



City Council

ZON24-00892

Mary Kopaskie-Brown, Planning Director

October 20, 2025
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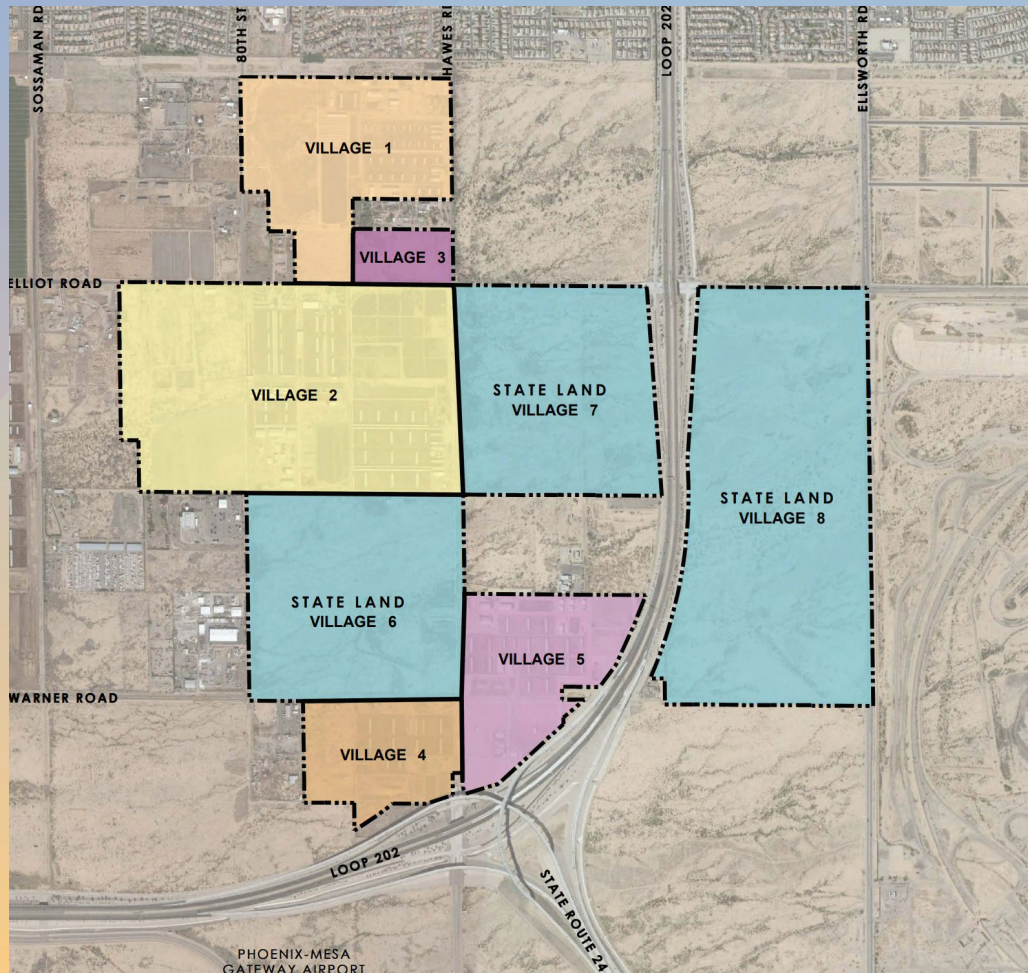
Request

- Rezone 18± acres from RSL-2.5-PAD to GC-PAD
- Rezone 18± acres from GC-PAD to RSL-2.5-PAD
- Establish a second PAD overlay on the entire 60.8± acres
- Council Use Permit
- Specific Plan approval
- To allow for a new 342-unit single residence development





