
Hawes Crossing Development

City Council Study Session
January 27, 2020

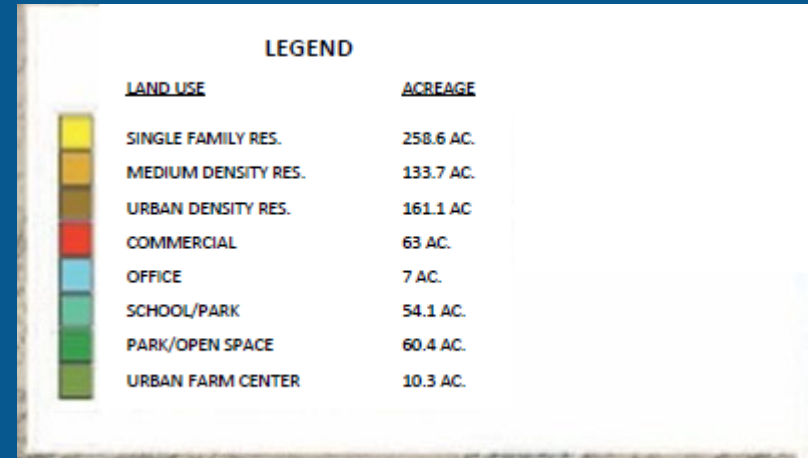
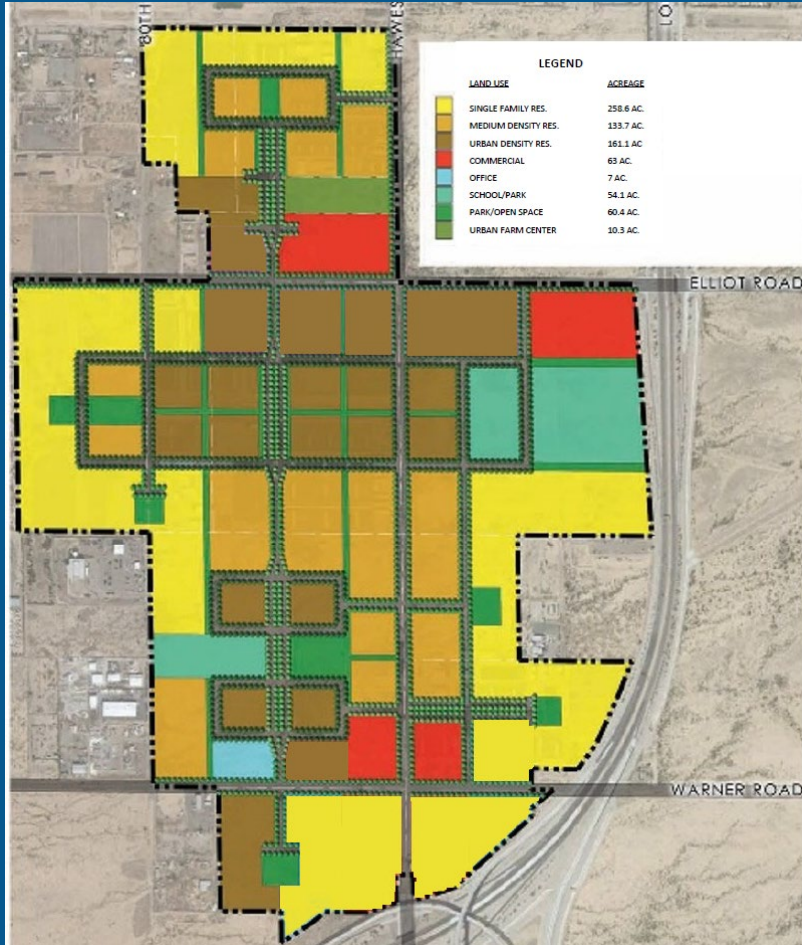
Nana Appiah
Planning Director
City of Mesa

A series of white lines of varying lengths and orientations are positioned in the bottom right corner of the slide, creating a modern, abstract graphic element.

Initial Plan

“Hawes Crossing”

