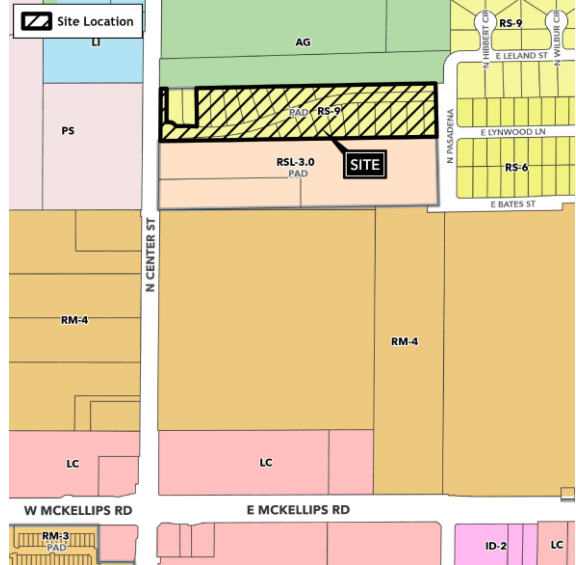


# City Council Report

Date	September 8, 2025	
Case No.	ZON25-00304	
Project Name	Price Manor II	
Request	<ul style="list-style-type: none"><li>Rezone from Single Residence-9 with a Planned Area Development overlay (RS-9-PAD) to Small Lot Single Residence 4.5 with a PAD overlay (RSL-4.5-PAD) for a 41-lot single residence development</li></ul>	
Project Location	Located approximately 1,620± feet north of the northeast corner of East McKellips Road and North Center Street	
Parcel No(s)	136-14-118, 136-14-119, 136-14-120, 136-14-121, 136-14-122, 136-14-123, 136-14-124, 136-14-125, 136-14-126, 136-14-127, 136-14-128, 136-14-129, 136-14-130, 136-14-131, 136-14-132, 136-14-133, 136-14-134, 136-14-135, 136-14-136, 136-14-137, 136-14-138,	
Project Area	6.5± acres	
Council District	District 1	
Existing Zoning	Single Residence-9 with a Planned Area Development overlay (RS-9-PAD)	
General Plan Designation	Traditional Residential Placetype with a Sustain Growth Strategy	
Applicant	Sean Lake, Pew & Lake PLC	
Owner	Thomas Ahdoot	
Staff Planner	Jennifer Merrill, Senior Planner	
Proposition 207 Waiver Signed	Yes	

## Recommendation

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Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and with the criteria in Chapter 22 regarding Planned Area Development (PAD) overlays

**Staff recommends approval with conditions.**

### Planning & Zoning Board Recommendation:

On August 13, 2025, the Planning and Zoning Board voted **(6-0)** to recommend the City Council **approve, with conditions**, the proposed project.

## Project Overview

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### Request:

The applicant is requesting a rezoning for 6.5± acres from RS-9-PAD to RSL-4.5-PAD for a 41-lot single residence development (Proposed Project).

### Concurrent Applications:

- **Preliminary Plat:** Staff is processing a request for a preliminary plat, to be approved by the Planning Director.

## Site Context

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### General Plan:

- The Placetype for the project site is Traditional Residential, and the Growth Strategy is Sustain.
- Single-family residential is a principal land use in the Traditional Residential Placetype, up to a maximum density of 7.26 dwelling units per acre. The Sustain Growth Strategy areas should generally remain their current condition, with improvements and minor changes that could include targeted infill projects. The Proposed Project has a density of 6.7 dwelling units per acre.
- The Proposed Project is consistent with the Traditional Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
  - H1. Create more opportunities for housing options.
  - LU3. Encourage infill and redevelopment to meet the community's strategic needs.

### Zoning:

- The project site is zoned Single Residence-9 with a Planned Area Development Overlay (RS-9-PAD).

- The requested zoning district is Small Lot Single Residence 4.5 with a Planned Area Development Overlay (RSL-4.5-PAD).
- Single Residence is a permitted use within the RSL-4.5 District.

### Surrounding Zoning & Use Activity:

The proposed Single Residence development is compatible with surrounding land uses, which include the Lehi Sports Park, single residences and vacant land.

