

- 4-b ZON25-00304 "Price Manor II,"** 6.5± acres located approximately 1,620± feet north of the northeast corner of East McKellips Road and North Center Street. Rezone from Single Residence-9 with a Planned Area Development overlay (RS-9-PAD) to Small Lot Single Residence 4.5 with a new PAD overlay (RSL-4.5-PAD) for a 41-lot single residence development. **(District 1)**

**Planner: Jennifer Merrill**

**Staff Recommendation: Approval with conditions**

**Summary:**

**Staff Planner Jennifer Merrill presented case ZON25-00304. See attached presentation.**

**Applicant Sean Lake presented case ZON25-00304.**

The following citizens offered a series of comments in support of ZON25-00304.

- Alison Hixson, a Mesa resident

The following citizens offered a series of comments in opposition of ZON25-00304

- Marilyn Crosby, a Mesa resident
- Kim Warden, a Mesa resident
- Michelle McCroskey, a Mesa resident
- Kim Van Riper, a Mesa resident

Mr. Lake responded to public comments by confirming the commitment to install and maintain a 10-foot decomposed granite path along Center Street for horse use. He acknowledged the area's equestrian character and agreed to disclose this in reports, CC&Rs, and to buyers. Mr. Lake also clarified that public notices were managed by the City in compliance with all requirements. He concluded by emphasizing efforts to balance neighborhood concerns and stated the project will provide attainable single-family homes in a desirable location.

Chair Ayers made a motion to approve ZON25-00304. The motion was seconded by Boardmember Pitcher.

**The Board recommends to approve case ZON25-00304 conditioned upon:**

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.

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**Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also "live broadcasted" through the City of Mesa's website at**

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MINUTES OF THE AUGUST 13, 2025, PLANNING & ZONING BOARD MEETING

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

**Vote (6-0; Boardmember Farnsworth, absent)**

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Montes, Blakeman, Carpenter

NAYS – None

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