

**Price Manor, Phase II**  
**2245 North Center Street**  
**Proposed Single-Family Detached Community**  
**Project Narrative**

Submitted on behalf of:



Submitted by:

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## Introduction

Pew and Lake, PLC, on behalf of our client, Brighton Homes, is pleased to submit this project narrative for proposed residential development located on the east side of Center Street, at Lynwood Lane.

The 6.18-acre property is known as Lots 3-18 of Pasadena Estates subdivision. Pasadena Estates is a subdivision that was platted in 2007, and development started but was unmarketable at the approved density and therefore, development ceased. An aerial photo of the site is shown below with the parcel outlined in red.



## Request

Our specific requests to the City of Mesa would be for the following:

1. Rezoning from RS-9-PAD to RSL-4.5 PAD; and
2. Preliminary Plat Approval.

Approval of these requests will allow for the development of a 41-lot, single family home community.

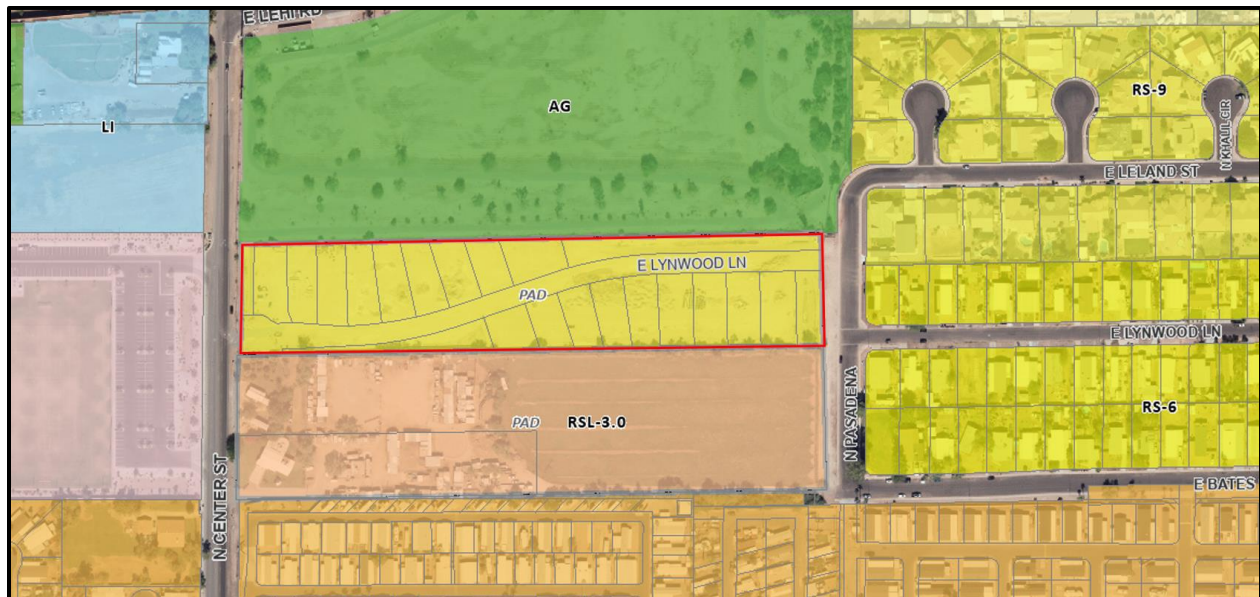
## Existing Site Conditions and Relationship to Surrounding Properties

Currently the property is partially developed with grading done and some underground infrastructure and perimeter walls installed. As it became apparent that the market would not

The property is designated under the City of Mesa 2050 General Plan as a *Traditional Residential* placetype, with a *Sustain* growth strategy

This map shows a residential area with several streets and zones. The streets include E Lehi Rd, E Lynwood Ln, E Land St, E Bates St, N Center St, and N Pasadena. The zones are labeled as Conserve Rural Residential, Traditional Residential, and Sustain. A red line highlights a specific area within the Traditional Residential zone.

## City of Mesa Zoning Map



North of the site is a large, vacant piece of property owned by the Arizona Department of Transportation. To the south is Price Manor Phase I, which is currently in the development phase.

