ordinance is invalid and shall have no force or effect.

Section 6. A violation of this Ordinance shall be a Class 1 misdemeanor subject to the enforcement and penalty provisions set forth in Section 1-8.3 of the Chandler City Code. Each day a violation continues, or the failure to perform any act or duty required by this Ordinance or the Zoning Code, shall constitute a separate offense.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2025.

ATTEST:

CITY CLERK

MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this ____ day of _____, 2026.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 5144 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the ____ day of _____, 2026, and that a quorum was present thereat.

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY TA

Published:

Exhibit A to Ordinance 5144

**LEGAL DESCRIPTION
FOR
Havenwood Manor**

The land referred to herein below is situated in the County of Maricopa, State of Arizona, and is described as follows:

PARCEL NO. 1:

That portion of the Northeast quarter of Section 20, Township 2 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona described as follows:
COMMENCING at the Southeast corner of said Northeast quarter;

Thence North 00 degrees 58 minutes 25 seconds East (assumed bearing), along the East line of said Northeast quarter, 657.52 feet;

Thence North 89 degrees 48 minutes 27 seconds West, parallel with the North line of the South half of said Northeast quarter, 35.00 feet to the POINT OF BEGINNING;

Thence continuing North 89 degrees 48 minutes 27 seconds West, 362.00 feet;

Thence North 89 degrees 06 minutes 36 seconds West, 376.97 feet;

Thence North 00 degrees 58 minutes 25 seconds East, 1,095.41 feet;

Thence South 89 degrees 48 minutes 27 seconds East, 739.00 feet;

Thence South 00 degrees 58 minutes 25 seconds West, 1,100.00 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

An easement for ingress and egress, pursuant to those certain easements recorded April 20, 1989, in Document No. 89-181123 and Document No. 89-181130, records of Maricopa County, Arizona, over and across the following described property:

That portion of the Northeast quarter of Section 20, Township 2 South, Range 5 East, Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
COMMENCING at the Southeast corner of said Northeast quarter;



6370 E. Thomas Road, Suite #200, Scottsdale, Arizona 85251
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3 engineering job # 5357 · Date: April 21, 2025

Thence North 00 degrees 58 minutes 25 seconds (assumed bearing) along the East line of said Northeast quarter, a distance of 657.52 feet;

Thence North 89 degrees 48 minutes 27 seconds West parallel to the South line of the Northeast quarter of said Northeast quarter of Section 20, a distance of 12.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 89 degrees 48 minutes 27 seconds West, 23.00 feet;
Thence North 00 degrees 58 minutes 25 seconds East parallel with and 35.00 feet West of said East line of the Northeast quarter, 1,100.00 feet;

Thence South 89 degrees 48 minutes 27 seconds East, 23.00 feet;

Thence South 00 degrees 58 minutes 25 seconds West parallel with and 12.00 feet West of said East line, 1,100.00 feet to the TRUE POINT OF BEGINNING.

