

Proposed Residential Development

SEC Center Street & Lynwood Lane

Mesa, AZ

Neighborhood Meeting

December 7, 2022

Development Team

- **Pew & Lake, PLC**
 - **Sean.Lake@pewandlake.com**
 - **Jon.Gillespie@pewandlake.com**
 - **480-461-4670**
- **Jaren Sweeney (Brighton Companies; Developer)**
- **Duran Thompson (DM Engineering; Engineer)**



Aerial & Vicinity Map

- +/- 8.4 acres

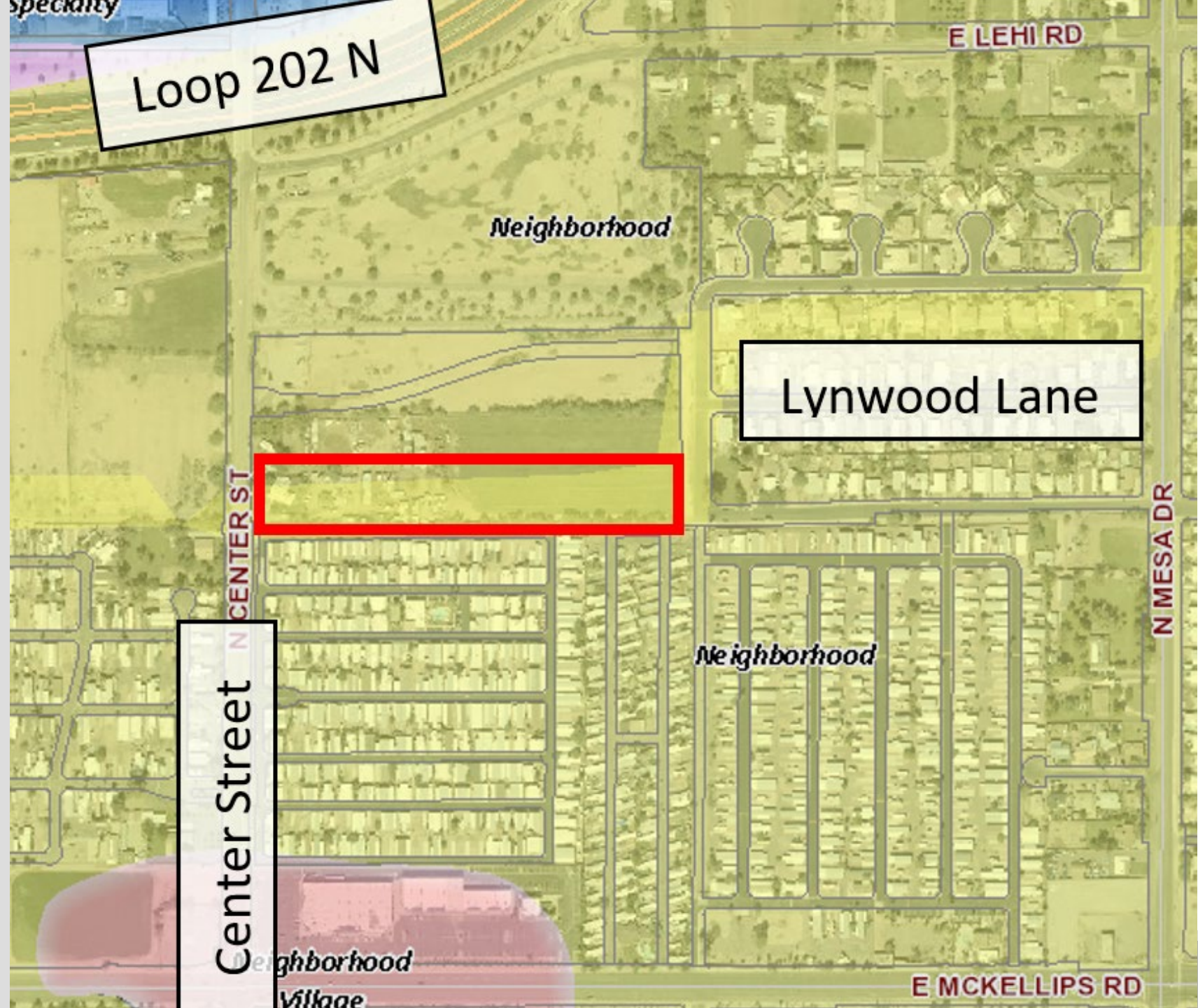


Specific Requests to the City of Mesa

- **Rezone the site from RS-43 to RM-2 with a Planned Area Development Overlay (PAD)**
- **Approval of Site Plan**
- **Approval of Preliminary Plat**

