

TREMAINE PARK NEIGHBORHOOD

Jon Webster's Formal Response to Developer's Engineer

Rezoning, Preliminary Development Plan (PDP) & Preliminary Plat Narrative

Requested Modifications | AG-1 PAD Overlay | City of Chandler, Arizona

Date of Submission: June 2, 2026

Contact info: Jon Webster 480-200-0247

I. Purpose and Background

This document is submitted on behalf of the residents of Tremaine Park, a residential neighborhood located within the City of Chandler, Arizona. It is addressed directly to the developer's engineer of record in connection with the proposed Rezoning, Preliminary Development Plan (PDP), and Preliminary Plat Narrative currently under review for the AG-1 PAD Overlay designation.

The Tremaine Park community has carefully reviewed the submitted development documents and respectfully presents the following requested modifications. These changes are necessary to ensure that the proposed rezoning accurately reflects, preserves, and is compatible with the existing character, lot dimensions, land use patterns, and established standards of our neighborhood.

We respectfully request that the developer's engineer incorporate each of the modifications detailed in this document into a revised submission of the Rezoning Application, PDP, and Preliminary Plat Narrative prior to any further public hearing or City Council consideration.

II. Summary of Requested Modifications

The following table provides a concise overview of each requested change. Full justification and detailed language for each item are provided in Section III.

#	Provision	Current Language	Requested Change	Basis for Request
1	Maximum Land Use Coverage	40%	50%	Aligns with the neighborhood's actual development pattern; allows reasonable use of existing

#	Provision	Current Language	Requested Change	Basis for Request
				parcels As though 1 Acre in size. The city took in all of the Street property from the Lot calculation when incorporating into Chandler, thus removing Lot size SQ/FT
2	Rear Setback	40 feet	15 feet	Consistent with typical this neighborhood prior to Incorporation, rear setback standards for this neighborhood's lot configurations, 2/3 of this neighborhood backs to Commercial Industrial Property and other City (Gilbert Industrial) along with a Major State HWY. Pushing the shop or Garage further to the rear as a sound buffer would be Better suited.
3	Front Setback	20 feet	25 feet	Required driveway depth given existing street width in Tremaine Park Streets are 60' and 80' wide AG1 Setback would be 25' or 30'
4	Minimum Lot Size	33,000 sq. ft.	31,600 sq. ft.	Allows the smallest legally recorded parcel to achieve conforming status under the overlay
5	Permitted Uses — Sec. 3, Cat. F, Pg. 6	No specific AG-1 code sections cited	Reference AG-1 Sections 35-401 & 35-402; treat all lots as 1 acre or greater	Ensures uniform application of AG-1 standards consistent with City Zoning Code. I would Drop 35-402 (Which gives council Latitude to decide if its fitting use for our neighborhood.)

III. Detailed Requested Modifications

The following subsections address each requested change in detail, providing context, justification, and the specific language requested for inclusion in the revised PDP and Preliminary Plat Narrative.

A. Maximum Land Use Coverage — Increase from 40% to 50%

Current Provision: Maximum land use coverage of 40%

Requested Change: Increase maximum land use coverage to 50%

Justification: The current maximum land use coverage figure of 40% does not reflect the practical development needs of properties within Tremaine Park. The existing neighborhood land use patterns, when examined across the full range of recorded parcels, demonstrate a consistent development footprint that routinely approaches and, in some cases, appropriately exceeds the 40% threshold.

Increasing the maximum land use coverage to 50% will:

- Align the AG-1 PAD Overlay standards with the real-world development characteristics of Tremaine Park;
- Provide property owners with a reasonable and equitable degree of flexibility in the use and improvement of their parcels;
- Ensure that the proposed overlay does not impose an unnecessarily restrictive standard that is inconsistent with neighboring properties and established uses; and
- Better reflect the intent of the AG-1 zoning district as applied to this community.

Requested Action: The developer's engineer is requested to revise all relevant sections of the PDP and Preliminary Plat Narrative to replace the figure of 40% with 50% wherever maximum land use coverage is referenced.

B. Rear Setback — Reduction from 40 Feet to 15 Feet

Current Provision: Rear setback of 40 feet

Requested Change: Reduce rear setback to 15 feet

Justification: The rear setback of 40 feet as currently stated in the submitted documents, is excessive relative to the established physical characteristics of Tremaine Park and the broader AG-1 zoning context. A 40-foot rear setback imposes an unreasonable restriction on usable lot area and takes away from the central living space of the Lot and yard; it is inconsistent with the pattern of development observed throughout the neighborhood.

A rear setback of 15 feet is more appropriate because it:

- Reflects the actual lot configurations and existing structural placements common throughout Tremaine Park;
- Provides adequate spatial separation between structures and rear property lines while preserving property owner flexibility;
- Is consistent with standard rear setback requirements applicable to similar agricultural and large-lot residential zoning districts; and
- Does not compromise neighborhood safety, aesthetics, privacy, or the overall character of the community.

