

Overlook at Forest Knoll

Project Narrative

Overlook at Forest Knolls is a 9.23 acre infill parcel currently zoned AG located on the top of the north mesa near Gilbert Rd. and L-202 overlooking the beautiful community of Lehi.

We are proposing to rezone and subdivide this parcel into a gated community with 18 custom home lots and a large nature reserve with native vegetation and breathtaking views of Lehi below left unobstructed for all community residents to enjoy. After extensive city official and neighborhood meetings, we have found that our project has overwhelming support and meets the needs of the City of Mesa general plan, community leaders, and neighborhood residents.

Overlook at Forest Knolls will be an in-fill community tucked away within the quaint custom home development of Forest Knolls along the eastern and southern boundary. This surrounding neighborhood is zoned RS-15 with lots from 14,998 to 27,334 square feet boasting a mixture of both two-story and single-story ranch style homes varying from 2644 to 6272 square feet. Along the northern boundary, one will find the SRP canal and walking path and along the western boundary, an undeveloped raw parcel.

Overlook at Forest Knolls was specifically designed to replicate the surrounding community with a PAD RS-15 zoning including lots ranging from 15,002 to 19,248 square feet with equivalent custom home structure and square footage. We are specifically requesting a PAD overlay to accommodate the private streets found in this intimate gated community intended to create private enclave for homeowners and neighbors. Our residents know that once they pass through the timeless farmhouse gates, framed by brick pillars and a cobblestone driveway, they have made it home. To accomplish our plans of a gated entrance, required land will be purchased from the adjacent parcel to the west 136-05-002K.

Along with large lot sizes and privacy, each custom home in the community will also have access to a large nature reserve left open on the edge of the mesa overlooking beautiful Lehi Valley below. Leaving open such a picturesque horizon will allow every resident to enjoy a postcard worthy Arizona each and every day. In addition to great views, the reserve will boast a granite path strolling down through natural vegetation with limited man-made improvements to arrive to gated access to the city's canal paths, all residents will share this space as a relaxing oasis away from the noise of daily life.

By bringing this project to life, Mesa will allow 18 families to thrive.