City of Mesa General Plan Map

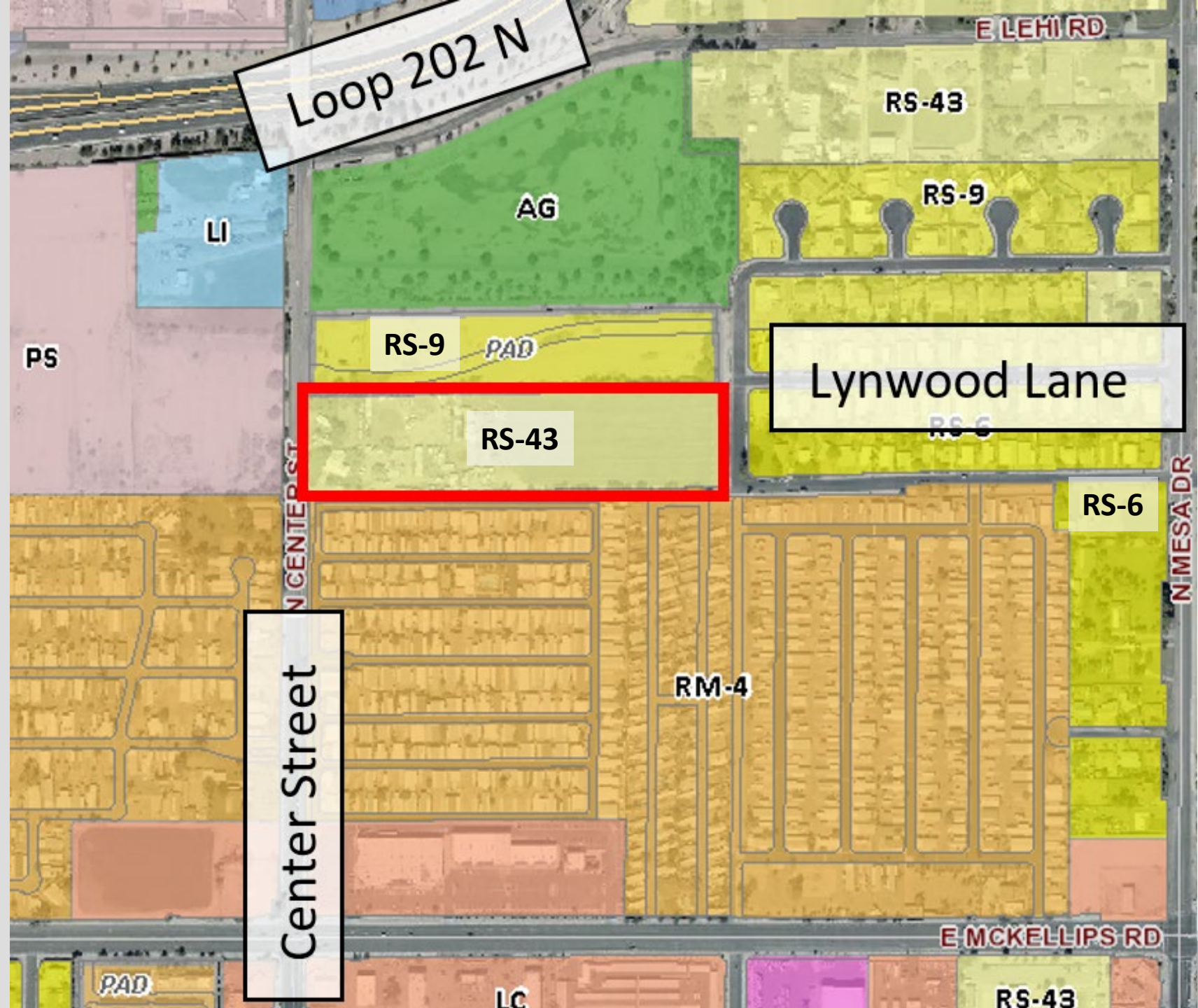
- City of Mesa designates this property as Neighborhood under the General Plan



