SPECIFIC PLAN & PRELIMINARY PLAT
PROJECT NARRATIVE
for

HAWES CROSSING - VILLAGE 4
SINGLE FAMILY RESIDENTIAL

+/- 39.2-acres located at SWC Hawes Road & Warner Road
City of Mesa, AZ

Previous Mesa Application Number: PRS24-00215

1st Submittal: October 14, 2024
2nd Submittal: November 18, 2024
3rd Submittal: December 16, 2024

Development Team

Developer / Applicant	Land Homes of Arizona, LLC 7800 E. Doubletree Ranch Road, Suite 240 Scottsdale, AZ 85258 Contact: Drew Huseth / Mara Sundquist Phone: 480.221.0388
Civil Engineering	Colliers Engineering & Design 2141 E. Highland Avenue, Suite 250 Phoenix, AZ 85016 Contact: Nguyen Lam Phone: 602.490.0535
Land Planning **Landscape Architecture**	EPS Group, Inc. 1130 N. Alma School Road, Suite 120 Mesa, AZ 85201 Contact: Aliza Sabin, RLA / Josh Hannon Phone: 480.503.2250

Project Data Summary

APNs	304-30-021B; 304-30-021E; and 304-30-024M		
Current Land Use	Undeveloped (former dairy operation)		
General Plan	Neighborhood with a Suburban sub-type and within the Inner Loop District of the Gateway Strategic Development Plan.		
Zoning	Hawes Crossing Planned Area Development (PAD) Overlay - RSL-2.5 (Small Lot Residential) and General Commercial (GC) and within Airport Overflight Area Three (AOA 3).		
Proposed Use	Small Lot Residential - Single Family Detached		
Gross Area	+/- 39.20 acres		
Net Area	+/- 33.41 acres (excludes Arterial & Collector R/W).		
Total No. of Lots	259		
Gross Density	6.61 DU/Acre		
Net Density	7.75 DU/Acre		
Open Space Provided	9.82 Acres (29% of Net Area)		
Open Space Required	5.00 Acres (15% of Net Area)		
Total Open Space over Minimum Requirement	4.82 Acres (13% of Net Area)		
Lot Mix	**Lot Size**	**No. of Lots**	**Mix**
	34'x77'	177	68%
	39'x77'	32	12%
	41'x77'	21	9%
	46'x77'	29	11%
Total No. of Floor Plans	6		
Total No. of Home Elevations Provided	18		
Total No. of Home Elevations Required	9		
Total Elevations over the Minimum Req.	9		
Minimum Lot Size Area	2,608 Sq. Ft.		
Maximum Lot Size Area	4,049 Sq. Ft.		
Average Lot Size	2,816 Sq. Ft.		

Project Request

Hawes Crossing Village 4 comprises approximately 39.20 gross acres of land located at the southwest corner of Hawes Road and Warner Road within the City of Mesa. This property occupies the southern portion of the overall Hawes Crossing Planned Area Development (PAD).

This submittal application consists of the following requests:

- Specific Plan and Preliminary Plat review and approval in accordance with the requirements and standards of the Hawes Crossing PAD. According to the PAD, Specific Plans within each Village must encompass a minimum of 20 contiguous acres for single-family development. This development exceeds the acreage requirement, covering approximately 39.20 acres and permitting the development of 259 small-lot residential units. This application includes the enclosed preliminary plat, preliminary landscape design, entry and open space design, wall and fence design, and reports on water, wastewater (sewer), and drainage reports.
- Review and approval of Residential Product and Alternative Compliance per Mesa City Ordinance and Subdivision Regulations. This application includes residential floor plans, elevations, typical plot plans, color scheme mix, materials, and a plan matrix.

- Initiating the City of Mesa's Utility Buy-In Program ("Private Line Agreement") process for the design, installation, and construction of water and wastewater (sewer) main lines along Warner Road and Hawes Road, in conjunction with adjoining property owners and area stakeholders. It is understood that the City will not sign the formal agreement until all improvements have been completed and accepted. Furthermore, it is the Developer's responsibility to provide documentation identifying the actual and reasonable unit costs. The term of the agreement will be 15 years. This application requests the finalization of a draft and framework for the Private Line Agreement.
- Initiating the City of Mesa's "City Financial Share – Oversizing" process for the design, installation, and construction of water and wastewater (sewer) main lines along Warner Road and Hawes Road.

