

## Mason Farms Parcel Adjustment

Mason Farms is a proposed single-family subdivision designed specifically for the Mason family, with the goal of constructing four new homes alongside an existing home, resulting in a total of five houses on five individual parcels, situated on approximately 14.79 acres. The property, currently identified as Maricopa County Assessor Parcel Numbers 136-07-005J, -005F, -005G, -005H, is zoned RS-43 and will require a PAD Overlay resulting in a RS-43-PAD to accommodate the private road. The subdivision will conform to the respective standards for lot sizes, setbacks, and other requirements within the RS-43-PAD zoning category.

The purpose of this subdivision is to provide the Mason family with adjacent housing opportunities, rather than serving as a typical subdivision for resale. Four new single-family residences will be constructed on Lots 2-5. An existing single-family home at 1221 E. Lehi Road will remain on the property, occupying one of the newly proposed lots (Lot 1).

The Planned Area Development (PAD) overlay is being requested as an alternative to the standard public road requirements, in order to accommodate a private road. City Code Section 11-30-6: - LOTS AND SUBDIVISIONS allows for alternative street frontage for lots within an approved PAD. In this case, the private road within Tract A is proposed to provide access from Lehi Road, a public street, to Lots 2-5 that are not directly adjacent to Lehi Road. The PAD will ensure shared ownership, maintenance responsibilities, and access to underground utilities, such as water and other utilities. The PAD will also cover the lack of required landscaping on E. Lehi Road due to an existing canal across the entire frontage.

In addition to Lots 1-5, two tracts will be designated for other purposes. Tract A will be allocated for the private road, while Tract B will be reserved for agricultural use, such as farming alfalfa and housing horse stalls exclusively for the Mason family's personal use, with no commercial activities such as boarding horses for others. No housing development is planned for Tract B.

To preserve the rural atmosphere of the Lehi Community, the Mason family has carefully designed the layout of the parcels. Tract B, located along the canal and Lehi Road, will help maintain the area's rural character. Moreover, the new residences will be strategically set back from Lehi Road, positioned behind the existing structure to blend seamlessly with the community's aesthetic.