East of the site is a mobile home community, and to the west, across Center Street, is the Lehi Sports Park.

The table below further details the existing and adjacent land uses, zoning and General Plan designations.

Direction	General Plan Character Area	Existing Zoning	Existing Use
North	Rural Residential-Conserve	AG	SRP property (Lots 1 and 2 of Pasadena Estates)
East	Traditional Residential-Sustain	RS-6	Mobile Home Community
South	Traditional Residential-Sustain	RSL 3.0 PAD	Price Manor Phase I (under development)
West	Parks Open Space-Conserve	Public/Semi-Public (PS)	Lehi Sports Park
<b>Project Site</b>	<b>Traditional Residential-Sustain</b>	<b>RS-9 PAD</b>	<b>ADOT laydown yard</b>

## Proposed Development

Price Manor Phase II will be exactly what the name implies—a second phase of Price Manor that was approved by the City in January of 2024. The proposed development features a gated entry and a single street that proceeds through the center of the subdivision. Homes and open space are on each side of the street. There will be pedestrian connectivity between both phases of Price Manor, and the amenity area developed in Phase I will be available to the residents in Phase II. A single HOA will be created for the entire Price Manor community.

The homesites are proposed as 45' wide and almost 97' deep, and the density of the project is 6.73 du/ac.

## PAD Development Standards

As shown in the table on the next page, Price Manor II has been designed to meet almost all of the City's Development standards in the RSL 4.5 zoning district. The PAD is requested to allow for private, rather than public streets, and to also allow for an 8-foot wall surrounding the SRP property at the front of the subdivision.



Development Standard	RSL-4.5 Required	Price Manor II Proposed PAD
<b>Area Standards:</b>		
Minimum lot area MZO Section 11-5-3(A)(2)	4,000 s.f.	4,355
Minimum Interior Lot Width MZO 11-5-3(A)(2)	40'	45'
Minimum Corner Lot Width MZO 11-5-3(A)(2)	45'	50'
Minimum Lot Depth MZO 11-5-3(A)(2)	90'	96.79'
Maximum Height	30'	30'
Maximum Number of Stories	2	2
<b>Minimum Yards:</b>		
Front -Building Wall MZO Section 11-5-3(A)(2)	15'	15'
Front- Garage MZO Section 11-5-3(A)(2)	20'	20'
Front- Porch MZO Section 11-5-3(A)(2)	10'	10'
Minimum Interior Side	4.5'	5'
Minimum aggregate of 2 sides MZO Section 11-5-3(A)(2)	10'	10'
Street Side MZO Section 11-5-3(A)(2)	10'	10'
Rear Yard MZO Section 11-5-3(A)(2)	20'	20'
Minimum Usable Open Space per Unit 11-5-5(A)(5)	400 s.f.	1558'
Maximum Lot Coverage (% of Lot) MZO Section 11-5-3(A)(2)	70%	42%
<b>Additional Standards:</b>		
Garages	20'w x 22'd	20'w x 22'd
Fences and Walls 11-30-4	6-foot Maximum height	8-foot (around SRP site only)

Limitation on Paving of Front Yards 11-5-3(B)(5)	No greater than 50% of front yard	40.8%
Streets	Public Streets	Private Street

These two minor deviations are justified by the oversized lots, and the abundance of private open space in each of the lots. Brighton Homes is currently working with SRP to determine the ultimate configuration of the wall and landscaping in the public utility easement along the street frontage.

## Architecture

As shown below and in the elevations provided in the pre-submittal materials, the homes within this community are proposed to be two-story, and feature traditional building styles—Spanish, Ranch and Prairie. There are two different floorplans. Consequently there are six possible elevation styles.



## Conclusion

The proposed development will provide an additional single-family detached neighborhood within the City of Mesa and add a new housing type close to the desirable Lehi area. Price Manor Phase II is a well-conceived extension of Phase I and is consistent with the vision established by the City of Mesa 2050 General Plan. The applicant and property owner look forward to working with the City of Mesa to create this quality single-family home subdivision.