Requested Action: The developer's engineer is requested to amend all setback tables, diagrams, and narrative descriptions within the Rezoning Application, PDP, and Preliminary Plat Narrative to reflect a rear setback of 15 feet in place of the currently stated 40 feet.

C. Front Setback — Increase from 20 Feet to 25 Feet

Current Provision: Front setback of 20 feet

Requested Change: Increase front setback to 25 feet

Justification: The front setback of 20 feet as currently specified is insufficient to accommodate standard residential driveway configurations given the existing street widths within Tremaine Park. A 20-foot front setback does not allow for adequate driveway depth between the face of a garage or primary structure and the edge of the public right-of-way or sidewalk.

The relationship between front setback depth and driveway functionality is critical in this neighborhood for the following reasons:

- The street widths in Tremaine Park require a greater setback depth to ensure that vehicles parked in driveways do not encroach upon the sidewalk or public right-of-way;
- A minimum of 25 feet is the standard recognized driveway depth for accommodating a full-size vehicle without overhang into the pedestrian or traffic zones;
- A 25-foot front setback ensures safety, preserves pedestrian access along the street frontage, and maintains the visual consistency and character of the neighborhood streetscape; and
- This adjustment is consistent with front setback standards commonly applied in comparable large-lot residential and AG-1 zoning environments throughout Chandler.

Requested Action: The developer's engineer is requested to revise all setback tables, site plan diagrams, and narrative descriptions within the Rezoning Application, PDP, and Preliminary Plat Narrative to reflect a front setback of 25 feet in place of the currently stated 20 feet.

D. Minimum Lot Size — Reduction from 33,000 sq. ft. to 31,600 sq. ft.

Current Provision: Minimum lot size of 33,000 sq. ft.

Requested Change: Reduce minimum lot size to 31,600 sq. ft.

Justification: The minimum lot size of 33,000 square feet as currently specified in the submitted documents inadvertently excludes one or more legally platted properties within Tremaine Park from achieving conforming status under the proposed AG-1 PAD Overlay.

Specifically, the smallest legally recorded parcel within the neighborhood has an area of 31,600 square feet. A minimum lot size threshold that excludes this property creates an unjust and unnecessary nonconformity that:

- Renders an existing, legally platted parcel nonconforming under the very zoning overlay designed to regularize and protect neighborhood properties;
- Places the property owner of the smallest parcel at a disadvantage with respect to permitting, improvements, and future transactions;
- Is inconsistent with the principle that a PAD Overlay should reflect and accommodate the existing conditions of the neighborhood it governs; and
- Can be remedied with a minor, straightforward adjustment to the minimum lot size standard without any adverse impact on the overall intent or character of the overlay.

Setting the minimum lot size at 31,600 square feet ensures that every legally platted parcel currently within the Tremaine Park neighborhood — including the smallest recorded lot — is treated as a conforming property under the AG-1 PAD Overlay. This is equitable, practical, and consistent with good planning practice.

Requested Action: The developer's engineer is requested to revise all sections of the Rezoning Application, PDP, and Preliminary Plat Narrative that reference minimum lot size to reflect 31,600 square feet in place of the currently stated 33,000 square feet.

E. Permitted Uses — Section 3, Category F (Page 6): AG-1 Zoning Code Reference

Location: PDP/Plat Narrative — Section 3, Category F, Page 6 (Permitted Uses)

Current Issue: The permitted uses description does not cite the applicable AG-1 Zoning Code sections, nor does it clarify that all lots are treated as one (1) acre or greater in size for permitted use determinations.

Justification: The current language in Section 3, Category F on Page 6 of the submitted narrative does not provide sufficient specificity with respect to the permitted uses applicable under the proposed AG-1 PAD Overlay. In particular, the document fails to:

- Directly cite Sections 35-401 and 35-402 of the City of Chandler's Zoning Code as the governing provisions for permitted uses within the AG-1 Agricultural District; and
- Clarify that all lots within the overlay shall be treated as one (1) acre or greater in size for the purpose of determining applicable permissible uses, regardless of the actual recorded lot size.

This specificity is essential to ensure uniform application of AG-1 use standards across all properties within Tremaine Park, to eliminate ambiguity in the administration of the overlay, and to provide property owners, City staff, and future applicants with clear and consistent guidance.

Requested Replacement Language — Section 3, Category F (Page 6):

“The uses proposed in this rezone will include those uses found in the AG-1 Agricultural District and more specifically in Sections 35-401 and 35-402 of the City’s Zoning Code, as though all lots are one (1) acre or greater in size.”

