

Stellar City North – PAD

Planned Area Development (PAD)

Overlay – Narrative

Case No. PLH26-0029



Single Family Residential Community
Located SE of the SE Corner of
Chandler Blvd. and Galaxy Dr.

Submitted to: City of Chandler

June 22, 2026

Revised – July 23, 2026

Project Team

Rainey Homes of Arizona, Inc.

Mike Hansen

Mike.Hansen@RaineyHomes.com

602-872-6418



Rose Law Group pc

Jon Gillespie, Attorney

7144 E. Stetson Drive, Suite 300

Scottsdale, AZ 85251

JGillespie@roselawgroup.com

Ty Templeton, Project Manager

7144 E. Stetson Drive, Suite 300

Scottsdale, AZ 85251

TTempleton@roselawgroup.com

(480) 689-6766



Table of Contents

Purpose of Request.....	4
Site History.....	4
Surrounding Context and Compatibility.....	5
• Property Owner Support	
General Plan Conformance.....	5
• Strategic Community Building	
• Focused Stewardship	
• Strong Community Foundations	
PAD Zoning.....	6
• Permitted Uses	
• Development Standards	
Design Features.....	7
• Aviation-Oriented Home Design	
• Functional Residential Layouts	
• Consistent Residential Character	
• Compatibility with Adjacent Development	
Conclusion.....	8

Exhibits

- 1. Aerial Map**
- 2. Site Plan**
- 3. Stellar Airpark Estates II Amended PAD (Reference Only)**
- 4. Context Photos**

I. Purpose of Request

Stellar City North PAD is a proposed Planned Area Development (PAD) Overlay near Chandler Boulevard and Galaxy Drive (the “Site”) within the existing Stellar City Air Park subdivision in Chandler, Arizona (the “City”). The Site includes five existing custom homes on approximately 2.4 acres on the north side of Mercury Way, east of Stellar Parkway, as shown in **Exhibit A – Aerial Vicinity Map**.

The Site is currently zoned SF-8.5, which allows single-family residences with a minimum lot size of 8,500 square feet. The Site, like the broader Stellar Airpark community, is designed around direct connectivity to the airpark and community runway system. Each home is built to accommodate aviation-related use, including private aircraft hangars and shared taxiway access to the Stellar Airpark runway. The Site is also removed from major roadways and is not visible from Chandler Boulevard, with existing homes and aircraft hangars providing additional screening from the closest arterial street. In this context, hangars are an integral and expected part of the community. The proposed amendment simply allows this original development, which was planned under standard underlying zoning, to better align with the updated PAD zoning tailored to this unique aviation-oriented use.

For additional context, directly north of the Site lies the adjacent Stellar Airpark Estates II (“SAE2”) community, shown in **Exhibit B – Stellar Airpark Estates II Amended PAD**. SAE2 was approved as a PAD Overlay in 2007 for nine aviation-oriented lots and was amended in 2016 to reduce lot sizes and increase the total to 14 lots. SAE2 also operates under PAD-approved development standards that are less restrictive than the underlying SF-8.5 district, allowing a more modern pattern of aviation-oriented residential development.

The five homes within the proposed *Stellar City North PAD* share a taxiway with SAE2, and parcel APN 301-89-048B’s northern property line abuts the adjacent PAD. Despite the close proximity to the adjacent, less restrictive PAD, these 1970s and 1980s homes must comply with the greater limitations not imposed on their neighbors across the shared taxiway. Therefore, the property owners seek flexibility to improve aesthetics and functionality under standards that mirror those already approved for SAE2.

Accordingly, this application, submitted on behalf of Rainey Homes and the five property owners within the proposed *Stellar City North PAD*, requests a:

1. Rezone from Single-Family (SF-8.5) District to Single-Family District/Planned Area Development (SF-8.5/PAD) on the five (5) lots located on the north side of Mercury Way to establish site-specific development standards for residential lots with aircraft hangars, including modifications to permitted building height, lot coverage, and hangar setback requirements.

II. Site History

As touched on above, the five homes within the proposed *Stellar City North PAD* were constructed between the early 1970s and late 1980s as part of the original build-out of the Stellar City Airpark subdivision. Since then, they have remained in residential use with private aircraft hangars and direct access to the shared taxiway system.