Existing Conditions

The Property is bounded by Warner Road along the north and the future Hawes Road alignment along the east. The Property was previously utilized for dairy farming and other associated agricultural activities and includes existing single-family residences that were part of the former dairy activities. The subject property is generally flat with minimal topography, and there is very little vegetation throughout the site. An existing single-family residence is adjacent to the site along Warner Road, identified as APN 304-30-021C. This 1-acre property is not part of the development and will remain as an existing legal non-conforming us

Property Aerial

Site Context

In accordance with the Hawes Crossing PAD, future development in the area will include a mix of single-family and multi-family residential, commercial, industrial, office, and mixed-use properties. The property uses that adjoin the site are as follows:

- **North** – Warner Road followed by undeveloped land planned for commercial and residential.

- **South** – Undeveloped land planned for light industrial warehouse buildings, Phase 1 & 2 of Gateway Business Park, followed by the Santan Freeway, Loop 202.
- **East** –Hawes Road alignment, then an existing agricultural residential estate planned for commercial, followed by the Santan Freeway, Loop 202.
- **West** – Existing industrial and outdoor storage use; and undeveloped land planned for light industrial warehouse buildings, Phase 3 of Gateway Industrial Park.

Conformance with General Plan

The City's General Plan Land Use designation for the property is identified as a Neighborhood character designation, approved as part of the Hawes Crossing Minor General Plan Amendment (ZON19-00755). According to Chapter 7 of the General Plan, the primary focus of the Neighborhood character type is to provide safe places for people to live, where they can feel secure and enjoy their surrounding community. Additionally, neighborhood areas allow for a variety of housing types with net densities between 2 and 12 dwelling units per acre (du/acre). This proposed development of 7.82 du/acre supports the neighborhood designation by creating a pedestrian-oriented community and offering home styles with a mixture of widths and front porches oriented along pedestrian paseos to promote a social environment.

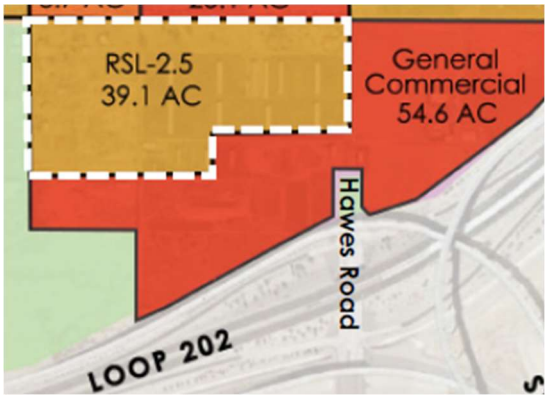
General Plan Designation

Sub-Area Plan

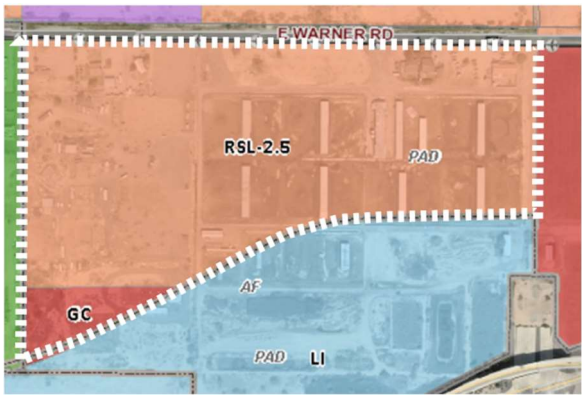
The property is also located within the Inner Loop District of the Gateway Strategic Development Plan. This district encompasses the area south of U.S. 60, between Power Road and Loop 202. According to the Mesa Gateway Strategic Development Plan Inner Loop District Update, the property is designated for Neo-Traditional residential development with 6-12 dwelling units per acre (NBH-NT 6-12). This proposed development supports the Sub-Area Plan by promoting walkability through dedicated pedestrian paseos and connectivity to recreational uses. The development incorporates five lot sizes, with some variation in each block. It promotes community health by providing areas for outdoor activities and is designed to be walkable, with direct pedestrian connections from residential areas to community parks.

Conformance with Zoning

The City's Zoning District for the property is Small Lot Residential (RSL-2.5), approved as part of the Hawes Crossing Rezoning (ZON17-00607), except for an approximate 2-acre area that is zoned for General Commercial. The current property boundary and collector roadway network were not in place at the time of the original PAD Rezoning approval in April 2020, but resulted from the Light Industrial Rezoning approvals adjacent to the south of the property (ZON21-00930 and ZON21-01133). As determined during the pre-application process, the 2-acre portion does not require a rezone, as no homes are planned within this portion of the site.



