

ORDINANCE NO. 5152

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 PLH25-0014 (SEASONS AT MCQUEEN) LOCATED EAST OF THE NORTHEAST CORNER OF WILLIS ROAD AND MCQUEEN ROAD 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 residential, subject to the following conditions:

1. Development shall be in substantial conformance with the Development Booklet entitled "Seasons at McQueen" and kept on file in the City of Chandler Planning Division, in File No. PLH25-0014, 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 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 standards of the Chandler Transportation Plan.
6. Prior to the time of making any lot reservations or subsequent sales agreements, 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 a wastewater treatment facility at Pecos and McQueen Roads that may cause adverse noise, odors, and other externalities. 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 or nearby a wastewater treatment facility, and 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.
7. Maximum lot coverage shall be 55% for two-story homes and 60% for one-story homes
8. Minimum setbacks shall be as provided below and further detailed in the development booklet:

Front yard setback	20 ft from property line 10ft from property line to livable
Side yard setback	Min. 5 ft
Rear yard setback	10 ft 20 ft required lots on the north perimeter.

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 _____, 2026.

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. 5152 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
Legal Description

May 27, 2025

LEGAL DESCRIPTION FOR
URBAN DUPLEXES AT MCQUEEN & WILLIS
REZONING PARCEL

That part of the Northwest Quarter of Section 2, Township 2 South, Range 5 East, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

Commencing at the Brass Cap in a hand hole marking the West Quarter Corner of said Section 2, from which the calculated position of the center of said Section 2 bears North 89°17'08" East, a distance of 2,640.20 feet;

Thence North 89°17'08" East, along the South line of said Northwest Quarter, a distance of 660.05 feet to the Point of Beginning;

Thence North 00°26'23" West, departing said South line, a distance of 655.67 feet;

Thence North 89°13'45" East, a distance of 660.26 feet;
Thence South 00°25'19" East, a distance of 326.32 feet;
Thence North 89°17'08" East, a distance of 264.00 feet;

Thence South 00°25'19" East, a distance of 330.00 feet to a point on said South line;

Thence South 89°17'08" West, along said South line, a distance of 924.05 feet to the Point of Beginning.

Containing 520,172 Square Feet or 11.942 Acres, more or less.



URBAN DUPLEXES AT MCQUEEN & WILLIS
REZONING PARCEL

N89°17'07.63" E 660.05

BOUNDARY

N00°26'23.37" W 655.67

N89°13'44.63" E 660.26

S00°25'19.37" E 326.32

N89°17'07.63" E 264.00

S00°25'19.37" E 330.00

S89°17'07.63" W 924.05
to

Area = 520172 11.942 AC

Closing course: 253°31'43.96" 0.003037

Misclosure: 1/1,000,000+

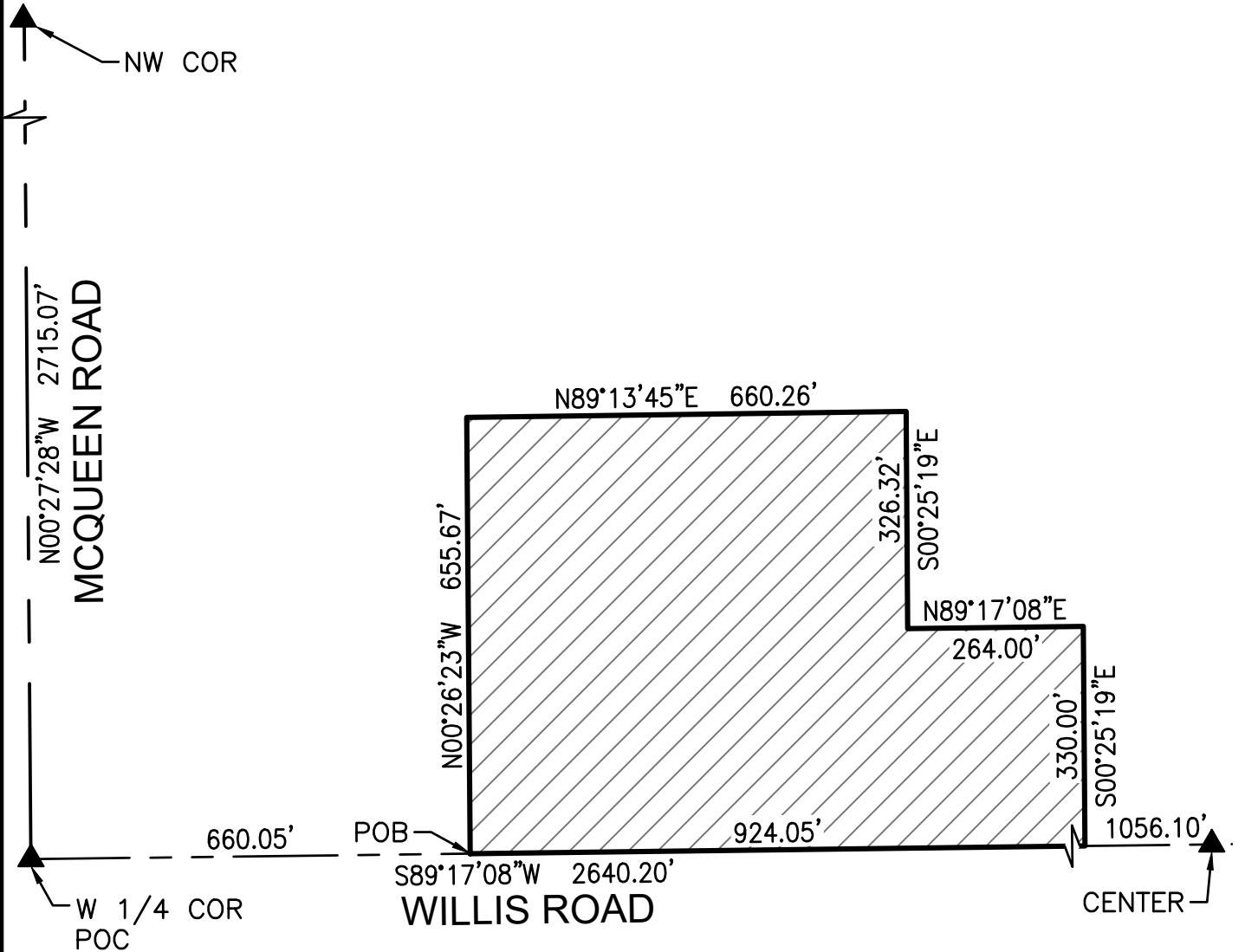
North Error: 0.000861

East Error: 0.002912



Richard G. Alcocer

NORTHWEST QUARTER, SECTION 2
TOWNSHIP 2 SOUTH, RANGE 5 EAST



= REZONING PARCEL AREA



Richard G. Alcocer

SCALE 1" = 250'
EXHIBIT
4550 North 12th Street
Phoenix, Arizona 85014
Phone 602-264-6831
<http://www.cvlci.com>

URBAN DUPLEXES
AT MCQUEEN & WILLIS
REZONING PARCEL

1 OF 1