Over time, the surrounding area has modernized, particularly within the adjacent SAE2 community to the north. As a result, owners within the Site are seeking uniform standards within their community.

This PAD request does not propose any land-use or developmental changes to homes in their current state. Instead, the application is intended to align development standards with those already approved in adjacent neighborhoods of identical character, offering alignment for future home improvements.

III. Surrounding Context and Compatibility

The five lots within the proposed *Stellar City North PAD* have long been developed as part of the Stellar City Airpark subdivision. As nearby properties, particularly within SAE2, have modernized under tailored standards, it has become apparent that the underlying SF-8.5 district standards are not suited to this unique community, making it necessary to match the neighboring PAD.

Property Owner Support

The proposed *Stellar City North PAD* was prepared in close coordination with all affected property owners, each of whom supports the request. All properties within the PAD boundary has provided written authorization in support of the effort, as shown in the attached documentation included with this application.

IV. General Plan Conformance

The proposed Stellar City North PAD is consistent with the City of Chandler General Plan, particularly its goals for strategic community building, focused stewardship, and strong community foundations. The Site has been developed since the 1970s and will remain fully built out, with no new lots, land-use changes, or alteration to its established residential character. The request is limited to updating development standards that allow the five existing homes to modernize in a manner compatible with the surrounding neighborhood and adjacent PAD-approved properties.

Strategic Community Building

The General Plan encourages reinvestment in established neighborhoods to support long-term strength and viability. Updating the development standards will allow future improvements that extend the life of these homes, support continued homeowner investment, and maintain the function of this aviation-oriented community.

Focused Stewardship

The General Plan also emphasizes compatibility between existing neighborhoods and surrounding development. Aligning standards through this PAD will allow future enhancements, such as façade, hangar, or modest building improvements, in a manner compatible with nearby development and supportive of the established residential environment.

Strong Community Foundations

The General Plan recognizes the value of distinctive residential settings that contribute to community diversity. The broader Stellar Airpark, and particularly *Stellar City North PAD*, is one such setting where the proposed PAD will help preserve its aviation-oriented identity by allowing future improvements that respect the existing layout, scale, and character while providing homeowners with additional flexibility to improve their homes.

In summary, the Stellar City North PAD advances General Plan priorities related to neighborhood preservation, reinvestment, compatibility, and support for unique residential communities. The request does not intensify the Site's use, but instead allows these long-established homes to adapt over time in a way that reinforces the broader Airpark neighborhood.

V. PAD Zoning

Permitted Uses

Permitted uses within the Stellar City North PAD will remain those permitted in the SF-8.5 zoning district, as outlined in Part VI, Chapter 35, Article VII of the Chandler City Code.

Development Standards

All development standards not specifically modified by this PAD will default to the applicable requirements of the SF-8.5 zoning district.

The updated standards are intended to provide a tailored opportunity for reasonable homeowner improvements while maintaining compatibility with the existing community.

Stellar Airpark is one of the unique features that sets the City apart, and the zoning should reflect that. Standard SF-8.5 development standards do not fit this aviation-oriented community. The proposed PAD standards better recognize how the community was designed, preserve what makes it special, and allow it to continue to thrive.

Setbacks

The proposed PAD Overlay will utilize SF-8.5 setbacks (front, rear, sides) for the primary residences and accessory structures, as outlined in Section VI, Chapter 35, Article VII of the Chandler City Code. The requested deviation is to allow for 0-foot setbacks (except

where located over/within a utility easement) for rear yard and side yard of hangars only, EXCEPT that street side yard setbacks for hangars must still meet SF-8.5 requirements for street side yards.

Lot Coverage

The proposed PAD Overlay will allow for 45% lot coverage, a requested deviation from the 40% lot coverage permitted by the SF-8.5 zoning district.

Building Height

The proposed PAD Overlay will allow for a total height of 30 feet, or two stories (above grade), a requested deviation from the 25 feet (above grade) permitted for SF-8.5 zoning districts.

VI. Design Features

Single-family residential design is not explicitly regulated by the City and instead must comply with general zoning standards. Accordingly, the proposed PAD is intended only to align flexibility with adjacent communities so future homeowner improvements can better reflect contemporary aviation-oriented design.