Hawes Crossing

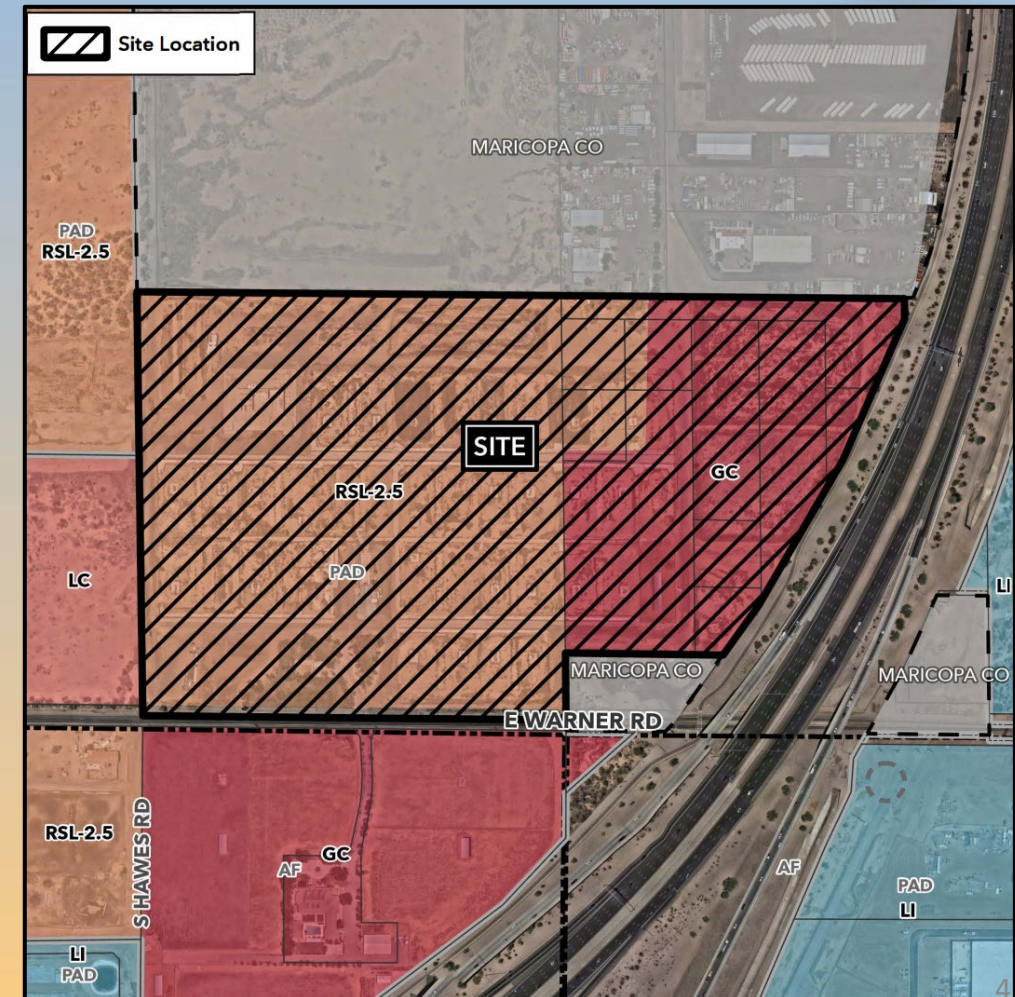


- **Village 1**
 - Lennar (constructed)
 - Fore Green (entitled)
- **Village 2**
 - Taylor Morrison (constructed)
 - Harmony at Hawes (under construction)
 - Acero at Hawes Crossing (under construction)
- **Village 3**
 - The Craftsman (entitled)
- **Village 4**
 - Plated
- **Village 5**
 - Lennar (current application)
 - No applications south of
- **Village 6**
 - Blandford (entitled)
 - No applications adjacent to Warner
- **Village 7**
 - No applications
- **Village 8**
 - Novva (entitled)
 - No applications adjacent to Elliot Road



Location

- NEC of Warner Road and Hawes Road
- Hawes Crossing Village 5
- Hawes Crossing Village 5 commercial crosses over to the SEC of Warner Road and Hawes Road





Mesa 2050 General Plan

Existing General Plan Placetype:

