

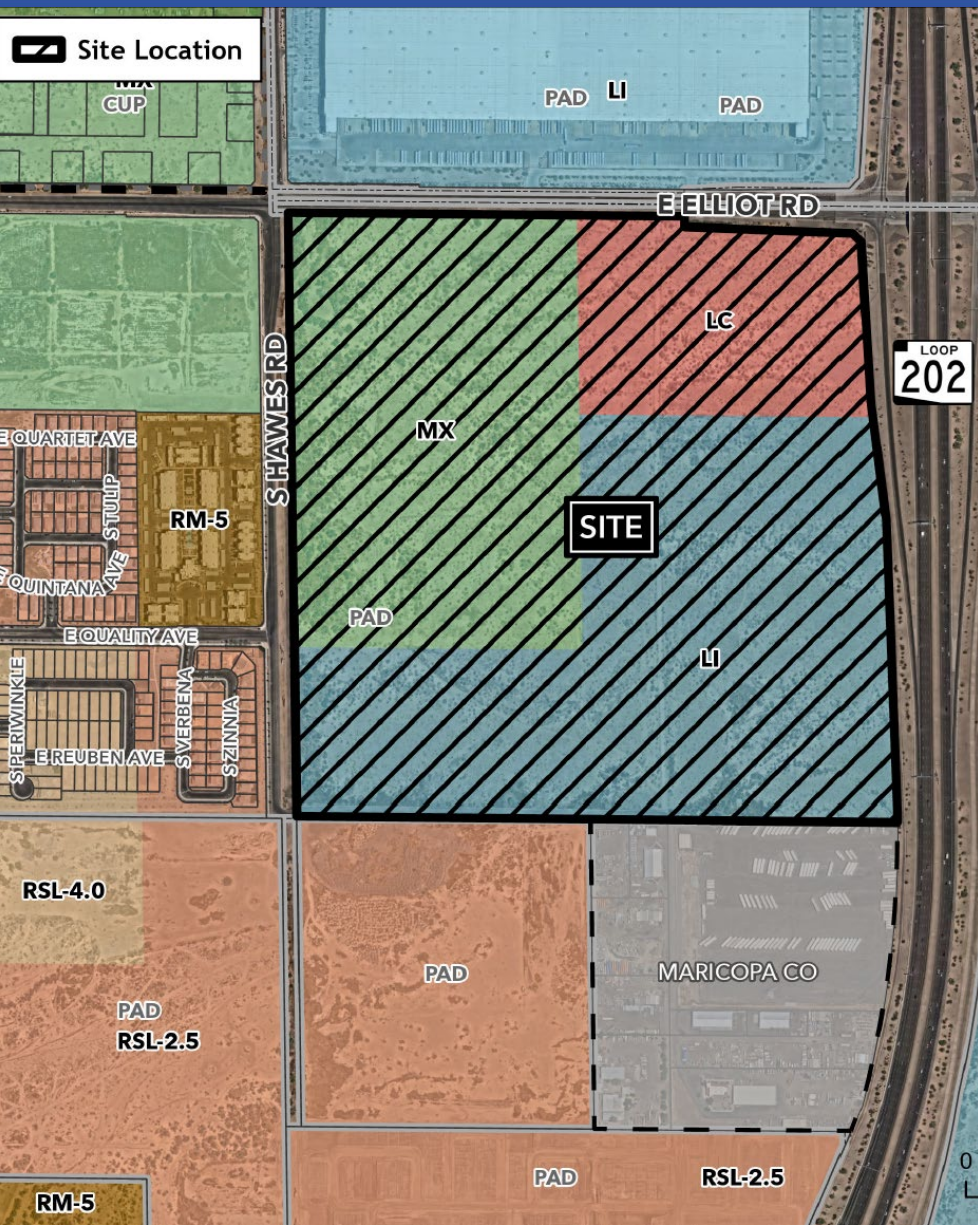
City of Mesa

Planning and Zoning Board

ZON26-00160

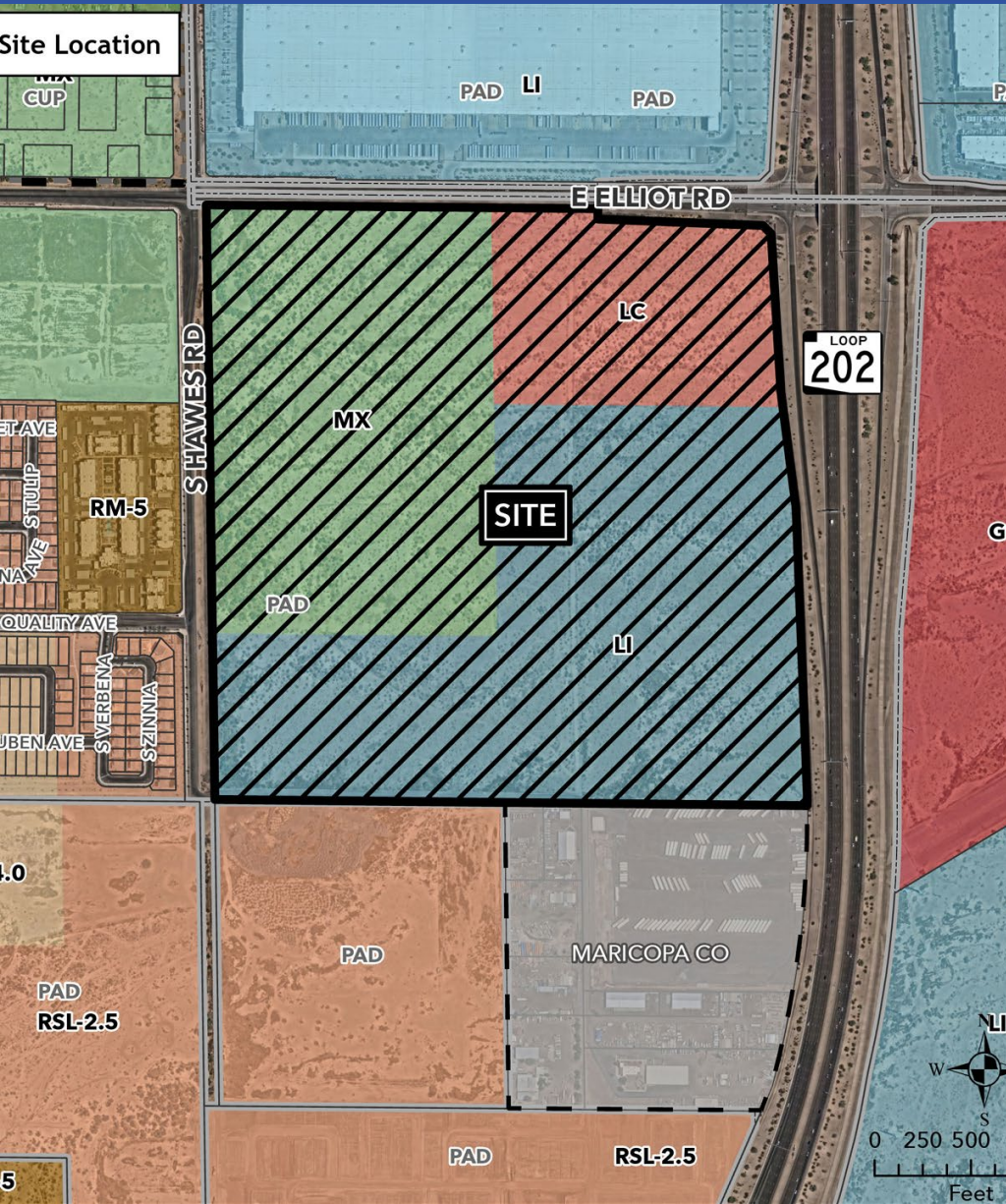
Hawes Crossing Village 7

Josh Grandlienard



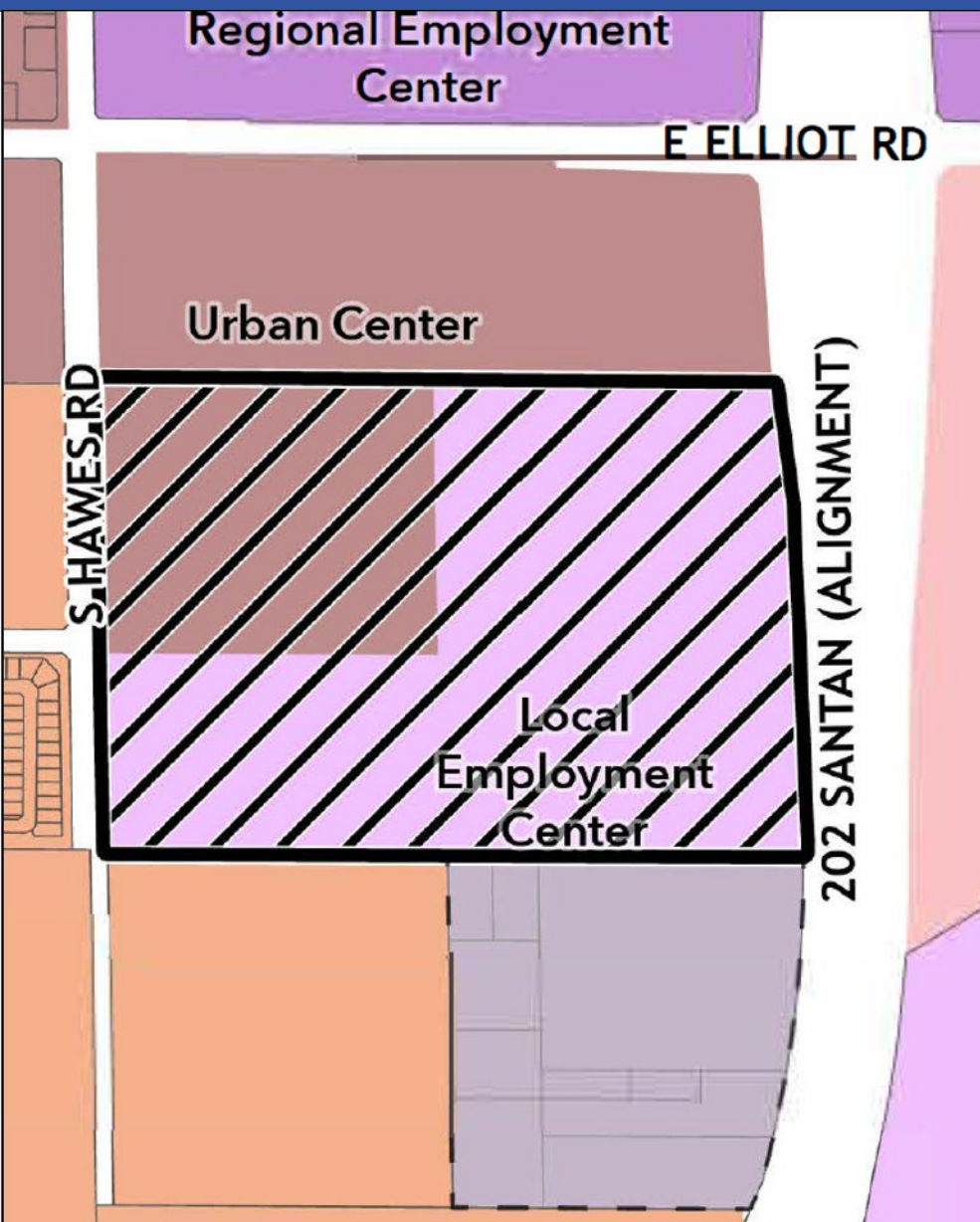
Request

- Rezone 102.9± acres from Mixed Use with a Planned Area Development Overlay (MX-PAD) (29.7± acres) and Light Industrial with a Planned Area Development Overlay (LI-PAD) (73.2± acres) to Residential Small Lot - 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD).
- Rezone 50.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) (23.5± acres) and MX-PAD (27.1± acres) to LC-PAD (27.8± acres) and MX-PAD (22.8± acres)



