



Re: Mountain View Estate development

From Alisa Petterson <Alisa.Petterson@chandleraz.gov>

Date Thu 6/4/2026 5:15 PM

To Cristina Cook <[REDACTED]>

Good afternoon Cristina,

Thank you for your email and for your interest in development in the City of Chandler. As the Planner assigned to this zoning application, I'm happy to assist with your questions and concerns. I will also be sure to add your email to the case record.

To share some background about this zoning application:

- This request is for Preliminary Development Plan (PDP) Amendment approval for housing product only – this is for the homes that will be constructed on the existing 16-lot single-family subdivision.
- Chandler City Council previously approved the zoning application for the subdivision in 2019 under case number DVR17-0034.
- Chandler City Council previously approved the original housing product in 2022 under case number PLH22-0039.
- The current request for PDP Amendment approval is required only because the proposed housing product square footage has been reduced by more than 10% from what was originally approved.

Specific to your traffic impact concerns: while reviewing zoning applications, Planning routinely works with other relevant city departments such as traffic engineering, transportation planning, Chandler Fire etc. to confirm that proposed developments are a good fit for the community. This subdivision, approved in 2022, is in conformance with Chandler's long-term vision for the area as per the following:

- Chandler's 2016 General Plan - which designates the property as 'neighborhood uses'.
- Southeast Chandler Area Plan (1999) - which prescribes a 'Traditional Suburban Character' for the area.
- Chandler's 8 Transportation Master Plan - which identifies Riggs Road as a major arterial, and thus able to support this 16-lot single family subdivision.

I hope this information is helpful, and my apologies for the delay getting back to you - I've been out of office / in training all day yesterday. I will be available tomorrow via email or phone at 480-782-3060. You can also contact Raymond Huang, City of Chandler Traffic Studies Engineer, via email at Raymond.Huang@chandleraz.gov or phone 480-782-3450 with any further traffic related questions.

Thank you,

Alisa Petterson, AIA, LEED AP BD+C
Senior Planner
City of Chandler | Development Services Planning Division
480-782-3060 direct
alisa.petterson@chandleraz.gov



From: Cristina Cook <[REDACTED]>
Sent: Tuesday, June 2, 2026 8:47 PM
To: Alisa Petterson <Alisa.Petterson@chandleraz.gov>
Subject: Mountain View Estate development

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I am writing as a community member regarding the proposed Mountain View Estate development. I respectfully request that the City carefully evaluate the project's potential impacts on traffic, public safety, and neighborhood infrastructure before making a final decision. The roads serving this area already experience significant vehicle activity during peak travel times, and I would appreciate additional information regarding the traffic impact analysis prepared for this project. Specifically, I would like to understand how many additional vehicle trips are anticipated, whether nearby intersections have sufficient capacity to accommodate projected growth, and what mitigation measures are proposed if traffic conditions are expected to worsen. I am also interested in understanding the project's potential effects on pedestrian safety, emergency vehicle access, parking demand, and the overall character of the surrounding neighborhood. As residents, we rely on the City to ensure that growth is balanced with the capacity of existing infrastructure and that any impacts to nearby communities are thoroughly analyzed and addressed. Please include this correspondence in the public record for consideration during the review process. I look forward to learning more about the City's findings and hearing the discussion at the upcoming public hearing. Thank you for your time and consideration.

Sincerely

Cristina Cook