



# City Council Report

<b>Date</b>	April 20, 2026	
<b>Case No.</b>	ANX24-00231	
<b>Project Name</b>	Haven at Hawes	
<b>Request</b>	Annexation	
<b>Project Location</b>	Located at the southeast corner of South Hawes Road and East Mesquite Street	
<b>Parcel No(s)</b>	304-31-005A	
<b>Project Area</b>	40± acres	
<b>Council District</b>	District 6	
<b>Existing Zoning</b>	Maricopa County Light Industrial (IND-2)	
<b>General Plan Designation</b>	Local Employment Center	
<b>Applicant</b>	Sean Lake / Sarah Prince, Pew & Lake, P.L.C.	
<b>Owner</b>	Stewart Development II, LLC	
<b>Staff Planner</b>	Jennifer Merrill, Senior Planner	

## Recommendation

Staff recommends **approval** of the annexation.

## Project Overview

The applicant is requesting the annexation of a total of 40± acres including one 38± acre, privately owned, undeveloped parcel with frontage on Hawes Road and Mesquite Street and 2± acres of Hawes Road right-of-way that was previously dedicated to Maricopa County.

A public hearing was held by Mesa City Council on August 18, 2025, prior to the release of the blank annexation petition. The blank annexation petition was released on August 19, 2025, for property owner signatures and was returned on February 25, 2026.

The applicant has submitted concurrent applications for a rezoning (ZON25-00234) and a major general plan amendment (GPA25-00333) to allow the development of a 230-lot single residence development.

## Site Context

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### Contiguity:

The property is completely surrounded by City of Mesa corporate boundaries and is within the City of Mesa Planning Area.

### Zoning:

State Statute requires that the City adopt a zoning classification that permits densities and uses no greater than those permitted by the County on newly annexed land (A.R.S. §9-471(M)).

- The subject property is zoned Maricopa County Light Industrial (IND-2).
- The annexation ordinance will establish City of Mesa zoning designation of Agricultural (AG) on the subject property.

### General Plan:

- **Placetype:** Local Employment Center
- **Growth Strategy:** Evolve

### Site Data:

- **Area:** 40± acres
- **Population:** 0
- **Dwelling Units:** 0
- **Existing Businesses:** 0
- **Arterial Streets:** 1 – the east half of Hawes Road
- **Property Owners:** 1
- **Total Assessed Value of Private Land:** \$490,213

## **Impact Analyses**

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### **Fiscal Impact:**

Annexation of the property will result in the collection of future secondary property tax, construction tax, and development fees generated from the property.

### **Utilities:**

If annexed the City will supply water, sewer and gas utilities. Utilities and City services are already provided in the area and extension of these services will have minimal impact on the City.

### **Compliance with City Standards:**

If annexed, any development of the property will be required to comply with City of Mesa development standards, including storm water retention, street improvements, landscaping, screening, and signage.

## **Required Notification**

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The property was posted, and notifications were sent to all property owners and county agencies as required by state statute (A.R.S. §9-471).

## **Exhibits**

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Exhibit 1 – Ordinance

Exhibit 2 –City Location Map

Exhibit 3 – Recorded Petition