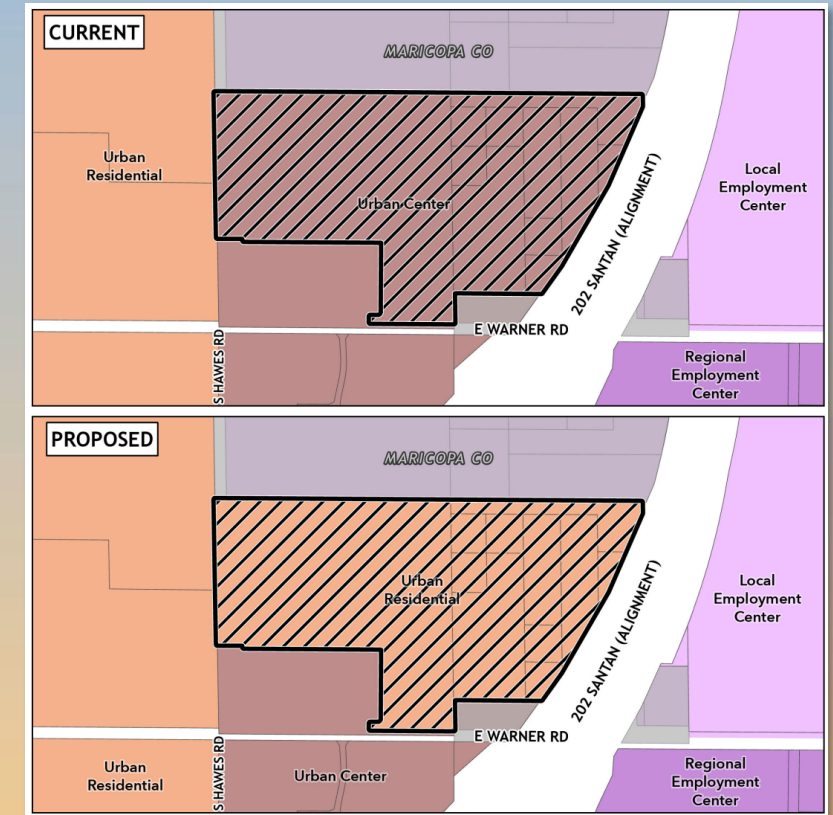
- Urban Center

- RSL-2.5 not a supported zoning district
- Single residence not a supported land use

Proposed General Plan Placetype:

- Urban Residential

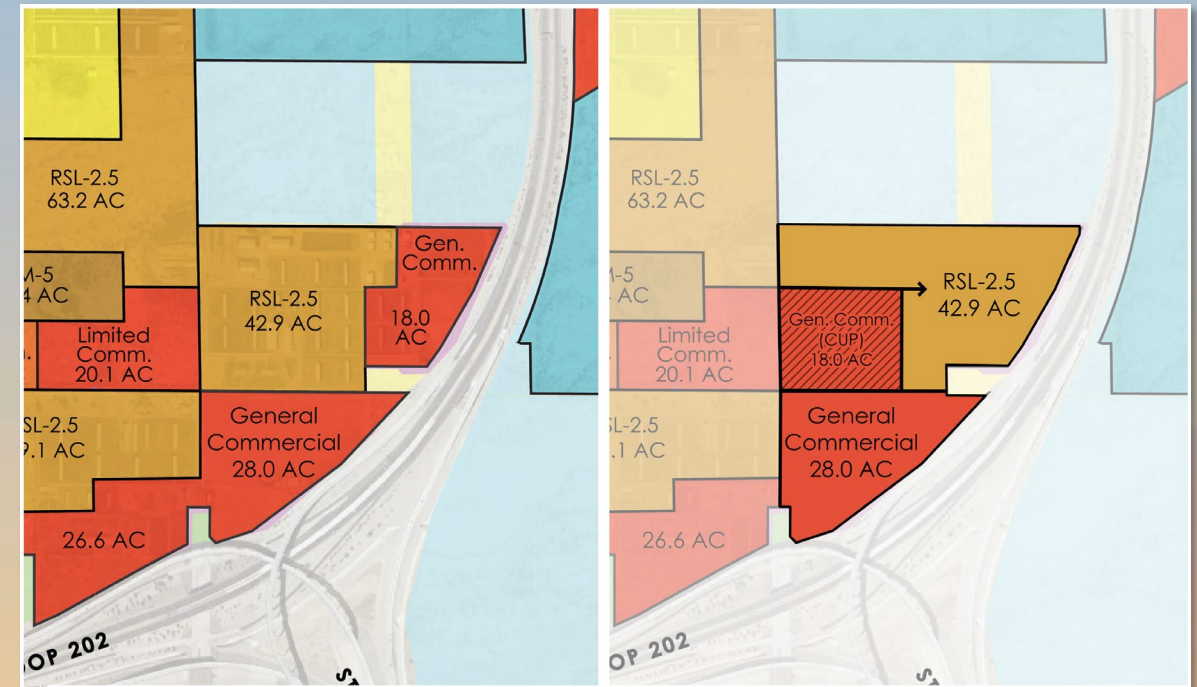
- RSL-2.5 and GC are listed as allowed zoning districts
- Single residence is listed as a primary land use
- Multiple commercial uses are listed as primary land uses





Zoning

- Existing: RSL-2.5-PAD and GC-PAD
- Proposed: RSL-2.5-PAD-PAD & GC-PAD-PAD





Site Photo

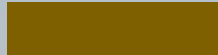


Looking north from Warner Road



Specific Plan

342 single family lots

- (72) 22' x 68' 
- (144) 30' x 97' 
- (126) 45' x 86' 

Variety of lot widths, floor plan offerings, and elevations - compliant with Ord. No. 5567.





