



Planning and Zoning Report

Date	September 24, 2025	
Case No.	GPA25-00462	
Project Name	Hawes Village 5	
Request	<ul style="list-style-type: none">Major General Plan Amendment to change the Placetype from Urban Center to Urban Residential	
Project Location	Located at the northeast corner of East Warner Road and South Hawes Road	
Parcel No(s)	304-31-015, 304-31-006L, 304-31-022C, 304-31-025, 304-31-006W,304-31-018D, 304-31-016B, 304-31-024, 304-31-006V, 304-31-026, 304-31-006P	
Project Area	50± acres	
Council District	District 6	
Existing Zoning	General Commercial with a Planned Area Development Overlay (GC-PAD) and Small Lot Single Residence-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD).	
General Plan Designation	Urban Center	
Applicant	Sean Lake / Sarah Prince, Pew & Lake, P.L.C.	
Owner	VAN RIJN DAIRY	
Staff Planner	Chloe Durfee Daniel, Planner II	

Recommendation

Staff finds that the proposal furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, including the General Plan amendment criteria outlined in Chapter 5 and Chapter 75 of the Mesa Zoning Ordinance.

Staff recommends adoption.

Project Overview

Request:

The applicant is requesting a Major General Plan Amendment to change the Placetype for 50± acre of the project site from Urban Center with an Evolve Growth Strategy to Urban Residential Placetype with an Evolve Growth Strategy (Proposed Project).

The subject request is made concurrently with a rezoning, Council Use Permit, and Specific Plan application (Case No. ZON24-00892). Through the other applications, the applicant is requesting a rezoning of 18± acres of the project site from RSL-2.5-PAD to GC-PAD with a Council Use Permit, a rezoning of 18± acres of the project site from GC-PAD to RSL-2.5-PAD, a rezoning to establish a second PAD overlay on the entire 60.8± acres, a Council Use Permit (CUP), Specific Plan approval to allow for a residential development (Proposed Project). A separate application for the Preliminary Plat will be submitted at a later date.

Per Chapter 3 of the Mesa 2050 General Plan, the purpose of the current General Plan Placetype designation, Urban Center, is to provide for mixed use areas including retail, personal services, public/semi-public uses, entertainment, recreation facilities, and a mix of other commercial uses with only limited multi-family residential up to 43 dwelling units per acre. The requested RSL-2.5-PAD District is not supported in the Urban Center Placetype.

As a result, the applicant is requesting to change the Placetype designation to Urban Residential, which allows the RSL-2.5 and GC zoning districts as well as a variety of housing types such as single-family detached and attached homes, duplexes, triplexes, quadplexes, townhomes and low-, medium-, and high-density multiple residences, as well as non-residential uses are integrated through either horizontal or vertical mixed-use development.

Per Table 2: *Placetype Change – Minor and Major Criteria* of the Mesa 2050 General Plan, the requested change is a Major General Plan Amendment.

Concurrent Applications:

- **Rezoning, Council Use Permit, Preliminary Plat, and Specific Plan:** The Planning and Zoning Board public hearing to review the proposed rezoning request, council use permit and specific plan is scheduled for September 24, 2025, to coincide with the second public hearing for the Major General Plan Amendment. (Case No. ZON24-00892). The preliminary plat is subject to administrative review by staff.

Site Context

General Plan:

- The applicant is requesting to change the Placetype designation from Urban Center to Urban Residential.
- Per Chapter 3 of the 2050 General Plan, the purpose of the Urban Residential Placetype is a diverse mixture of uses where commercial, residential, and public/semi-public uses coexist and allows for a variety of housing, such as single-family detached and attached homes, duplexes, triplexes, quadplexes, townhomes and low-, medium-, and high-density multiple residences, up to 43 dwelling units per acre.
- The Proposed Project, and concurrent rezoning, Council Use Permit, preliminary plat, and Specific Plan, is consistent with Urban Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies of the 2050 Mesa General Plan.