The inclusion of this specific language accomplishes the following:

- Directly anchors the permitted uses for the AG-1 PAD Overlay to the established, codified standards of the City of Chandler Zoning Code (Sections 35-401 and 35-402);
- Establishes a clear and unambiguous baseline: every lot within the overlay is treated as one (1) acre or greater in size for permitted use determinations, applying the broadest applicable AG-1 use set uniformly across all parcels;
- Ensures consistency in the administration and enforcement of the overlay across all lots regardless of minor variations in recorded parcel area; and
- Prevents future disputes or inconsistencies that could arise if smaller lots were subjected to a more restricted set of permitted uses than larger lots within the same overlay area.

Requested Action: The developer's engineer is requested to edit Section 3, Category F on Page 6 of the Permitted Uses section of the PDP and Preliminary Plat Narrative to incorporate verbatim, or in substantially equivalent form, the replacement language set forth in the box above.

IV. Conclusion and Request for Action

The residents of Tremaine Park have a strong and longstanding interest in ensuring that any rezoning of land within or adjacent to our neighborhood accurately reflects the existing character, established land use patterns, and the reasonable expectations of current property owners.

The five (5) modifications requested in this document are measured, well-reasoned, and grounded in the physical and legal realities of Tremaine Park as it exists today. None of the requested changes are unreasonable or contrary to the intent of the AG-1 zoning district or the City of Chandler's Zoning Code. To the contrary, each change is necessary to bring the proposed overlay into proper alignment with the neighborhood it is designed to govern.

We therefore respectfully and formally request that the developer's engineer:

1. Review each of the five requested modifications set forth in this document in full;
2. Incorporate all requested changes into a revised Rezoning Application, PDP, and Preliminary Plat Narrative;
3. Submit the revised documents to the City of Chandler for review and to the Tremaine Park Neighborhood for confirmation prior to any further public hearing; and
4. Contact the Tremaine Park Neighborhood directly should any clarification, additional information, or further dialogue be needed regarding any of the modifications requested herein.

The residents of Tremaine Park thank the developer's engineer for their attention to this matter and look forward to a collaborative and constructive resolution that serves the best interests of the neighborhood and the City of Chandler as a whole.

Respectfully Submitted on Behalf of the

Jon Webster

324 E. Tremaine Dr Chandler, Arizona

Submitted: June 2, 2026

V. Quick Reference: Complete Modifications at a Glance

For the convenience of the engineer of record, the following table summarizes all five requested modifications side by side with the current provisions and the specific changes required.

#	Provision	Current (As Submitted)	Requested Change	Document Section
1	Maximum Land Use Coverage	40%	50%	PDP / Narrative
2	Rear Setback	40 feet	15 feet	PDP / Site Plan
3	Front Setback	20 feet	25 feet	PDP / Site Plan
4	Minimum Lot Size	33,000 sq. ft.	31,600 sq. ft.	Plat Narrative
5	Permitted Uses — Sec. 3, Cat. F, Pg. 6	No specific AG-1 code sections cited	Reference AG-1 Sections 35-401 & 35-402; all lots treated as 1 acre or greater	PDP Narrative Pg. 6

This document was prepared and submitted by residents of Tremaine Park, Chandler, Arizona, in connection with the AG-1 PAD Overlay Rezoning, Preliminary Development Plan, and Preliminary Plat Narrative currently under review. All requested modifications are intended solely to ensure that the proposed overlay is fully consistent with the existing character and conditions of the Tremaine Park neighborhood.

From: [Teri Jo K](#)
To: [Darsy Smith](#)
Cc: [Jon Webster](#); [David Vogt](#)
Subject: Tremaine Park Public Hearing PLH25-0006, Arizona Ave & Guadalupe Rd
Date: Tuesday, June 2, 2026 8:05:55 AM

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June 1, 2026

attn: Darsy Smith

RE: Public Hearing PLH25-0006, Arizona Ave & Guadalupe Rd

To the Chandler Planning and Zoning Commission,

We are property owners in Tremaine Park neighborhood where there is a rezoning request for several neighborhood properties. We are unable to attend the Commission meeting scheduled for June 3, but would like to state our preferences regarding this request.

The request, as we understand it, is to subdivide 3 properties, bordering Arizona Ave, into 6 properties. These new properties will keep AG-1 Agricultural status with a PAD overlay allowing properties to be somewhat smaller than one acre and reducing the set backs for buildings, to less than current AG-1 requirements. As a general concept, I support this action.

However, we would like to see several modifications made to the PAD requirements. The intent is to have a PAD that could be applied to additional properties in the Tremaine Park neighborhood. One that would provide each property owner with increased flexibility in regard to locating buildings on our properties. Ultimately, such a change would increase the property values for all of the parcels in Tremaine Park.

Please consider adjusting the PAD to allow minimum lot size of 31,500 square feet with set back requirements of 15 feet on sides and rear of property. AG-1 permitted uses, flood irrigation rights and horse privileges to be retained.

Sincerely,

Teresa Jo Kinnison & David Vogt
202 E Redfield Road
Chandler, AZ 85225