Planned Area Development

Development Standards	MZO Required	PAD Proposed
<u>Minimum Dimensions for Residential Enclosed Garages –</u> MZO Section 11-32-4.F.2 - Double-Car Garage	20 feet wide by 22 feet long	Alley Loaded: 19’4” wide by 19’6” long Townhomes: 21’0” wide by 19’6” long
<u>Fences and Freestanding Walls –</u> <u>Maximum Height - Side and Rear Yards</u> <u>MZO Section 11-30-4(A)(1)(b)</u>	Maximum of 6 feet	Maximum of 8-foot-tall theme wall along the eastern property line



Planned Area Development

Attached Single Residence Product

Development Standards	MZO Required	PAD Proposed
Minimum Lot Area – MZO Section 11-6-3.A	5,000 square feet	1,496 square feet
Minimum Lot Width – MZO Section 11-6-3.A	50 feet	22 feet
Minimum Lot Depth – MZO Section 11-6-3.A	100 feet	68 feet
Maximum Lot Coverage – MZO Section 11-6-3.A	80%	88%



Planned Area Development

Attached Single Residence Product

Development Standards	MZO Required	PAD Proposed
Minimum Building Setback –		
MZO Section 11-6-3.A		
- Front and Street-Facing Side	20 feet	10 feet
- Interior Side and Rear		Interior Side: 0 feet
Adjacent to RS Districts:	50 feet	Exterior Side: 5 feet
		Rear: 5 feet
		Interior Side: 0 feet
Adjacent to Non-Residential Districts:	30 feet	Exterior Side: 5 feet
		Rear: 5 feet



Landscape Plan

- 8± acres of common areas and open space (19% of the total acreage)
- 1± acres of park area (15.6% of provided open space)
- Multiple amenities provided





Open Space

1-acre Neighborhood Park

- Shaded playground
- Community pool
- Two sport courts
- Butterfly garden
- Shaded ramada