Zoning Map (Source: Hawes Crossing PAD)



Zoning Map (Source: City of Mesa Zoning GIS)

Development Plan

Please see enclosed Development Plan enclosed with this application. The development incorporates five lot sizes, with variation in each block. New residential product has been designed for this development providing a mix of lot sizes and home designs that will create a diverse mix and varied streetscape. The development plan is consistent with the Small Lot Residential (RSL-2.5) designations to provide single family residences in communities that are designed to be walkable, with direct pedestrian connections from residential areas to recreational opportunities within community parks.

Lot Size	No. of Lots	Mix	No. of Floor Plans	No. of Elevations
34'x77'	179	68%	4	12
39'x77'	32	12%	4	12
41'x77'	21	9%	2	6
46'x77'	29	11%	2	6
Total	**259**	**100%**	**6**	**18**

Residential Product

This development application includes residential floor plans, elevations, typical plot plans, a color scheme mix, materials, and a plan matrix. All floor plans are similar to those of conventional detached single-family residential homes. Front entries and porches are oriented towards either a dedicated pedestrian paseo or an open space park, while the rear of the homes faces the private street. The living areas of the homes are designed to overlook both the front and side yards, utilizing a Use Benefit Easement for private yards located on the active side of the home. The homes will range in size from 1,500 to 2,100 square feet and will feature a high-density building form, incorporating various design features, details, and colors.

The homes will feature a high-density building form and will incorporate various design features, details, and colors. The architectural design will enhance visual interest, environmental comfort, and overall design quality. This community will offer four 2-story plans with three elevation styles, resulting in a total of 12 possible elevations. Two of the four plans will also offer corner lot architectural conditions, allowing for additional variations. Each elevation style will provide fresh design elements that align with the character of the housing in the area. The architectural themes will incorporate popular modern-contemporary trends, such as contrasting gray and natural color tones, stone veneer, board and batten, and other building accents. The designs include Elevation 'A' – Spanish, Elevation 'B' – Prairie, and Elevation 'C' – Farmhouse. Identifiable elements and characteristics of these styles include:

- 'A' elevations - Spanish style architectural style with gabled 'S' concrete roofs, an asymmetrical façade with decorative gable end applications, and decorative window sills for added interest. Stucco wainscot applications further provide variation within the elevation style. Random Lace stucco finish will be used for the body of the homes with a Sand Stucco finish for the trim and/or decorative pop-outs.

- 'B' elevations - Prairie style architecture with emphasis on balance of vertical and horizontal lines with hipped 'flat' concrete roofs and optional brick veneer to provide a distinctive modern approach.

- 'C' elevations - Farmhouse style architecture with gabled "flat' concrete roofs, shutters at windows, and standard board and batten to provide a distinctive feature to this style.

Windows on all street-facing facades feature trim specific to the elevation style, with at least two inches in depth on at least two sides, or select windows may be recessed a minimum of four inches from the outside plane of the surrounding exterior wall (11-5-3.B.(6).A). Distinct features for corner lot conditions will include mullions on the windows and decorative elements unique to the elevation style.

There will be 12 exterior color schemes to choose from, with each elevation offering a selection of four specific color schemes tailored to that style. The homes utilize Eagle brand roof tiles, and each color scheme features its own unique roof tile profile and color selections. This variety in paint and roof tiles enhances the diversity of the streetscape. Additionally, numerous options are offered for homebuyers to personalize their new homes, including garage doors, window coverings, and front doors. Standard pre-wired garage and porch lighting also help buyers add illumination to their homes and the community.

On-lot landscaping for the front, side corner, and rear yards that are visible from the streets, private drives, and paseos will be installed by Landsea Homes and maintained by the Homeowners Association (HOA). The private side yards located behind the walls and fences will be installed and maintained by the individual homeowners.

Alternative Compliance Request

With the Residential Product, this development application requests Alternative Compliance per Mesa City Ordinance and Subdivision Regulations.

MZO SECTION 11-5-3.B (3) a
Primary Entrances. (a) A front porch with a minimum depth of six (6) feet, as measured from the building façade to the posts, and a minimum length of eight (8) feet.