Although no physical changes are proposed at this time, the community already exhibits several defining characteristics that contribute to its identity within the Stellar Airpark:

- **Aviation-Oriented Home Design**
Each residence contains an integrated private aircraft hangar with direct access to the shared taxiway network, reflecting the specialized nature of this aviation-centric neighborhood.
- **Functional Residential Layouts**
The homes are traditional single-family structures that were thoughtfully designed for both everyday living and aviation use. The proposed PAD preserves these established relationships between living space, garage/hangar areas, and taxiway access.
- **Consistent Residential Character**
The five homes share a cohesive architectural presence that has complemented the broader Stellar City Airpark subdivision for decades. While some homeowners desire to modernize or enhance their properties, such improvements would remain within the existing character and scale of the community.
- **Compatibility with Adjacent Development**
Because the homes share a taxiway and property line with SAE2, aligning development standards ensures that any future updates, accessory improvements, or functional enhancements can be completed in a manner compatible with nearby modern homes.

Overall, the intent of this PAD is not to introduce new development, but to preserve the community's established character while allowing homeowners flexibility to reinvest in their properties. The proposed standards support future improvements while maintaining the neighborhood's aviation identity and compatibility with nearby PAD-approved homes.

Again, there are no proposed site plan or building modifications associated with this rezoning request.

VII. Conclusion

The proposed *Stellar City North PAD* is a modest regulatory update that supports reinvestment in an established aviation-oriented residential community. The request does not introduce new land uses, increase density, or alter the existing site layout. Instead, it provides targeted development standard adjustments that allow its five long-standing homes to modernize in a manner consistent with surrounding development, particularly the adjacent Stellar Airpark Estates II PAD to the north.

Approval of the PAD and associated Preliminary Development Plan will create uniform standards among neighboring properties that share the same taxiway system and aviation-oriented lifestyle, while preserving the character that has long defined the Stellar City Airpark community.

For these reasons, the proposed *Stellar City North PAD* is consistent with the general goals of the City of Chandler and advances neighborhood preservation through focused stewardship. The Applicant respectfully requests approval of the PAD Overlay and Preliminary Development Plan as proposed.



Stellar City North PAD

AERIAL MAP

AERIAL TOPOGRAPHY SURVEY OVERLAY AND PAD REZONING MAP

A PORTION OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA.



BASIS OF BEARINGS

THE NORTH LINE OF THE LOTS, BEARS SOUTH 89°05'14" EAST, AS SHOWN HEREON.

BENCHMARK

BM--CITY OF CHANDLER #6 BCF
INT OF 79THST AND MILKY WAY
ELEV=1176.130 (NAVD88)

FEMA CERTIFICATION

THIS SITE LIES IN FEMA FIRM PANEL: 04013C2720L,
ZONE X. MAP REVISED OCTOBER 16, 2013.

NOTE

- 1.- THIS SURVEY IS BASED ON SPECIAL WARRANTY DEED #2021-1206990, 2026-0150347, 2024-0193290 AND 2019-0674984 RECORDS OF MARICOPA COUNTY ARIZONA AND ON OTHER INFORMATION AS PROVIDED BY THE CLIENT. NO CURRENT TITLE REPORT/SEARCH WAS PROVIDED. ANY OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS OR OTHER MATTERS OF RECORD THAT MAY AFFECT THIS SITE ARE NOT SHOWN HEREON.
- 2.- FOR COMPUTATION PURPOSES, THE PARCEL AREA LISTED HEREON WAS COMPUTED WITHOUT REGARD TO THE POSSIBLE ENCROACHMENTS OR FENCE LOCATIONS SHOWN.
- 3.- BUILDING SETBACK LINES ARE PROVIDED FROM PRELIMINARY RESEARCH ONLY. SETBACK MAY VARY BASED ON HOA CC&R DOCUMENTS AND/OR MUNICIPAL ZONING CASES. VERIFICATION OF BUILDING SETBACK LINES MUST BE PERFORMED BY THE ARCHITECT AND/OR BUILDING DESIGN PROFESSIONAL PRIOR TO BUILDING DESIGN.
- 4.- OFFSITE UTILITIES NOT PROVIDED AT THE TIME OF SURVEY.