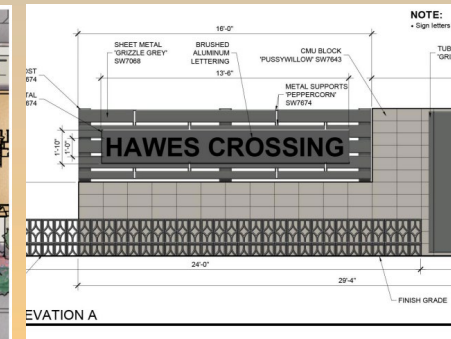
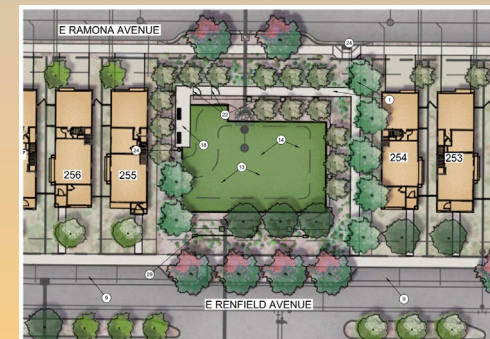
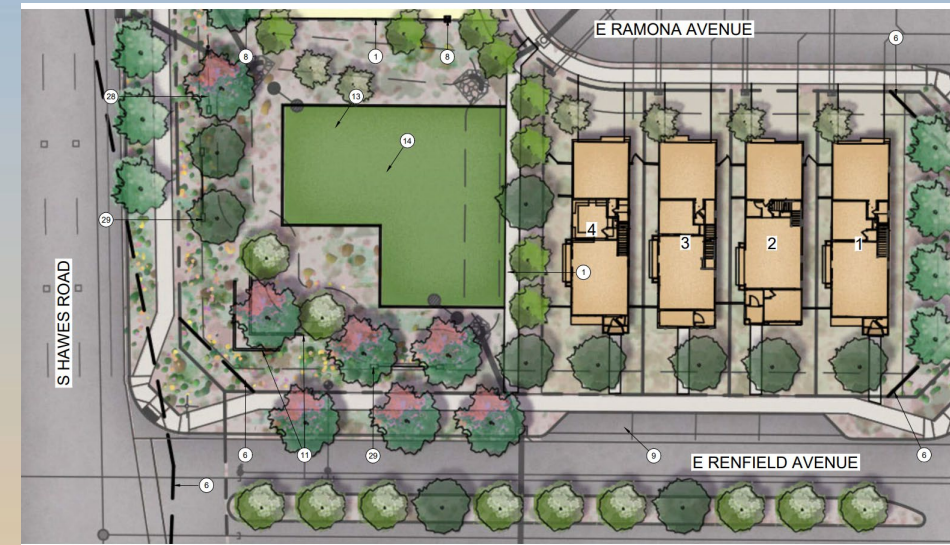
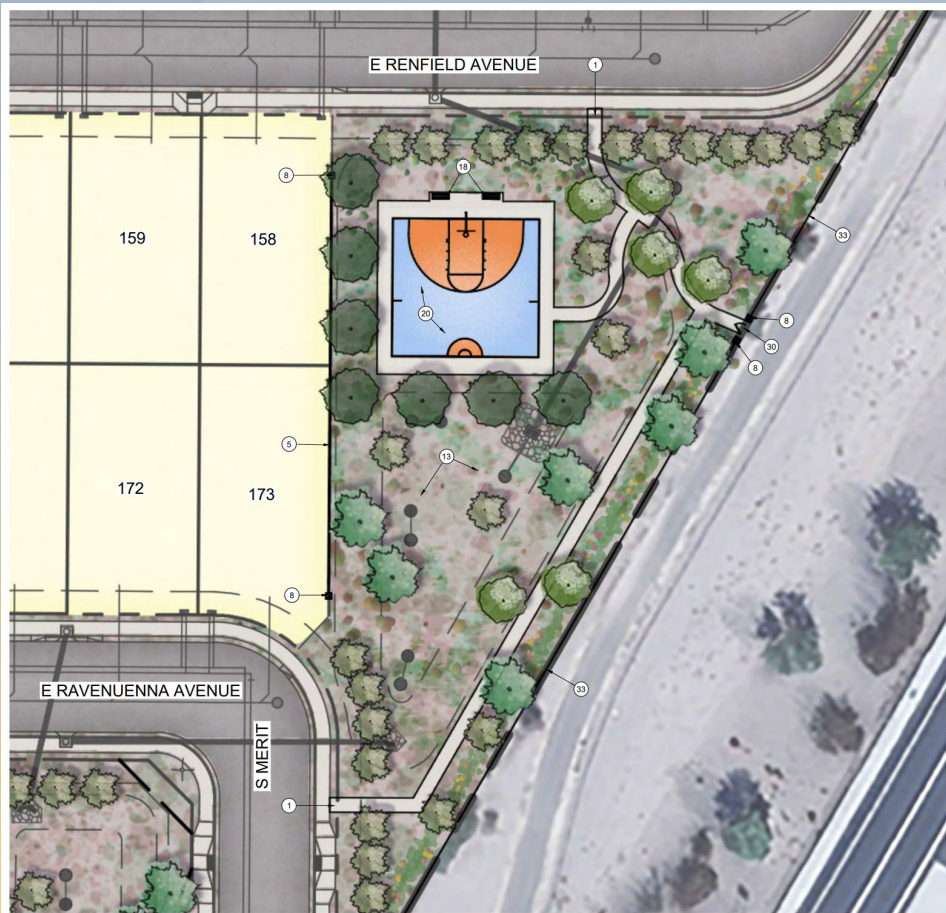
Additional Open Space

- Sport court
- Dog park
- Open turf area
- Monument signage





Open Space Areas





Master Plan Updates

The updates below are part of the Specific Plan and are proposed changes to the Hawes Crossing Master Plan

- Exhibit D - General Plan
- Exhibit F – Proposed Zoning
- Exhibit N – Open Space Master Plan
- Exhibit O – Trails Master Plan
- Exhibit R – Master Street Plan
- Exhibit S – Street Sections



Alternative Compliance

- Section 11-5-3.B.3 requires a portico, awning, recess, or stoop measuring at least four (4) by four (4) feet
 - Requesting 2'-6" for plan 2020 Spanish Colonial
- MZO Section 11-5-3(B)(6)(b): Dwellings on corner lots shall include windows on 10% of the area of the street-facing façade
 - Requesting 6% window coverage for 17 plans
- MZO Section 11-5-3(B)(7)(a): Buildings must contain at least two primary materials – with each material covering at least 15% of the front facade
 - Requesting one primary material (stucco) for the Spanish elevations