Request. We request flexibility in the front porch dimensions, allowing for a minimum depth of six (6) feet, measured from the building façade to the outside of the post/column while maintaining the minimum length of eight (8) feet in width. This request is primarily for our corner lot plans in which the wrapped covered porches can't be adjusted to ensure side setbacks are met.

- Our 22-1700 corner lot plan features a side-entry porch with an overall depth of six (6') feet, including the column. The interior dimension from the façade to the inside of the column is four (4') feet ten (10'') inches. The porch has an overall width of twenty-two (22'') feet, with an interior dimension of nineteen (19') feet eight (8") inches, which exceeds the minimum requirement of eight (8') feet. This side-entry porch provides a spacious area suitable for a bistro set, a bench, or outdoor relaxation.
- Our 23-1900 corner lot plan features a side-entry porch with an overall depth of six (6') feet, including the column. The interior dimension from the façade to the inside of the column measures four (4') feet ten (10") inches. The overall width of the porch is twenty-three (23') feet six (6") inches, with an interior dimension of twenty-one (21') feet two (2") inches, which exceeds the minimum width requirement of eight (8') feet. This side-entry porch provides a spacious area that is perfect for outdoor furniture and leisure activities.
- We would like to clarify that our interior lot plan, 24-2100, includes a front covered porch that exceeds the maximum width and depth requirements outlined in this section. The overall dimensions for our Elevations A and B are eight (8') feet eight (8") inches in depth and twelve (12') feet and one (1") inch in width. For Elevation C, the dimensions are eight (8') feet eight (8") inches in depth and twenty-four (24') feet in width. While the covered porch meets the minimum requirements it does have a limited usable area of four (4') feet from the façade to the inside of the column. Unfortunately, this does not allow for a larger depth in this area due to the maximum front porch setback that has already been met with the overall depth of this plan. Although the usable space is reduced, it can still accommodate smaller outdoor furniture, making it possible to fully enjoy the front porch. We believe this plan complies with the minimum depth and width requirements set forth in the MZO Section 11-5-3(B)(3), allowing for a functional and attractive design and ask for the exception of this single interior lot plan.
- We believe all other plans (20-1500, 22-1700, 23-1900 Interior Lot Plans) meet the minimum requirement of a six (6') deep by eight (8') foot wide covered porch.
- **PLEASE REFER TO THE FLOOR PLANS PROVIDED WITHIN THE ZON24-00885 PACKET FOR NOTED DIMENSIONS**

MZO SECTION 11-5-3.B (4) c
Alternate garage door treatments may be accepted by the Planning Director if: (ii) The proposed design meets the intent of the Chapter to line streets with active living space, create pedestrian-oriented streetscapes, and provide variety in visual interest in the exterior design of residential dwellings.

Request: Our request is to utilize a variation of garage doors adhering to a specific architectural design feature per elevation, this is to provide variety in visual interest in the exterior design of the homes and to deviate from monotone redundant characteristics within the community.

MZO SECTION 11-5-3.B (6) b
Windows. (b) Corner Lots. Dwellings located on corner lots shall include windows on the façade facing each street, such window area should constitute at least ten percent (10%) of the façade's area.

Request: To improve the appearance of the corner lot façade facing the street, we will ensure that additional enhancements such as a variation of pop-outs are incorporated into the facades. We ask that windows account for at least five percent (5%) of the total façade area. The placement of these windows will be thoughtfully designed to maintain architectural integrity while enhancing the overall aesthetic of the façade.

Our goal is to avoid simply adding windows to meet the specified percentage, as this does not constitute sound placement in certain areas of the home.

- Our 22-1700 and 23-1900 corner lot elevations feature windows accounting for 5% of the street-facing façade. These windows are strategically positioned in areas of the home that are functional for the homeowner. Each elevation includes enhanced pop-outs with additional decorative elements at the upper portion of the house, designed to complement the architectural style and further enhance the appeal of the corner lot side.
- **PLEASE REFER TO THE ELEVATIONS PROVIDED WITHIN THE ZON24-00885 PACKET FOR WINDOW PERCENTAGES AND ENHANCED CORNER LOT POP-OUT FEATURES.**

MZO SECTION 11-5-3.B (7) a
Materials. (a) Building materials must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco and synthetic stucco. (a) Any one (1) material must be used on at least 15 percent (15%) of the front façade.