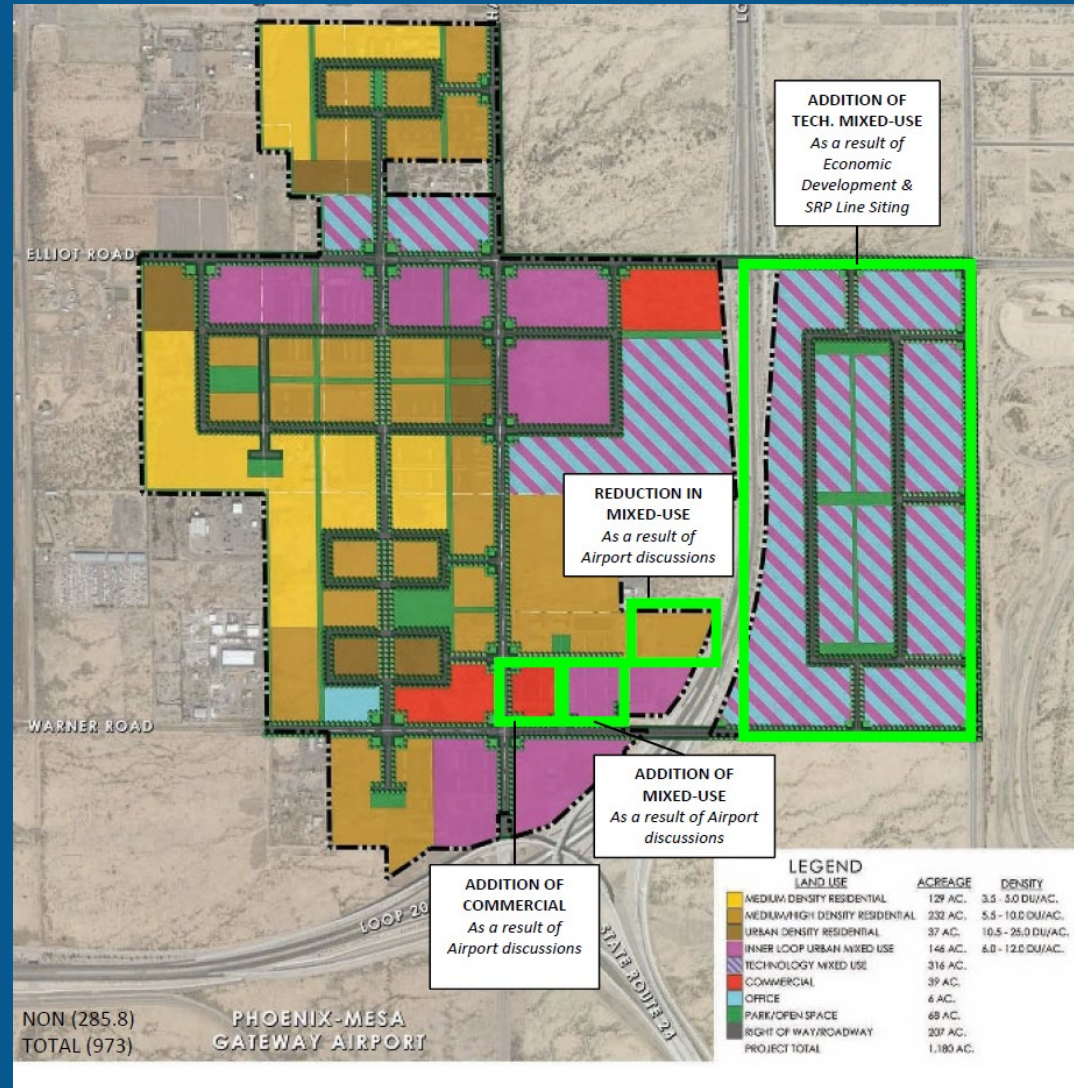
Planned Area Development (PAD)



Initial Plan

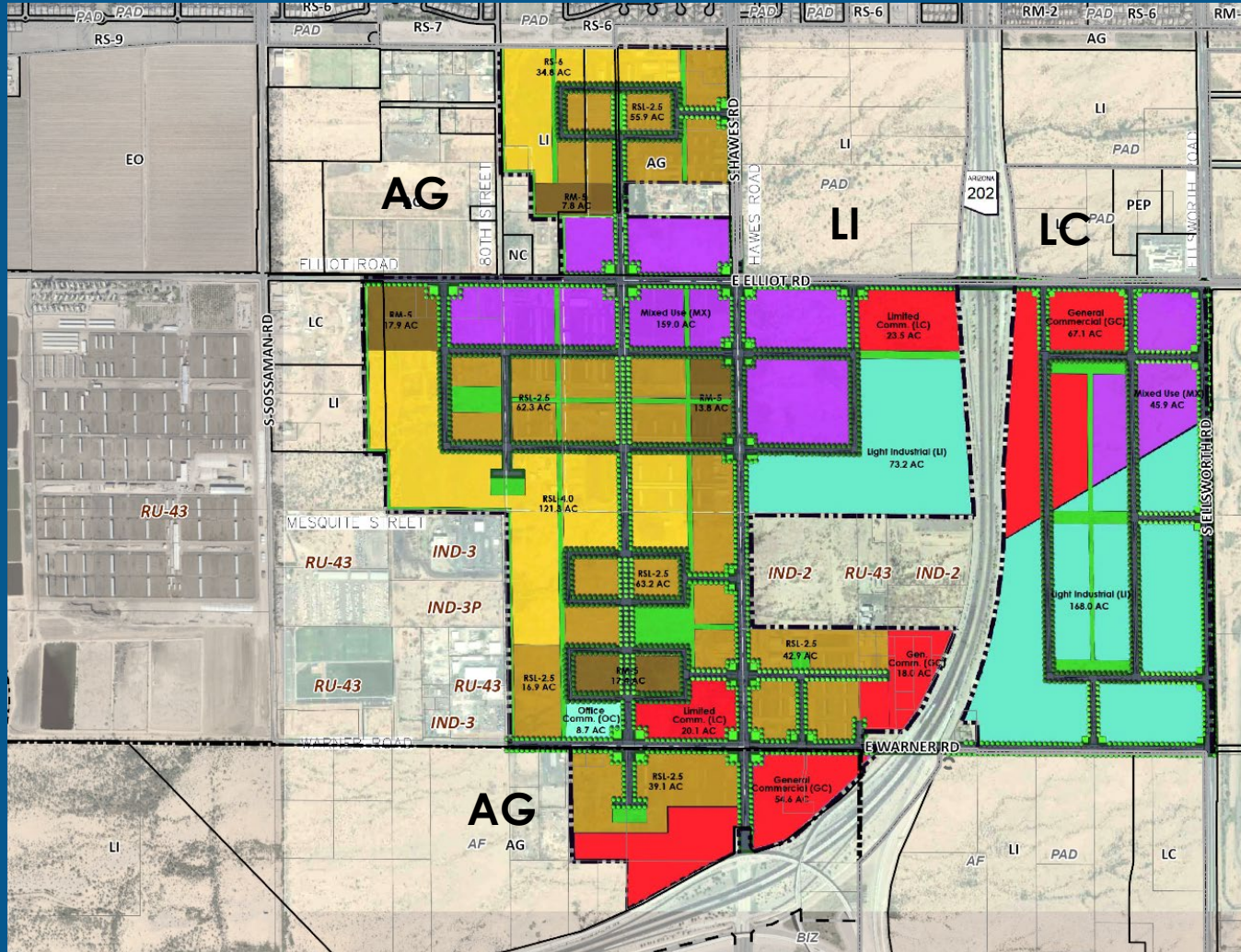
“Hawes Crossing”