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods on June 23, 2025
- Neighborhood meeting was held on October 29, 2024 – No residents attended the meeting
- No correspondence received by staff





Findings

- ✓ Complies with Chapters 22 & 69 of the MZO for PAD & Site Plan Review
- ✓ Complies with Section 11-31-31 & 11-70-6 of the MZO for CUP
- ✓ Complies with Criteria in Subdivision Regulations Section 9-6-2

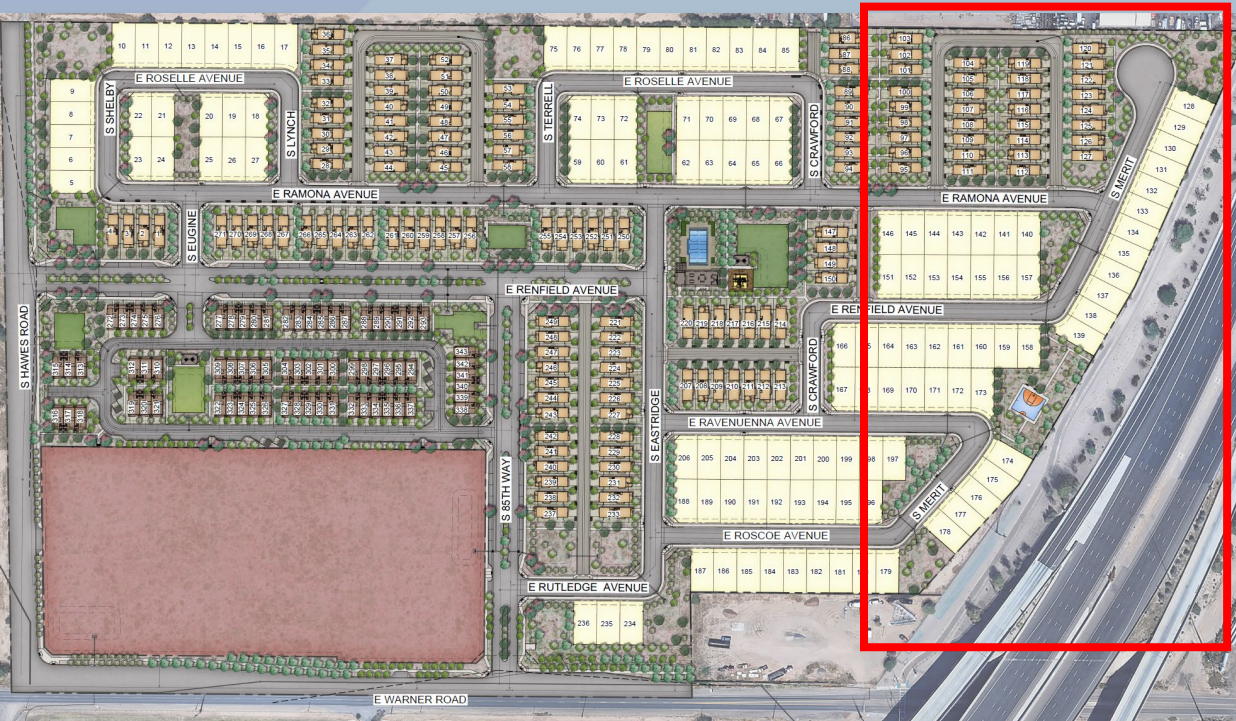
Staff recommends Approval with Conditions

Planning and Zoning Board recommends Approval with Conditions (5-0) subject to the following changes being made prior to the case going before City Council:

- *Relocate Merit to the east such that no lots are adjacent to the private wall.*
- *Move lots 128-139 and 174-178 to the west side of Merit.*
- *Provide five feet of landscaping adjacent to the east perimeter wall.*
- *Provide an 8-foot-tall theme wall along the eastern property line.*



Planning and Zoning City Council





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Casita Residential Product

- Two-story product
- Typical Lot Size:
3,870 SF
- Multiple floor plans
- 9 elevations





Alley-Load Residential Product

- Two-story product
- Typical lot size: 2,910 SF
- Multiple floor plans
- 9 elevations





Townhome Residential Product

- Two-story product
- Typical lot size: 1,496 SF
- Multiple floor plans
- 4 elevations



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