LEGAL DESCRIPTION

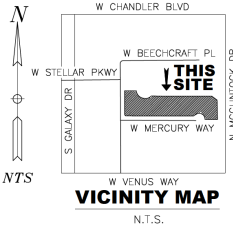
APN: 301-89-048B - DEED#2021-1206990
APN: 301-89-048C - DEED#2021-1206990
APN: 301-89-050 - DEED#2026-0150347
APN: 301-89-051 - DEED#2024-0193290
APN: 301-89-052 - DEED#2019-0674984

REFERENCE DOCUMENTS

1. WARRANTY DEED #2021-1206990
2. WARRANTY DEED #2026-0150347
3. WARRANTY DEED #2024-0193290
4. WARRANTY DEED #2019-0674984
5. MINOR LAND DIVISION, BOOK 1629 OF MAPS, PAGE 36, M.C.R.
6. SUBDIVISION PLAT, BOOK 123 OF MAPS, PAGE 44, M.C.R.

LINE DATA:		
Line Number	Bearing	Distance
L1	N 16°00'51" E	29.65'

CURVE DATA:			
Curve Number	Delta	Radius	Arc Length
C1	81°28'15"	58.00'	82.47'
C2	49°42'19"	58.00'	50.32'
C3	41°10'34"	35.00'	25.15'
C4	90°00'41"	50.00'	78.55'
C5	90°00'19"	45.00'	70.69'
C6	38°56'54"	45.00'	30.59'
C7	38°56'54"	45.00'	30.59'
C8	90°00'00"	20.00'	31.42'



OWNERS

IVEY CORPORATION
1 MITEK PLZ
WINSLOW IL 61089

PETROS MICHAEL/TANYA
4302 W MERCURY WAY
CHANDLER AZ 85226

DUSTMAN LARRY LEE/MICHELLE
P/DUSTMAN HOUSE 181 LLC
4306 W MERCURY WAY
CHANDLER AZ 85226

CASSILL ROGER/COLLEEN
170 ABBOTSFORD RD SE
CEDAR RAPIDS IA 52403

HPTJ LLC
4306 W MERCURY WAY
CHANDLER AZ 85226

SITE DATA

APN: 301-89-048B; 301-89-048C; 301-89-050; 301-89-051; 301-89-052

ZONING: SF-8.5

AREA = 301-89-048B; 301-89-048C; 301-89-050; 301-89-051; 301-89-052
= 22,304 SF 20,482 SF 20,250 SF 19,685 SF 22,373 SF
0.5120 AC 0.4702 AC 0.4649 AC 0.4519 AC 0.5136 AC

TOTAL AREA = 105,094 SF
2.413 AC

CERTIFICATION:

I, ANTHONY N. ZAUGG, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA; THAT THIS AERIAL TOPOGRAPHY SURVEY OVERLAY AND PAD REZONING MAP, CONSISTING OF 1 SHEET(S), CORRECTLY REPRESENTS A SURVEY DONE UNDER MY SUPERVISION DURING THE MONTH OF MAY, 2026; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE MONUMENTS SHOWN ACTUALLY EXIST AS SHOWN OR WILL BE SET; THAT THEIR POSITIONS ARE CORRECT AND ACCURATE AS SHOWN; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

Anthony N. Zaugg 06-03-2026
ANTHONY N. ZAUGG DATE
LS #A1076

NOTE: PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

DATE	REVISION
	Δ
	Δ
	Δ
	Δ

PHONE (480)844-1666	EMAIL: ace@allencsultengr.com
4111 E VALEY AUTO TRAIL #103	
MESA, ARIZONA 85206	
4306 W MERCURY WAY CHANDLER AZ 85226	
PART OF NE 1/4 SEC 35, T11N, R4E	
ALTA SURVEY	

98782	1	OF	2
ALTA	SHEET		
CHECKED BY	DATE	06-03-2026	

ALLEN CONSULTING ENGINEERS, INC.	
98782	
ALTA	
DRAFTSMAN	





Stellar Airpark Estates II Amended PAD - REFERENCE ONLY

SITE CONTEXT PHOTOS















