



Planning and Zoning Board



ZON24-00892

Hawes Village 5



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 343-unit single residence





Mesa 2050 General Plan

Existing General Plan Placetype:

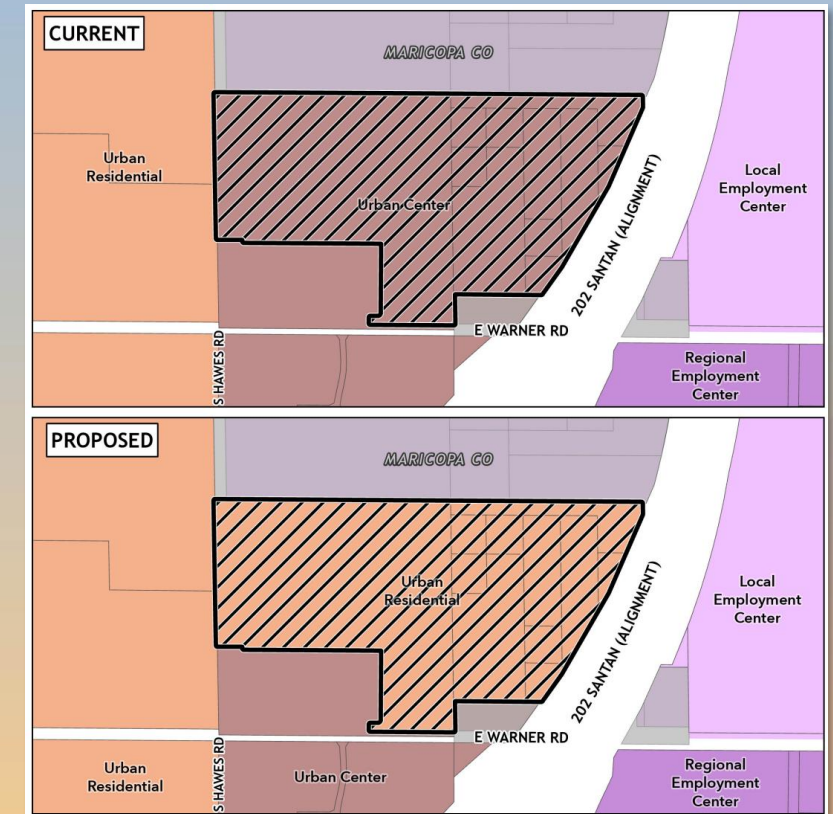
- Urban Center

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

Proposed General Plan Placetype:

- Urban Residential

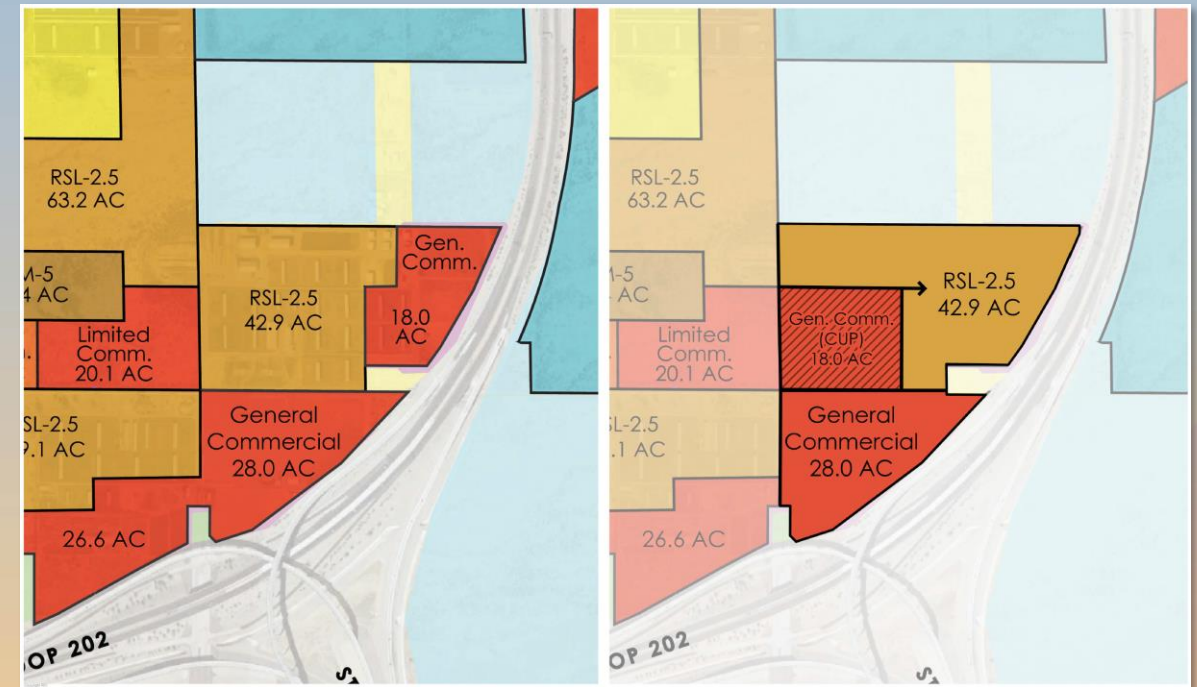
- RSL-2.5 and GC are listed as allowed zoning districts
- Single residence is listed as a primary land use