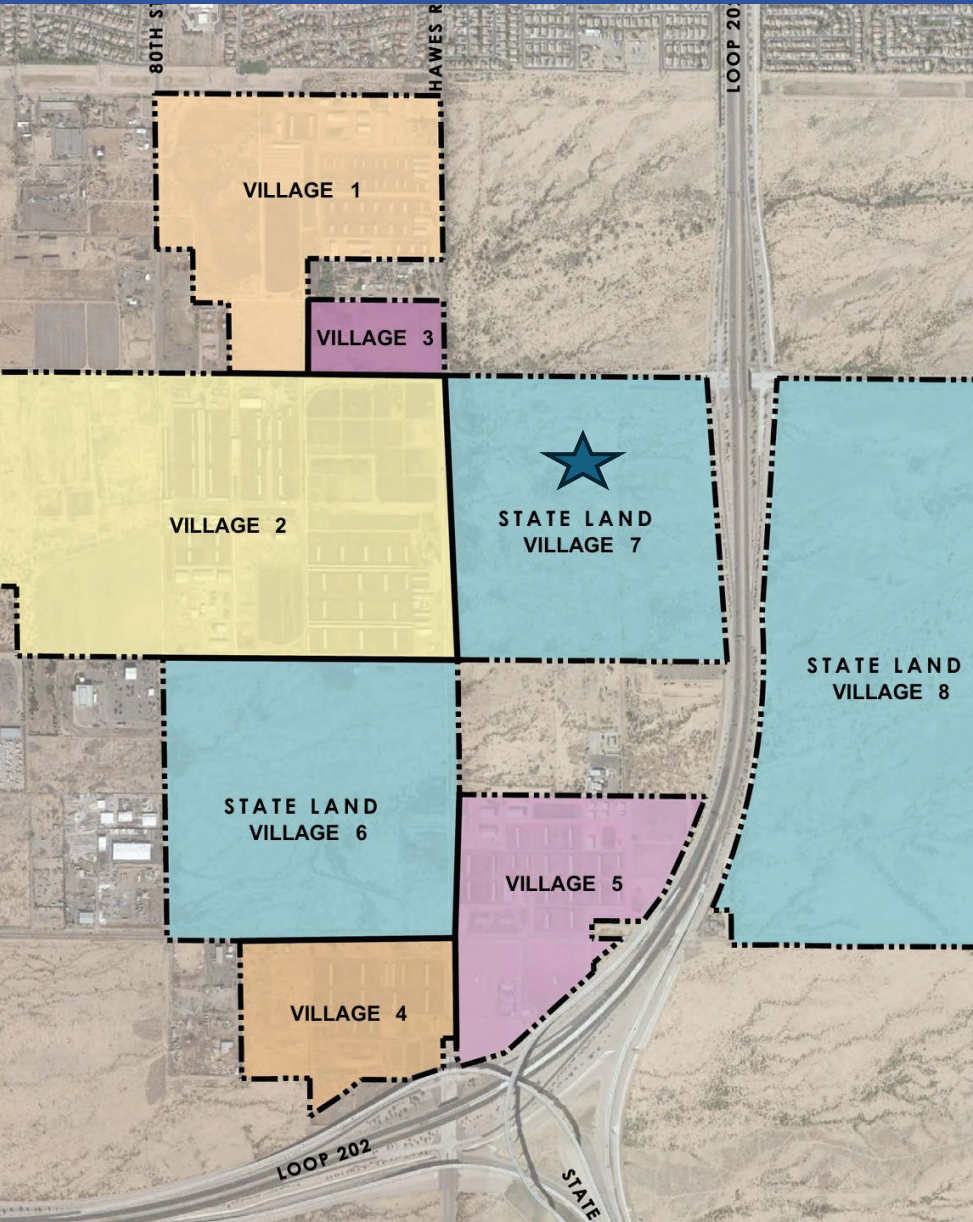
Location

- East side of South Hawes Road
- West side of State Route 202
- South of East Elliot Road