Planned Area Development (PAD)



LEGEND		
LAND USE	ACREAGE	DENSITY
MEDIUM DENSITY RESIDENTIAL	129 AC.	3.5 - 5.0 DU/AC.
MEDIUM/HIGH DENSITY RESIDENTIAL	232 AC.	5.5 - 10.0 DU/AC.
URBAN DENSITY RESIDENTIAL	37 AC.	10.5 - 25.0 DU/AC.
INNER LOOP URBAN MIXED USE	146 AC.	6.0 - 12.0 DU/AC.
TECHNOLOGY MIXED USE	316 AC.	
COMMERCIAL	39 AC.	
OFFICE	6 AC.	
PARK/OPEN SPACE	68 AC.	
RIGHT OF WAY/ROADWAY	207 AC.	
PROJECT TOTAL	1,180 AC.	

"Hawes Crossing" Planned Area Development (PAD)



LEGEND

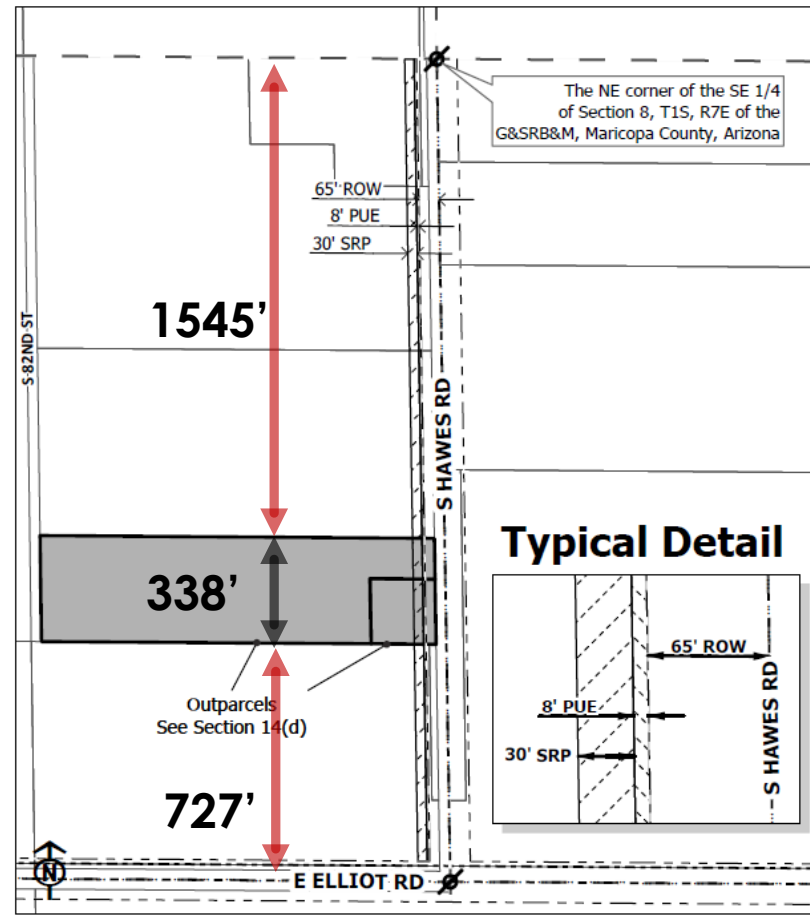
PROJECT BOUNDARY

ZONING CATEGORIES

- RS-6 & RSL-4.0
- RSL-2.5
- RM-5
- MIXED USE (MX)
- LIGHT INDUSTRIAL (LI)
- LIMITED COMMERCIAL (LC) & GENERAL COMMERCIAL (GC)
- OFFICE (OC)
- PARK/OPEN SPACE
- RIGHT OF WAY/ROADWAY