Request: Our request is to have one primary material for our Spanish elevation with the incorporation of two different stucco finishes (Random Lace finish for Body and Sand finish for trim/pop-outs) would meet the intent of the design requirement in having at least two (2) distinctively different textures or masonry patterns. We have included a percentage table within our rendered elevations depicting the two different stucco finishes that will be used. We meet the minimum of 15% for both stucco finishes.

Circulation

Currently, the site is accessible via Warner Road along the northern boundary, which is a two-lane east/west arterial roadway. Hawes Road is unimproved. A major freeway interchange is located approximately 800 feet south of the site, connecting the State Route 202 (San Tan Freeway) and the State Route 24 (Gateway Freeway). Free access ramps at Hawes Road have been completed. Development of the property will consist of the following roadway improvements:

- **Warner Road** will include 65'/ 75' ROW & 8' PUFE and is identified as a 4-lane cross section with a raised median. This development will complete south half-street improvements along the entire property frontage from the intersection with Hawes Rd to the west property line. The raised median will be constructed with the north half-street improvements.

- **Hawes Road** will include 65' ROW & 8' PUFE and is identified as a 6-lane cross section with a striped median and a raised median at the Hawes Road and Warner intersection. West-Half Hawes Road Improvements along the property frontage are to be completed by the Light Industrial property adjacent to the south as part City of Mesa approved permit set PMT22-13972.

- **Sebring Avenue** will include 80' ROW & 8' PUFE and is identified as a 2-lane cross section with a stripped median. Sebring Avenue Improvements along the property frontage are to be completed by the Light Industrial property adjacent to the south as part City of Mesa approved permit set PMT22-13972.

- **Entry Street** into the community will include Private Street with landscape median per City of Mesa requirements.

- **Private Streets** will include 29' Private Street Tracts with a 29' public water & sewer easement, drainage and PUFE per COM Standard Detail, 14.5' from C/L to B/C. The internal private streets will be owned and maintained by the Homeowners Association (HOA).

Water

The Property is within the City of Mesa Falcon Field service zone. Water for the Falcon Field service zone is sourced from the Salt River Project, the Central Arizona Project, and a network of wells distributed throughout the area. Water treatment is currently provided by the Val Vista Water Treatment Plant and the CAP Brown Road Water Treatment Plant. All water infrastructure to serve the Property will be owned and operated by the City.

The existing water infrastructure to the Property includes a 30-inch water main in Hawes Road that is stubbed just north of the Loop 202 (approximately 1,000 LF south of Warner Road), a 30-inch water main in Hawes Road stubbed at the Mesquite Street alignment (approximately 2,650 LF north of Warner Road), and a 24-inch water main in Sossaman Road with an existing 16-inch stub at Warner Road (located approximately 3,270 LF west of the Property Boundary). Per the Master Water Plan, a 16-inch water main will be extended from Sossaman Road east in Warner Road to Hawes Road. A 30-inch water main will also be extended along Hawes Road, connecting from the Mesquite Street alignment south to the existing Loop 202 stub. There are currently various developments in the Project vicinity, including East Group's Gateway Interchange development located at the southwestern corner of Sebring Avenue and Hawes Road, Lennar's Village 5 at the northeastern corner of Hawes Road and Warner Road, and Blandford's Village 6 at the northwestern corner of 80th Street and Warner Road. Depending on timing of these developments, the Property may be served by the 30-inch water main that would extend from the Mesquite Street alignment south to the Loop 202 and/or the 16-inch water main that would be extended in Warner Road.

The Water Points of Connections (POCs) - The POCs for the Project will ultimately be the proposed 16-inch water main in Warner Road and the 16-inch water main that is proposed in Sebring Avenue per East Group's Gateway Interchange permitted plans. These lines will be served by the 30-inch water main in Hawes Road and/or the 24-inch water main in Sossaman Road, depending on timing of adjacent developments. Regardless, two points of connection will be provided to the Property as described below.