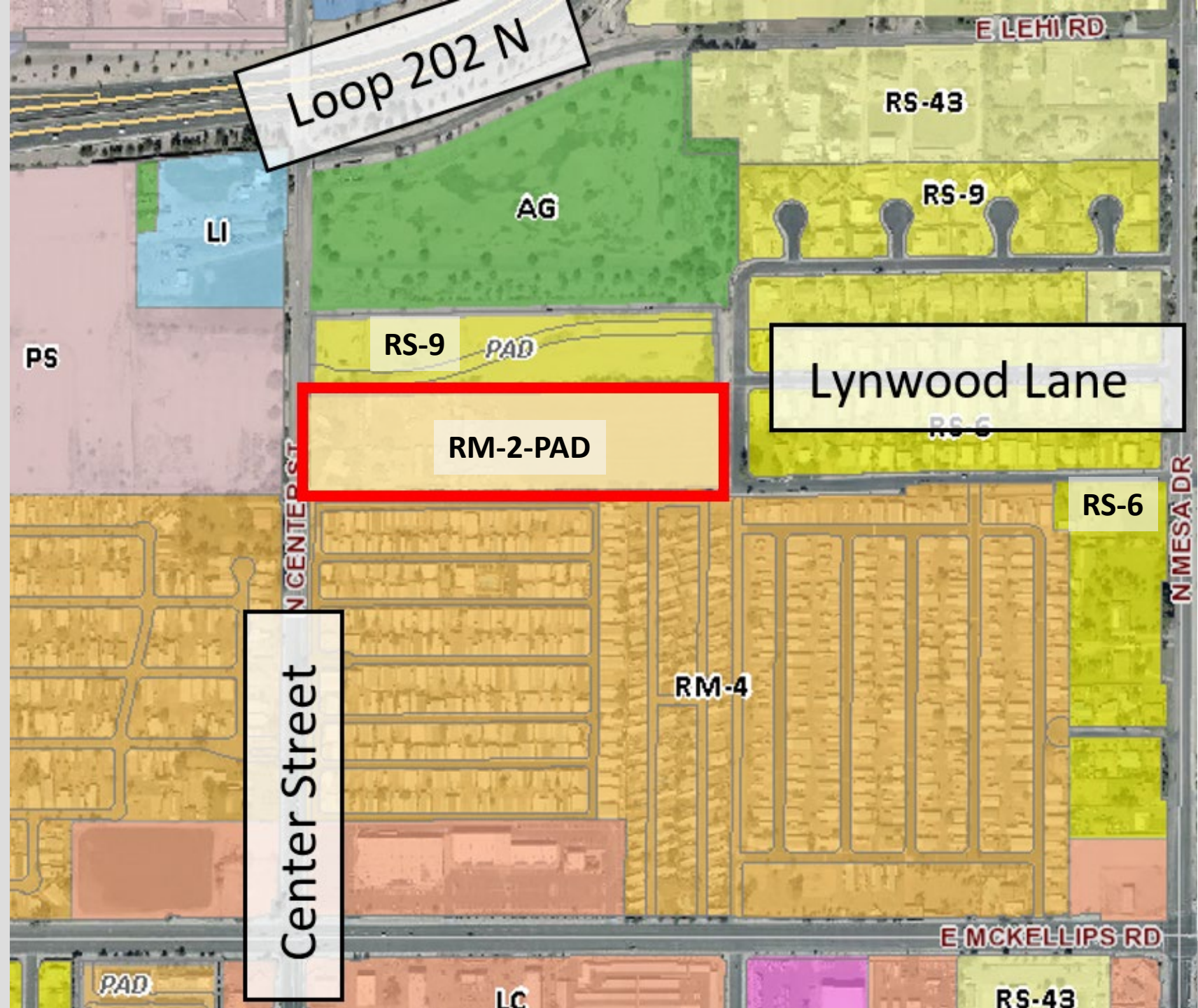
Property is *Not* in
the Lehi Planning
Sub Area