[illegible]

“Hawes Crossing” Utility Easement



----- Right of Way ▨ PUE (8') ⚡ Monument
- - - - - Centerline ▩ SRP (30') ┌ └ Quarter Section

Airport Compatibility (Additional Requirements)

- Placement of airport wayfinding signage at arterial intersections within the PAD Area
 - Signage may include a visual depiction of an image of an aircraft
- Include the Phoenix-Mesa Gateway airport's aviation notice language and public disclosure map in the CC&R's for the PAD Area
- Signage on leasing and sales office areas that the property is within an Overflight Area

Next Steps

- 2/10 City Council Introduction
 - 2/24 City Council Action
- 
- A series of several parallel white lines of varying lengths, slanted diagonally upwards from left to right, located in the bottom right corner of the slide.

QUESTIONS/DISCUSSION



General Development Standards

Conditions of Approval:

- Avigation Easements
 - Notifications to Buyers
 - Disclosures notes on final subdivision plats
 - Signage on leasing and sales office areas
 - Noise mitigations measures
- 
- A series of four parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

Hawes Crossing Annexation



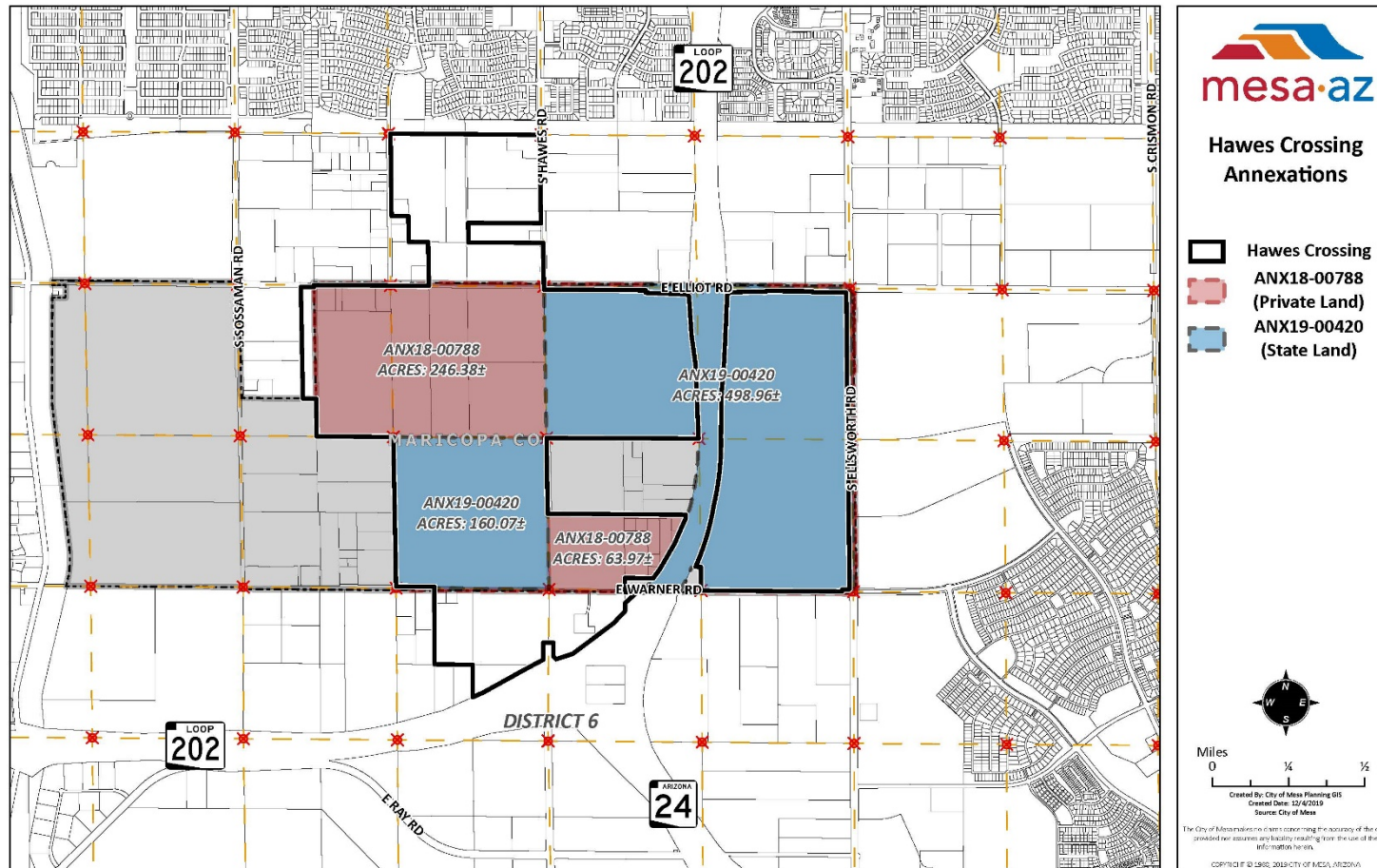
Land Acreages

Inner Loop District Size: 3,100 acres

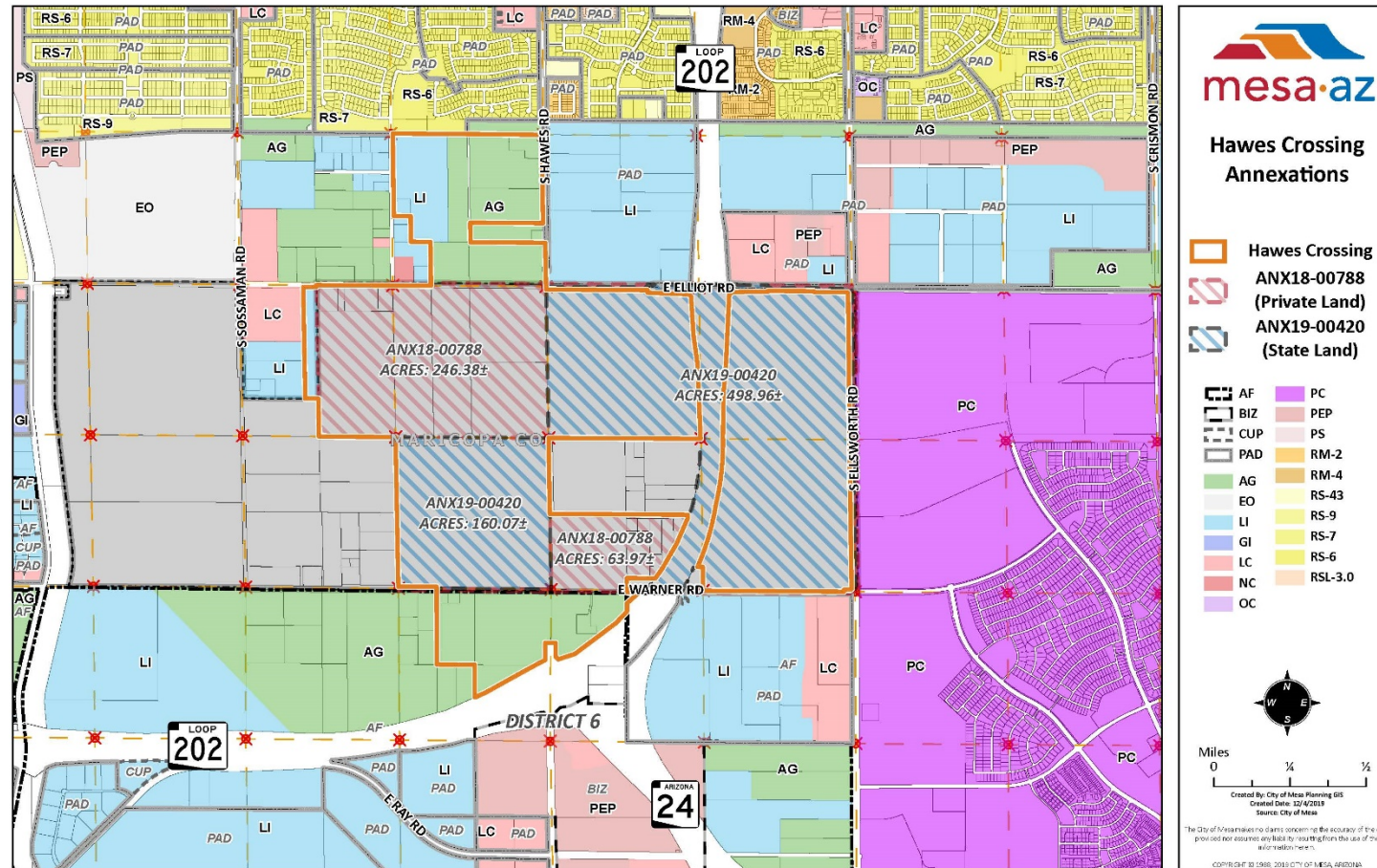
Hawes Crossing Total Area: 1,131 acres

- Land within City Limits: 161.62 acres
 - Land in County (Areas for annexation): 969.38 acres
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- A series of three parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

“Hawes Crossing” Planned Area Development (PAD) (Annexations)