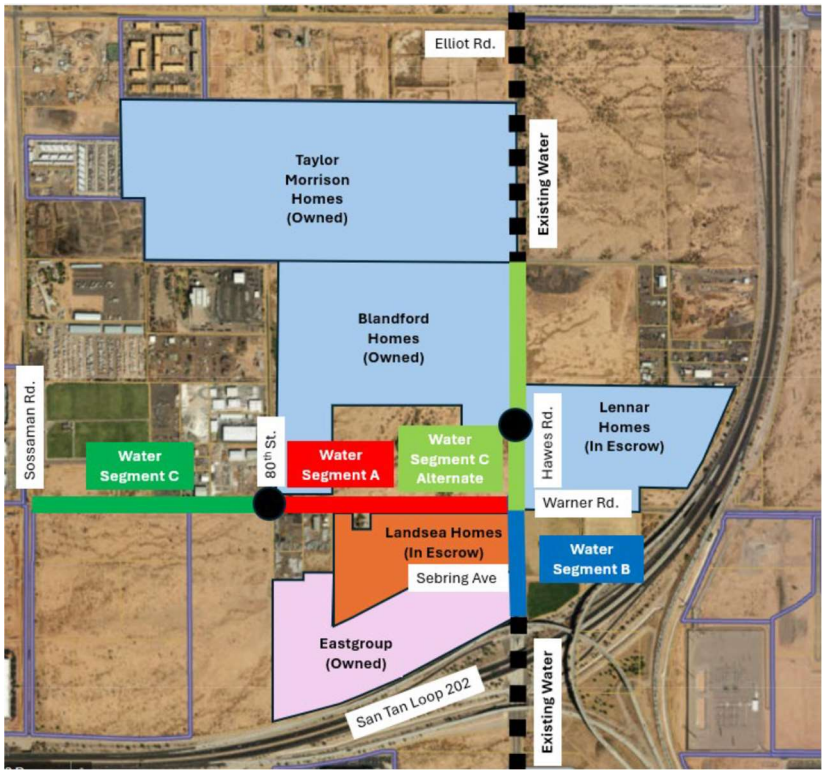
Landsea Water Mainline Improvements.

- **Segment A – (16-inch distribution main in Warner Road from 80th Street to Hawes Road) -** This extension will be completed by Landsea Homes and will extend a mainline 2,640 feet from 80th Street to the Warner Road and Hawes Road intersection per the Master Water Plan.
- **Segment B - (30-inch transmission main in Hawes Road from Sebring Avenue to Warner Road) –** As part of East Group's Gateway Interchange development, it is assumed that the 30-inch transmission main will be extended north from the Loop 202 to Sebring Avenue. The 30-inch transmission main extension from Sebring Avenue north to Warner Road will be completed by Landsea Homes.
- **Onsite - (8-inch distribution main) -** The onsite water distribution system will utilize an 8- inch domestic line with private 1- inch water services to each home.

Water Improvements – Dependencies / Segments Built by Others.

- **Segment C– (16-inch distribution main in Warner Road from Sossaman Road to 80th Street) –** This extension is assumed to be completed by East Group with their Gateway Interchange development and extends the 16-inch distribution main from Sossaman Road to 80th Street in Warner Road. A 16-inch main will then we routed south in 80th Street and east in Sebring Avenue to Hawes Road. At this time, the main line extension to 80th Street is estimated to start construction by Q4 2024. In the event the 16-inch water main to 80th Street is not constructed, Segment C – Alternative will be utilized.

- **Segment C – Alternative (30-inch transmission main in Hawes Road from Mesquite Street alignment to Warner Road)** - In the event Segment C is not constructed, the alternative option for a second point of water connection would be to utilize the 30-inch water mainline extension in Hawes Road north of Warner Road that is planned to be constructed with Blandford Homes' Village 6 and Lennar's Village 5 (Segment C Alternate). This assumes the 30-inch transmission main is extended from the Mesquite Street alignment south to Warner Road in Hawes Road.



Sewer (Wastewater)