<b>Northwest</b> (Across Center St.) LI Vacant City Property	<b>North</b>  AG Vacant SRP Property	<b>Northeast</b> (Across Pasadena) RS-9 Single Residence
<b>West</b> (Across Center St.) PS Lehi Sports Park	<b>Project Site</b>  RS-9-PAD Vacant	<b>East</b> (Across Pasadena) RS-9 & RS-6 Single Residence & Mobile Home Subdivision
<b>Southwest</b> (Across Center St.) PS Lehi Sports Park	<b>South</b>  RSL-3.0-PAD Vacant (approved Price Manor Phase I)	<b>Southeast</b> (Across Pasadena) RS-6 Mobile Home Subdivision

### Site History:

- **March 19, 1981:** City Council annexed 83.5± acres into the City of Mesa including the project site (Ordinance No. 1464).
- **April 5, 1982:** City Council approved a rezoning of 37.9± acres, including the project site, from Maricopa County Rural 43 to Agricultural (AG) and Suburban Ranch (SR [equivalent to RS-43]) (Case No. Z81-57; Ordinance No. 1592).
- **August 15, 2005:** City Council approved a rezoning of 6.9± acres from Single Residence 43 (R1-43 [equivalent to RS-43]) to Single Residence-9 with a Planned Area Development overlay (RS-9-PAD), and Site Plan Review, for a gated 18-lot custom home residential subdivision (Case No. Z05-058; Ordinance No. 4434).
- **September 12, 2007:** The Final Plat of Pasadena Estates, an 18-lot residential subdivision, was recorded by the Maricopa County Recorder (Recording No. 2007-1011806). City Council had previously approved this final plat on May 7, 2007.
- **January 22, 2024: (Price Manor I - South of the Proposed Project)** City Council approved:
  - Minor General Plan Amendment for 8.6± acres to change the General Plan Character Area designation from Neighborhood with a Large Lot/Rural Sub-type and Neighborhood with a Manufactured Home Sub-type to Neighborhood with a Traditional Sub-type.

- Rezone of 8.4± acres from Single Residence-43 (RS-43) to Small Lot Single Residence-3.0 with a Planned Area Development overlay (RSL-3.0-PAD) and 0.2± acres from Multiple Residence-4 (RM-4) to RSL-3.0-PAD, for a 63-lot single residence development (Price Manor I) (Case No. ZON23-00842; Resolution No. 12150; and Case No. ZON22-01274; Ordinance No. 5842).
- A request for Final Plat approval has not yet been submitted.

## Project/Request Details

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### Site Plan:

- **Subdivision Design:** The rectangular site has 41 lots ranging in size from 4,333 to 5,249 square feet, with a private drive running east-west down the length of the site.
- **Context:** The applicant is also developing the adjacent property to the south (Price Manor I) and is providing a centrally-located pedestrian connection with the adjacent development. At the west end of the Proposed Project is a 0.5± acre public well site that is in development by Salt River Project (SRP). The public well site is comprised of Lots 1 & 2 of the previously approved Pasadena Estates, and is not included in the current request. The applicant is working with SRP to provide a complementary wall design and landscaping along the west and south sides of the well site.
- **Amenity Areas:** The Proposed Project includes two centrally-located landscaped amenity areas, located north and south of the private drive. The northern amenity area contains seating, a dog waste receptacle and turf. The southern amenity area is adjacent to eight guest parking spaces and contains two ramadas, picnic tables and grills. It is also adjacent to an open area of Price Manor I, and the applicant is proposing to eliminate the perimeter wall to allow these two areas to function as one larger amenity space, with a walking path connecting the two developments. An exhibit is provided to show the joined spaces. The future residents will be able to use the amenities in both developments.
- **Access:** Price Manor II is proposed to be gated, with its main entrance off North Center Street, and an exit-only/emergency/solid-waste access gate at the east end leading to North Pasadena.
- **Proposed Product:** The proposed two-story product includes two different floorplans and a total of six elevations.

### Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning regulations by allowing modifications to land use regulations and development standards in order to: support innovative, high-quality, cohesive development; facilitate creative land planning resulting in superior design; and elevate overall quality of development. Development within a PAD should exemplify creating a unique sense of place, integrated open space or amenities, high-quality architectural and site design, and a balanced mix of land uses.