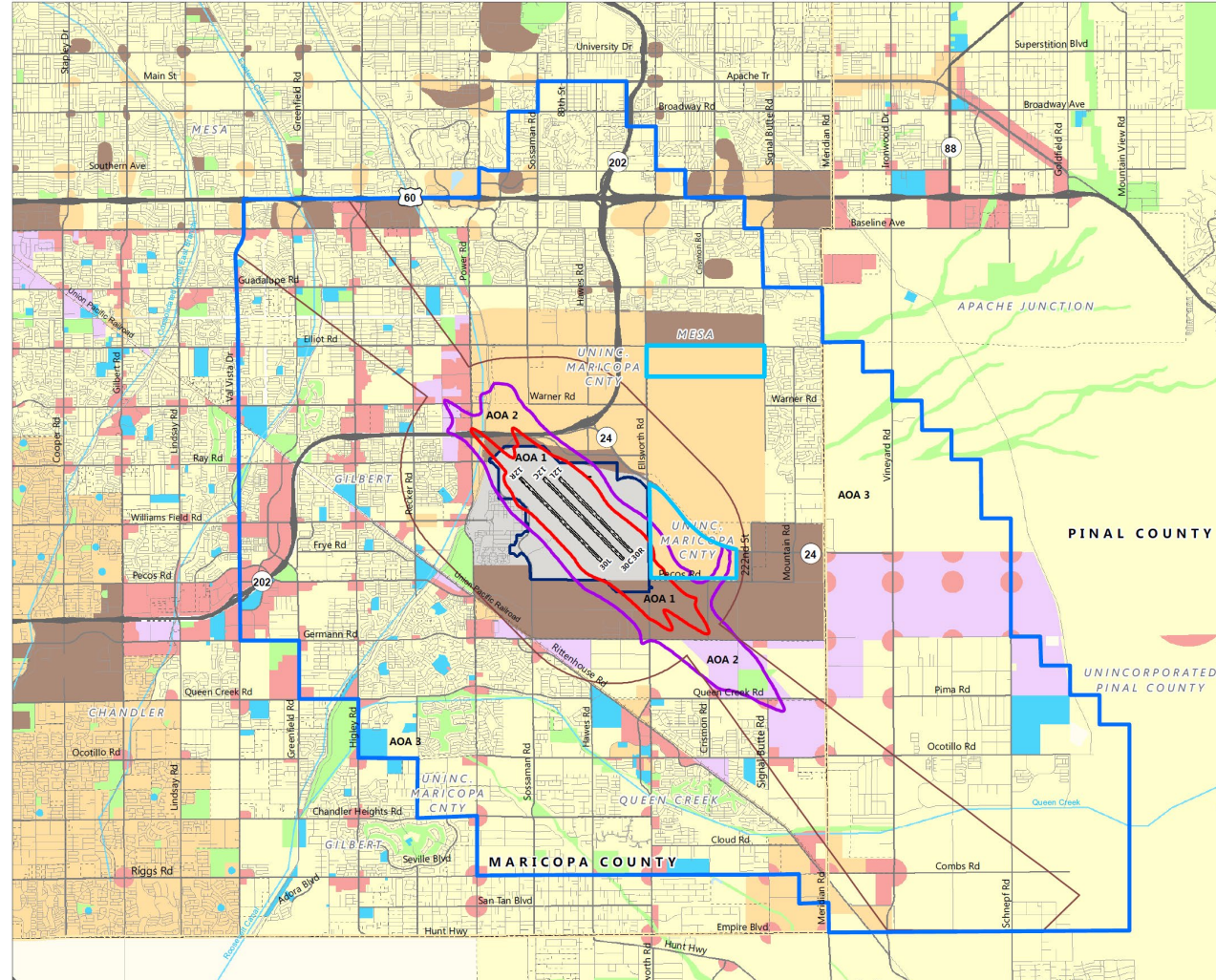


“Hawes Crossing” Planned Area Development (PAD) (Annexations)



Airport's Land Use Compatibility Study

PHOENIX-MESA GATEWAY AIRPORT



Airport Land Use Compatibility Plan Update

W:\Projects\WRL\Land Use

- Existing Airport Boundary
- Municipal Boundary
- County Boundary
- Updated AOA 1
- Updated AOA 2
- Updated AOA 3
- 14 CFR Part 77 Horizontal and Outer Approach Surfaces
- Highway
- Arterial Street
- Local Street
- Railroad
- Waterways

Generalized Future Land Use

- Residential
- Commercial Focus - Business Park/Office/Tourism
- Industrial Focus
- Public Facility/Civic/Institutional
- Parks and Open Space
- Mixed Use - Non-Residential (Maricopa)
- Mixed Use - Residential Allowed*
- Airport Specialty District
- Generalized Flight Corridor Agreements for Land Use Compatibility

Note:

*The City of Mesa prohibits single-family housing in the AOA 1 and AOA 2 overlay zones. Multi-family housing is allowed subject to the issuance of a Council Use Permit.