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

343 single family lots

- (72) 22' x 68' 
- (143) 30' x 97' 
- (128) 45' x 86' 

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





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

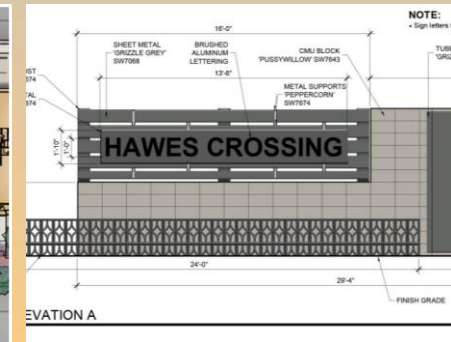
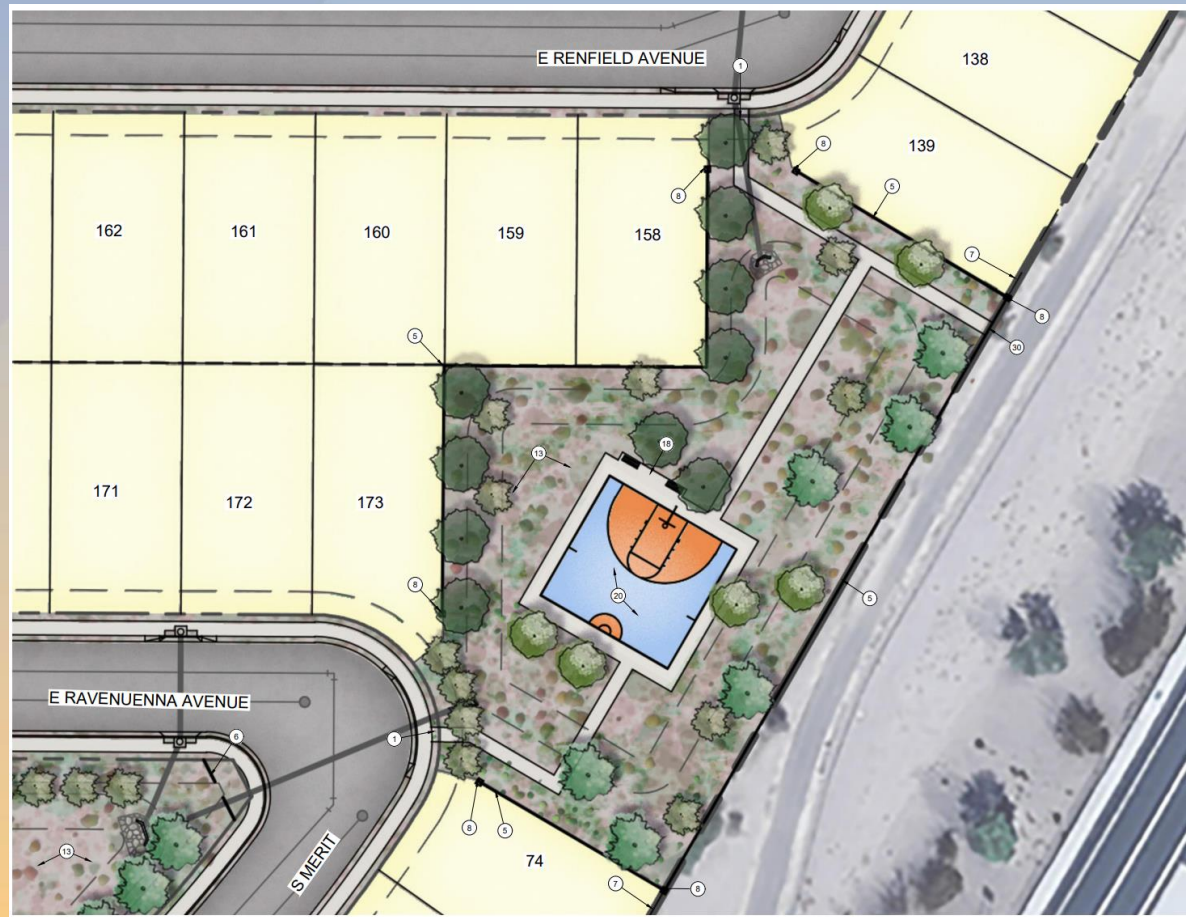
Additional Open Space

- 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



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





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



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 the 2050 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ 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 & Zoning Board



Preliminary Plat

- Allow for a 343 individually platted lots and 51 dedicated tracts
- Tracts will serve a variety of purposes – drainage, private streets, open space, and public utilities