Development Standards	MZO Required	PAD Proposed
<u>Fencing and Freestanding Walls; AG, RS, RSL, RM and DR Districts</u> – <i>MZO Section 11-30-4(A)(1)(b)</i> - Maximum Height, Side and Rear Yards	No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet.	<b>No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet, except where adjacent to the well site, where no fence or freestanding wall shall exceed a height of 8 feet.</b>
<u>Lots and Subdivisions</u> – <i>MZO Section 11-30-6(H)</i>	Every lot shall have frontage on a dedicated public street unless the lot is part of an approved Planned Area Development (PAD), Bonus Intensity Zone (BIZ), Infill Development District (ID-1 or ID-2), Planned Employment Park District (PEP), a unit in a condominium subdivision or an alternative is specified in an approved Community Plan for a Planned Community District (PC).	<b>Every lot shall have frontage on a private street</b>

The Proposed Project offers creative, high-quality development for both residents and the surrounding area, providing:

- High-Quality: Residential lots that exceed the minimum lot width, depth and area required in the RSL-4.5 District;
- Enhanced landscape design at the main entrance along Center Street;
- Livable and Well-Connected Communities: Shared amenities with Price Manor I, which includes a pickleball court, play structure and additional green spaces;
- Superior Design: Quality residential product including a variety of materials and detailing; and
- The applicant has been coordinating with staff of Salt River Project (SRP) regarding the future well site, including providing landscaping on SRP property adjacent to the new private drive, and taller screen walls designed to match the Price Manor theme walls.

## Impact Analyses

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### School Impact:

The Mesa Public School District reviewed the project and found that the development will not negatively impact school capacity. The estimated demand on local schools shown below is within capacity:

- **Elementary:** 7 students (Lehi)
- **Middle School:** 3 students (Kino)
- **High School:** 6 students (Westwood)

### Citizen Participation

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The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

### Neighborhood Meeting:

A neighborhood meeting was held on May 27, 2025, where attendees raised questions/concerns about the following:

- Increased traffic on Pasadena and through the adjacent neighborhood to the east;
- Some neighbors would like this to be developed with lower density;
- Some neighbors are in support of the project because it will develop vacant land that is being used for illicit purposes.

The applicant provided the following response to the attendee questions:

- They are working with the City to create a gate on Pasadena that will minimize traffic on that street while allowing for access by solid waste and emergency services;
- The proposed lots are larger than what was approved for Price Manor I, which provides a gradient of lot sizes between Lehi and the areas to the south.

### Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the project site were notified of the public hearing.
- Staff received two letters in opposition to the Proposed Project with concerns including additional traffic, safety and the density of the project.

### Planning and Zoning Board Meeting Public Comment:

The Board received one request to speak in support of the Proposed Project and four requests to speak in opposition to the Proposed Project at the public hearing. The following questions and concerns were raised:

- Safety concerns regarding additional traffic from the Proposed Project and its potential impact on neighboring equestrian activities.

- Concerns about the accuracy of the Citizen Participation Report.
- Concerns about the density of the project.

The applicant provided the following response to the attendee questions/concerns:

- The project will include a 10-foot wide decomposed granite pathway that can be used for equestrian activities.
- Staff has reviewed the project and doesn't see a significant traffic impact.
- The density for this project is lower than the companion development to the south helping create a gradual transition from the existing higher density developments located to the south.

## Conditions of Approval

Staff recommends **approval** of the rezoning subject to the following conditions:

1. Compliance with the landscape plan, and proposed product as submitted.
2. Compliance with all requirements of the Preliminary Plat (Case No. ZON25-00590).
3. Compliance with all applicable City development codes and regulations.
4. Compliance with the Subdivision Regulations.
5. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the Final Plat, or at the time of the City's request for dedication, whichever comes first.
6. Prior to the issuance of any building permit, obtain approval of and record a Final Plat.
7. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
8. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD Overlay as shown in the following table:

Development Standards	PAD Proposed
<u>Fencing and Freestanding Walls; AG, RS, RSL, RM and DR Districts</u> – <i>MZO Section 11-30-4(A)(1)(b)</i> - Maximum Height, Side and Rear Yards	<b>No fence or freestanding wall within or along the exterior boundary of the required side or rear yards shall exceed a height of 6 feet, except where adjacent to the well site, where no fence or freestanding wall shall exceed a height of 8 feet.</b>

Development Standards	PAD Proposed
<u>Lots and Subdivisions</u> – MZO Section 11-30-6(H)	<b>Every lot shall have frontage on a private street</b>

## Exhibits

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Exhibit 1 - Presentation

Exhibit 2 - Ordinance

Exhibit 3 - Ordinance Map

Exhibit 4 - Vicinity Map

Exhibit 5 - Site Plan

Exhibit 6 - Minutes

Exhibit 7 - Submittal Documents