General Development Standards

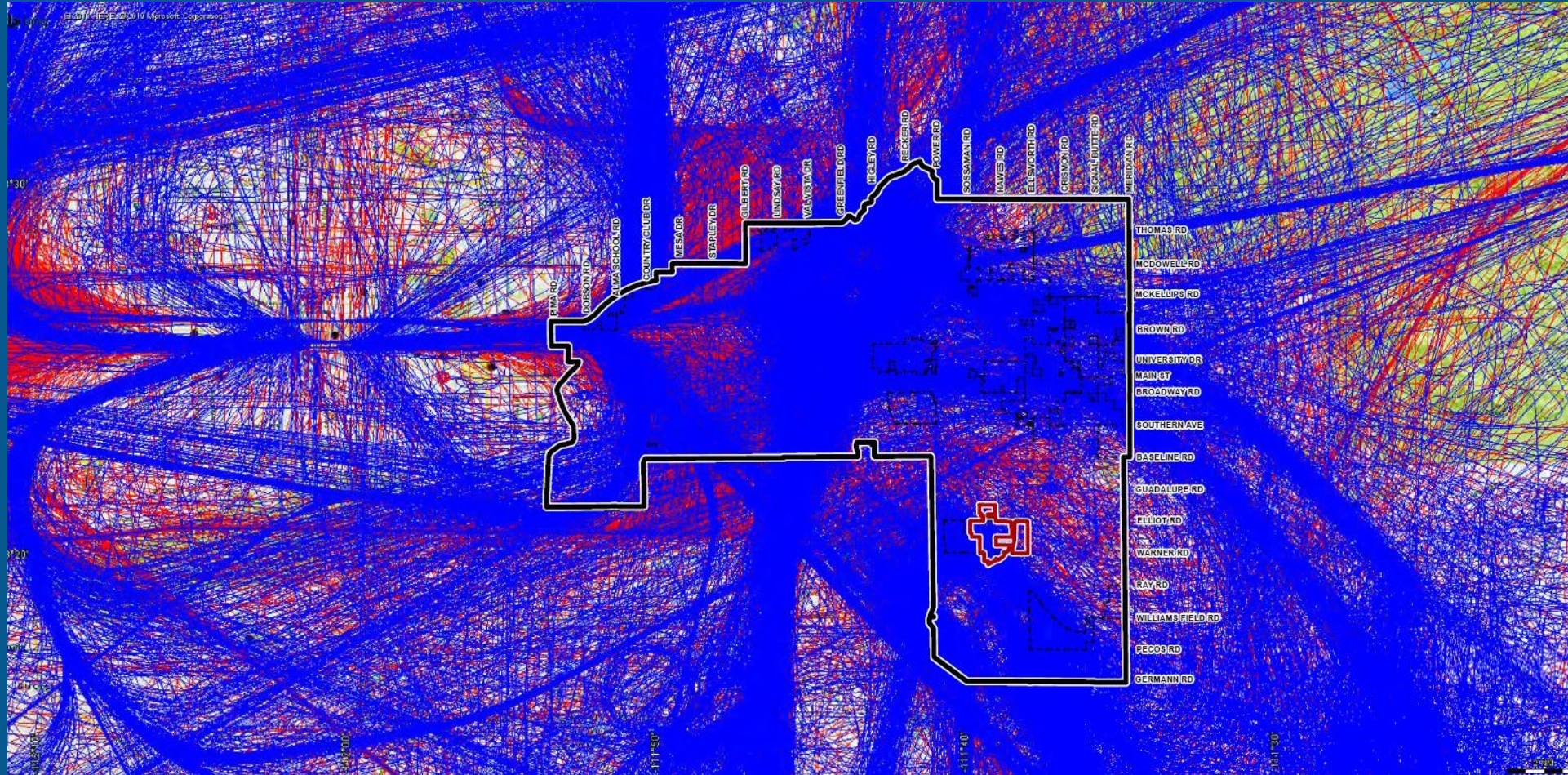
Residential Requirements:

Overflight Areas	Single Residence	Multiple Residence
AOA1	Not Allowed	Not Allowed
AOA2	Not Allowed	Council Use Permit
AOA3	Subject to Conditions	Subject to Conditions

