



Maricopa County

Planning & Development Department

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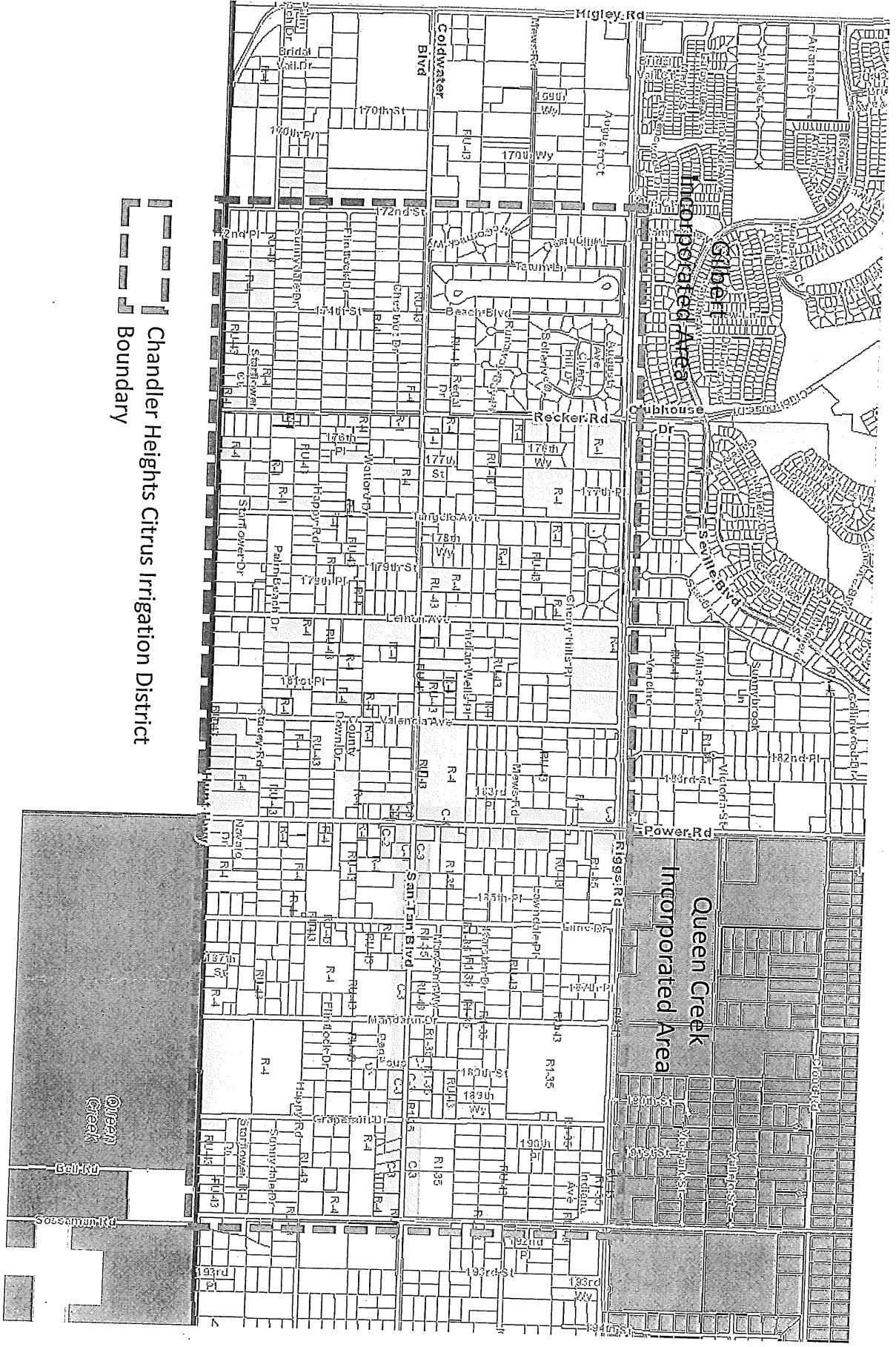
Dear Property Owner:

Maricopa County continues to be contacted with questions regarding the R-4 multi-family residential zoning that exists throughout the Chandler Heights area. Many citizens share concerns that the potential for higher density and multi-family development is inconsistent with the area's semi-rural lifestyle. There are related concerns about the quality and availability of water for current and future residents.

One way to address this concern is to ask owners of R-4 property to voluntarily change the zoning to a less dense Rural-43 RUPD zoning district which is consistent with the long-range land use plan for this area. Not only would this reduce potential residential density, but also provide other benefits such as allowing farm animals and property line corral fencing that is not permitted with the current R-4 zoning.

As a property owner with R-4 zoning, Maricopa County is offering you the opportunity to change this zoning to Rural-43 RUPD free of charge. This offer is completely voluntary and no changes will be made without your written consent. If you would like to participate in this zone change program, or if you have questions or would like additional information about this program, please reference zone change case tracking number **Z2017080** and feel free to contact Jaclyn Sarnowski, Planner at the telephone number or address listed above or via email at jaclynsarnowski@mail.maricopa.gov.

Development Standard	Existing R-4	Proposed Rural-43 RUPD
Min Lot Area	6,000 sq. ft.	35,000 sq. ft.
Min. Lot Width	60'	120'
Max. Lot Coverage	60%	25%
Min. Front Setback	20'	20'
Min. Rear Setback	25'	25'
Min. Side Setback	5'	5'
Min. Street-Side Setback	10'	10'
Max. Building Height	40'	30'




 Chandler Heights Cirrus Irrigation District
 Boundary

Incorporated Area
Gilbert

Incorporated Area
Queen Creek

Queen Creek

Chandler Rd

Santan Rd

Higley Rd

Coldwater Blvd

170th St

170th Wy

172nd St

2nd Pl

Recker Rd

Subhouse

Power Rd

Riggs Rd

San Juan Blvd

193rd Wy

195th Wy

197th Wy

199th Wy

201st Wy

203rd Wy

205th Wy

207th Wy

209th Wy

211th Wy

213th Wy

215th Wy

217th Wy

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