Existing City of Mesa Zoning Map

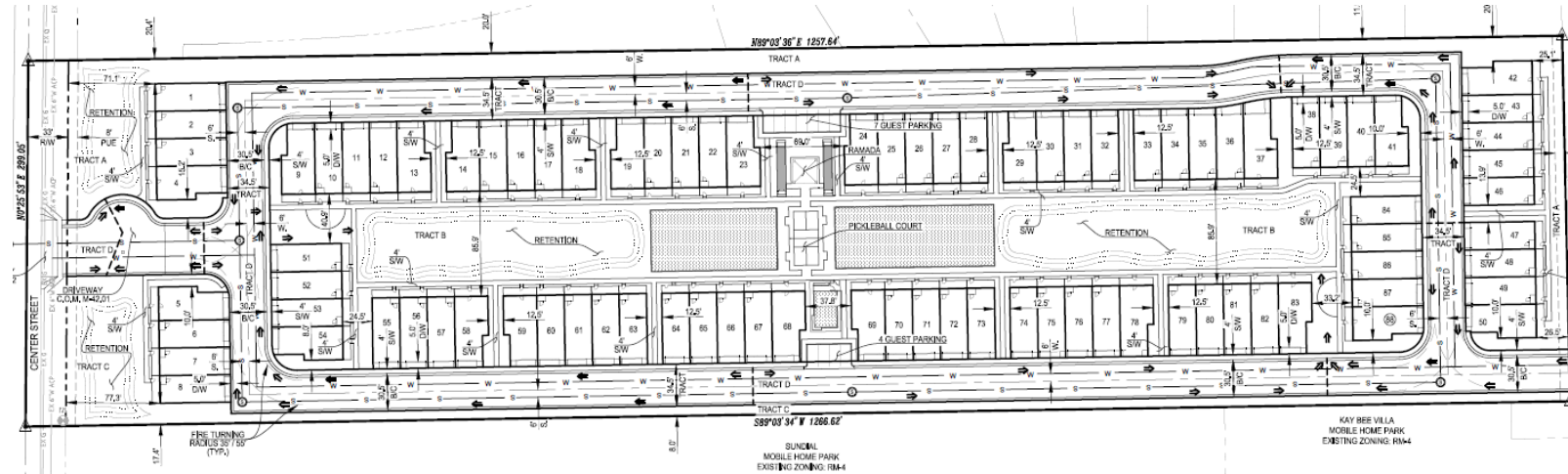


Proposed City of Mesa Zoning Map

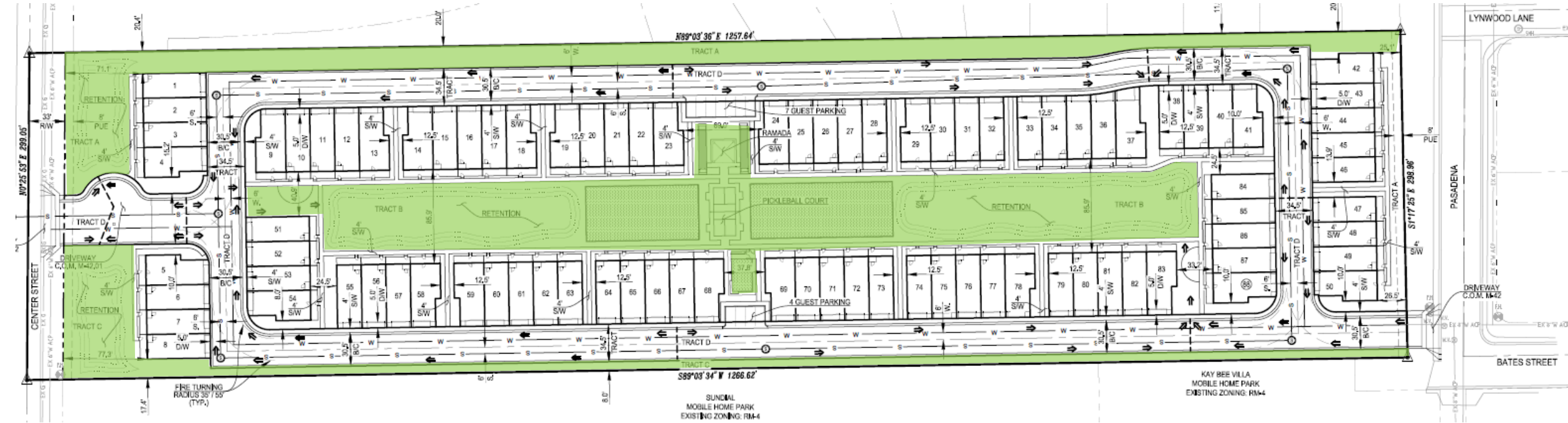


Preliminary Development Plan

- 88 two-story townhomes
(Density: 10.7 du/ac)
- Gated Entrance from Center Street (Emergency Access Only onto Pasadena)
- 1,650 to 2,100 sq. ft. homes with 3-4 bedrooms and 2 car garages
- 42% Open Space (+/- 3.6 acres)
- Regulated by HOA & CC&Rs



Preliminary Development Plan



Conceptual Elevations



Thank You

QUESTIONS?