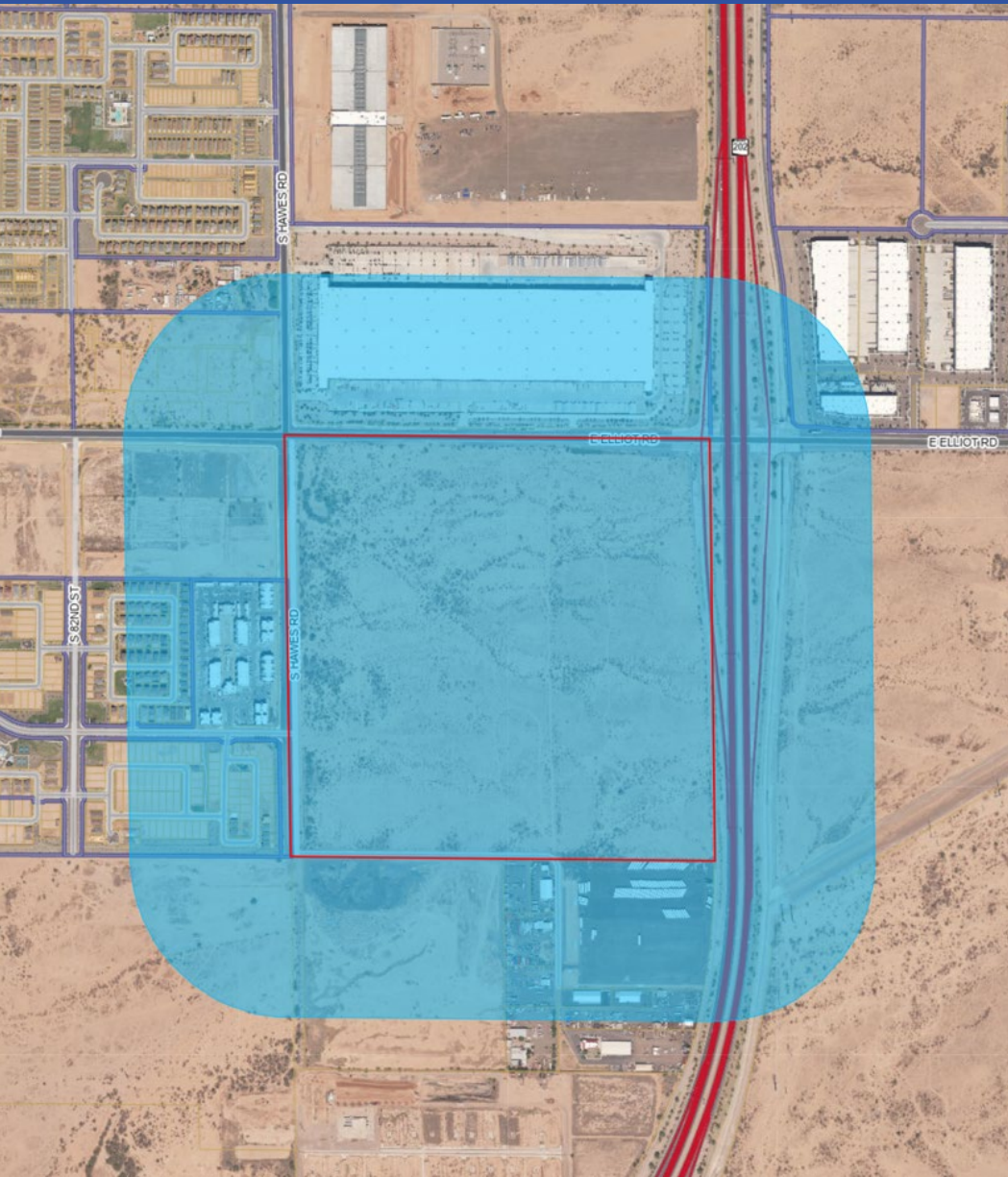
General Plan

- Currently Local Employment Center and Urban Center
- Concurrent request to amend the General Plan Place types to Urban Center and Urban Residential



Hawes Crossing PAD

- Village 7 of the Hawes Crossing PAD
- Hawes Crossing PAD
 - 1,131± acres - Eight villages
 - Mixture of uses and residential densities
 - Specific Design Guidelines
 - Open space and trails requirements



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neighborhood meetings
 - Virtual: April 28, 2026, two residents in attendance



Recommendation

Staff Recommends Adoption

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