General Plan Amendment Approval Criteria Analysis:

Approval Criteria – Chapter 5 of the Mesa 2050 General Plan (pg. 135):

1. **Whether the proposed amendment will result in a shortage of land for other planned uses, such as, whether the change will result in a substantial and undesirable reduction in the amount of available land for employment or housing:** The proposed amendment will not result in a shortage of land for other planned uses. While approximately 50 acres of the project site are being requested to change from Urban Center to Urban Residential and are largely developed with single-family homes, the Proposed Project is requesting the addition of 7.2 acres of land to allow for single residential uses within the Placetype while maintaining a General Commercial zoning. The remaining 10.8 acres will be maintaining the Urban Center Placetype and the commercial allowances that exist today. The amendment supports the City's broader objective of increasing housing availability by enabling residential development in a location that is already compatible with surrounding land uses.
2. **Whether events after the adoption of the General Plan have changed the character or condition of the area, making the proposed amendment appropriate:** City Council adopted the 2050 General Plan and it became effective on November 21, 2024. The subject request was submitted on June 5, 2025. The proposed project is a part of the larger Hawes Crossing development across several villages and complies with the overall intent of what was approved previously with minor changes to switch the originally planned layout of commercial and residential uses.
3. **The degree to which the proposed amendment will impact the whole community or a portion of the community by:**
 - a. **Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principles, or Strategies identified in the General Plan:** The Proposed Project does not alter any existing land use patterns and is consistent

with the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan.

- b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands:** The Proposed Project, concurrent rezone, and specific plan review will not require more extensive improvements to roads, water systems or sewer. All of these improvements were expected as a part of the original Hawes Crossing development.
 - c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit:** The Proposed Project will not adversely affect surrounding development due to increased traffic congestion.
- 4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan:** The proposed amendment is consistent with the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan. Specifically Strategies:
- N1. Promote complete communities in both existing and new neighborhoods.
 - H1. Create more opportunities for housing options.
 - H2. Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
 - PO1. Provide a diverse range of neighborhood, community, and regional parks within on-half mile of all residential areas.
 - PO2. Integrate bicycle and pedestrian pathways into the City's parks and open space system.
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- 5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa:** The proposed amendment constitutes an overall improvement to both the General Plan and the City of Mesa by facilitating the development of the larger Hawes Crossing development and Village 5 specifically by reducing the overall size of the Urban Center Placetype while maintaining most of the allowed uses within the Urban Center Placetype through Urban Residential.
- 6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria:** The Proposed Project represents a significant investment in the area. The addition of a high-quality future commercial and proposed residential development in this area helps to fulfill a number of strategies identified in the General Plan by creating additional housing opportunities and providing access to and creating new open spaces within new residential area.

Mesa Gateway Strategic Development Plan:

- The Proposed Project is located within the Inner Loop District of the Mesa Gateway Strategic Development Plan.
- This area will contain a high-quality, mixed-use environment that is compatible with the Mesa Gateway airport including a medium-density residential character with a mix of commercial and office use as well as light industrial uses.
- The Proposed Project is consistent with the Mesa Gateway Strategic Development Plan and will strengthen the area by adding to its residential density and variety of housing types, and creating a sense of place; in these ways this furthers to Vision, Guiding Principles or Strategies identified in the 2050 Mesa General Plan.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Meeting:

A neighborhood meeting was held on October 29, 2024, with no neighbors attending.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff has not received any questions or comments on the Proposed Project.

Staff Recommendation

The requested Major General Plan Amendment to change the Placetype designation from Urban Center with an Evolve Growth Strategy to Urban Residential with an Evolve Growth Strategy furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, and conforms with the General Plan amendment criteria outlined in Chapter 5 and Chapter 75 of the Mesa Zoning Ordinance.

Staff recommends Adoption

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – General Plan Amendment Map

Exhibit 3 – Project Narrative

Exhibit 4– Citizen Participation Plan

Exhibit 5 – Citizen Participation Report