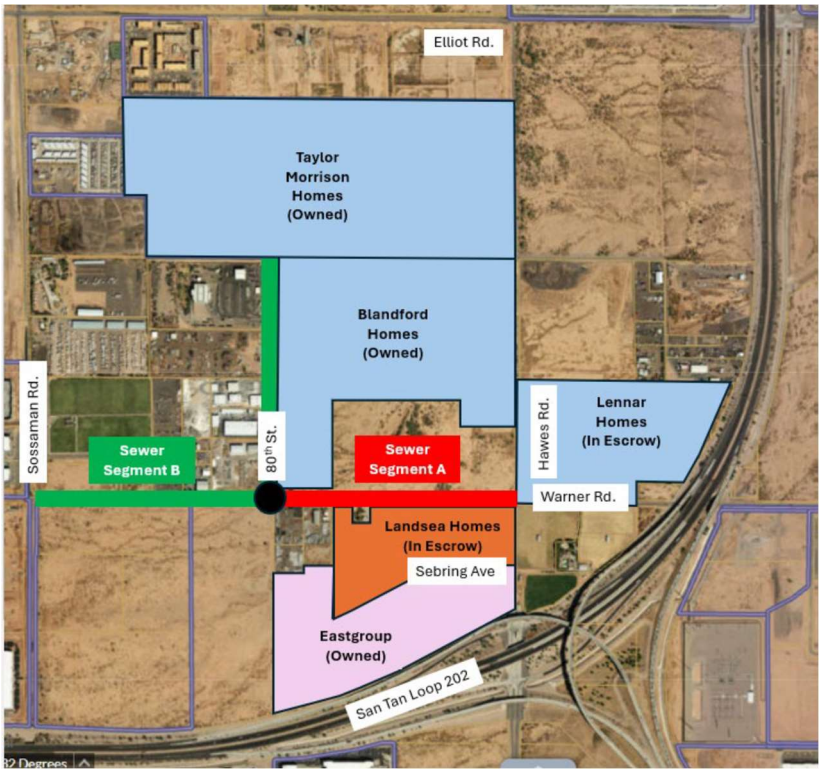
The Property is located within the City of Mesa wastewater service area. The Property is in the Greenfield Water Reclamation Plant (WRP) wastewater collection area and wastewater infrastructure will be owned and operated by the City of Mesa.

There is currently no existing wastewater infrastructure adjacent to the Property. A 24-inch sewer main is under construction along Warner Road to 80th Street.

The Sewer Point of Connection (POC) will be an 18-inch PVC main line stub at Warner Road and 80th Street, approximately 570 feet west of the Property.

Sewer Improvements – Dependencies / Segments Built by Others

- **Segment B –** This sewer mainline extension is being completed by Taylor Morrison Homes and extends the sewer mainline from Sossaman Road to 80th Street. Construction started the last week of July 2024 and is anticipated to be finished by the end of 2024.



City of Mesa's "City Financial Share – Oversizing"

This development application requests the initiation of the Oversizing City Financial Share and Development agreement with the City. Oversizing of Sewer Segment A and Water Segments A and B will be necessary based on the approved master reports. This oversizing qualifies for reimbursement by the City for the cost difference between the oversized pipe and the minimum design standard. To receive this reimbursement, the work must be publicly bid and formalized in a Development Agreement before project permits are issued.

Private Line Agreement – Sewer -

Sewer Segment A will also be subject to a Private Line Agreement per City Ordinance. This development application requests the initiation of the Private Line Agreement with the City. It is understood that the City will not approve the agreement until all improvements have been completed and accepted. It is the developer's responsibility to provide documentation identifying the actual and reasonable unit costs. The term of the agreement will be 15 years.

Landscape and Open Space

A Preliminary Landscape Design Package is enclosed with this development application and in in accordance with the Hawes Crossing PAD, the Open Space Master Plan and the Trail Master Plan. The community is providing approximately 9.61 acres of open space, which is 28.9% of the Net Area and exceeds the minimum requirement of 15% the net area or 4.98 acres.

Dedicated paseo tracts have been incorporated to facilitate walkability between lots. All landscape and open space tracts and pedestrian connectivity areas include a diversity of desert appropriate plan materials from

the Approved Low-Water Plant Platte and strategic use of trees to create nodes of shade, particularly along pedestrian corridors. Turf is be used where functionally appropriate for recreation and useable open spaces. A community park is centrally located in the community that provides easy connectivity to the reactional amenities for the community, which features a community pool, play structure, slope slides, ramada, pickleball, half basketball court and dog park.

POOL | PLAY STRUCTURE | SLOPE SLIDE | RAMADA | PICKLEBALL | HALF BASKETBALL | DOG PARK

Urban Plaza

This development application is further consistent with the Hawes Crossing PAD, which includes three (3) urban plazas. These urban plazas are intended to be formal open space areas with a cohesive design theme across each location within the public domain accessed directly from arterial and collector streets.

Conclusion

This proposed community is in conformance with the City's General Plan and the Hawes Crossing PAD, as well as the Zoning Ordinance and the City's goals. The enclosed development application is a result of collaboration with City staff to create a high-quality residential community for future residents of Mesa. The Development Team looks forward to the City of Mesa's review and approval of the development of a 259 small-lot residential subdivision on approximately 39.20 acres within the Hawes Crossing PAD.