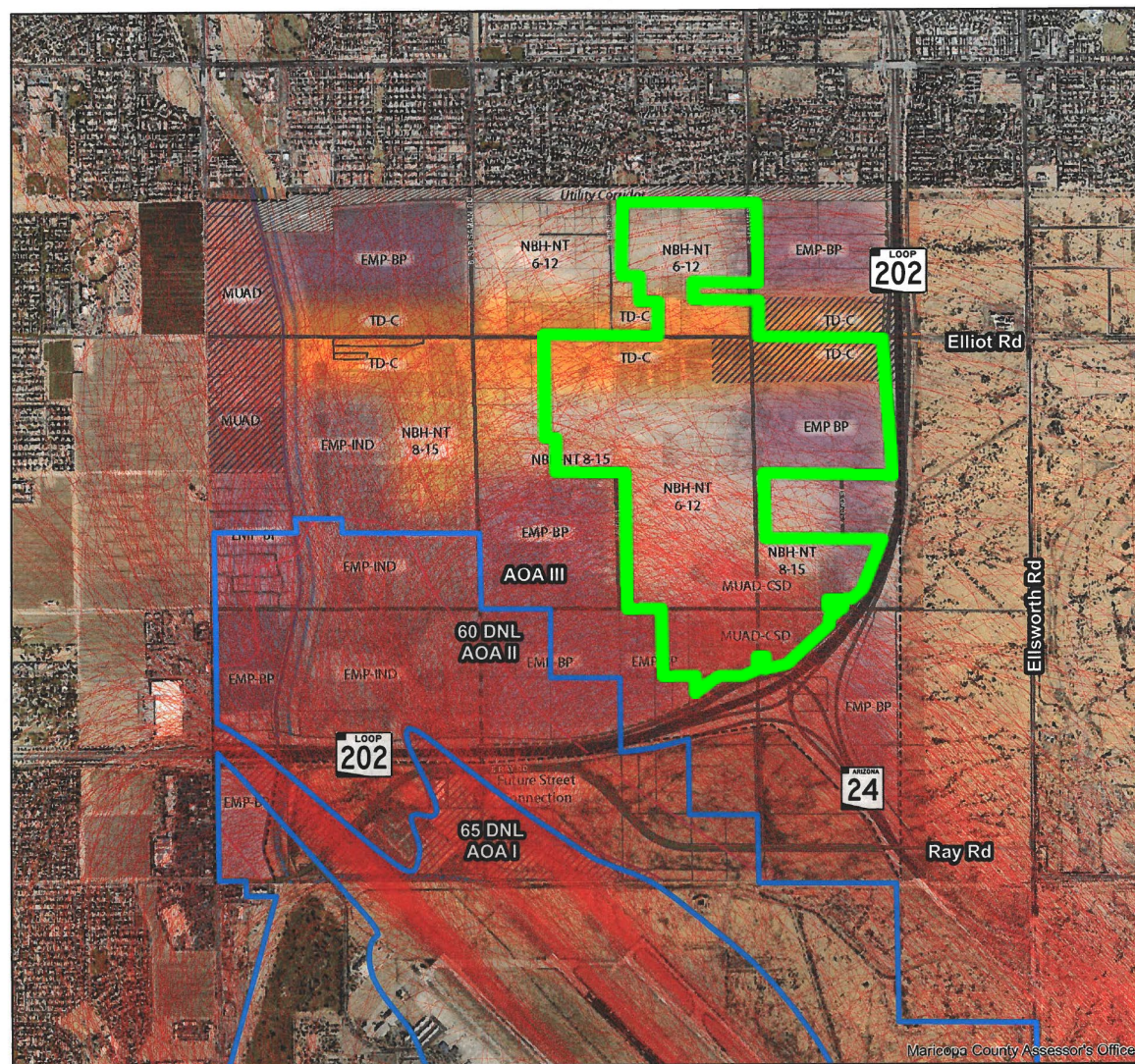
Conditions of Approval:

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- Noise mitigations measures

Overflight Paths in Mesa



Mesa Gateway Flight Paths



Draft Inner Loop Aircraft Overflight Map

LEGEND

- Departing/Local
Flight Track (1 week)
- Updated City of Mesa
AOA Boundaries



0 0.25 0.5
Miles

MAP CREATION DATE: 9/18/18

Phoenix-Mesa Gateway Airport Authority
makes no claims concerning the accuracy
of this map nor assumes any liability resulting
from the use of the information herein.

MESA GATEWAY STRATEGIC PLAN
Inner Loop District Update

Legend Items

- Boundaries**
 - Airport Noise Exposure**
 - 65 DNL Boundary
 - 60DNL Boundary
- Area Limits**
 - Planning Area Boundary
 - City Boundary
 - Parcel Boundary
- Routes**
 - Transportation**
 - FHwy
 - Artyl
 - Bike Paths
 - Shared Use Paths
 - Canal Centerline
 - Future Trail
- Character Area Districts**
 - Excludes Residential
 - Employment**
 - Business Park (EMP-BP)
 - Large areas devoted primarily to enclosed industrial without outside storage, office, and related business and commercial uses (Modern Business Park). Height limited by Williams Gateway Airport. Residential not permitted.
 - Industrial (EMP-IND)
 - Large areas devoted primarily to industrial, warehousing and related uses; may include limited associated commercial uses. Residential not permitted.
 - Mixed-Use Activity District**
 - Community Scale Districts (MUAD-CSD)
 - See General Plan Mixed Use Activity District Community Scale District descriptions and typical uses.
 - Neighborhood:**
 - Neo-Traditional- 6-12 du/acre (NBH-NT 6-12)
 - See General Plan Land Use Category Neighborhood – Traditional – Neo Traditional Minimum density 8 du/gross acre.
 - Neo-Traditional- 8-15 du/acre (NBH-NT 8-15)
 - See General Plan Land Use Category Neighborhood – Traditional – Neo Traditional Minimum density 8 du/gross acre, maximum density 15 du/gross acre.
 - Transit**
 - Corridor (TD-C)
 - See General Plan Transit District Corridor Land Use Category Form and Guidelines and Typical Uses.

The map displays various land use designations across the Mesa Gateway area, including EMP-BP, EMP-IND, MUAD-CSD, NBH-NT 6-12, NBH-NT 8-15, TD-C, and TD-N. It also shows major roads like Loop 202 and Loop 24, and features such as the Future Street Connection and Utility Corridor. The map includes labels for City of Mesa and Maricopa County boundaries.

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Land Use Compatibility

