



HAVEN AT HAWES

Major General Plan Amendment



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1. INTRODUCTION

Located at the southeast corner of east Mesquite Street and south Hawes Road within unincorporated Maricopa County (the “Site”) is an undeveloped parcel of approximately 38.03 gross acres within the City of Mesa (the “City”). The Site is currently designated as a Local Employment Center within the City of Mesa’s 2050 General Plan (“General Plan”). Refer to **Exhibit 1: Vicinity Map** for further details on the Site’s location.

1.1 PURPOSE OF REQUEST

The proposed Major General Plan Amendment (“MGPA”) seeks to amend the General Plan designation for the Site from Local Employment Center to Urban Residential to allow for the development of a single-family residential community consistent with the surrounding land use pattern. The amendment will support the development of approximately two hundred fifty (250) single-family detached residential units at an overall density of 6.57 dwelling units per acre (du/ac). The Site is planned for annexation into the City of Mesa, which will facilitate the rezoning and infrastructure improvements needed to support the proposed development.

The development will include two (2) primary access points—one (1) along Hawes Road and one (1) along Mesquite Street—designed to provide safe and efficient circulation. The project will also include half-street improvements along both roadways to enhance connectivity and support future growth in the area.

The community will feature a central amenity area with recreational amenities and open space integrated with the overall Site design. Additional open spaces and passive recreational areas will be located throughout the development to promote connectivity and community interaction. Drainage improvements will be incorporated into the Site’s design to manage stormwater runoff and support the overall infrastructure framework.

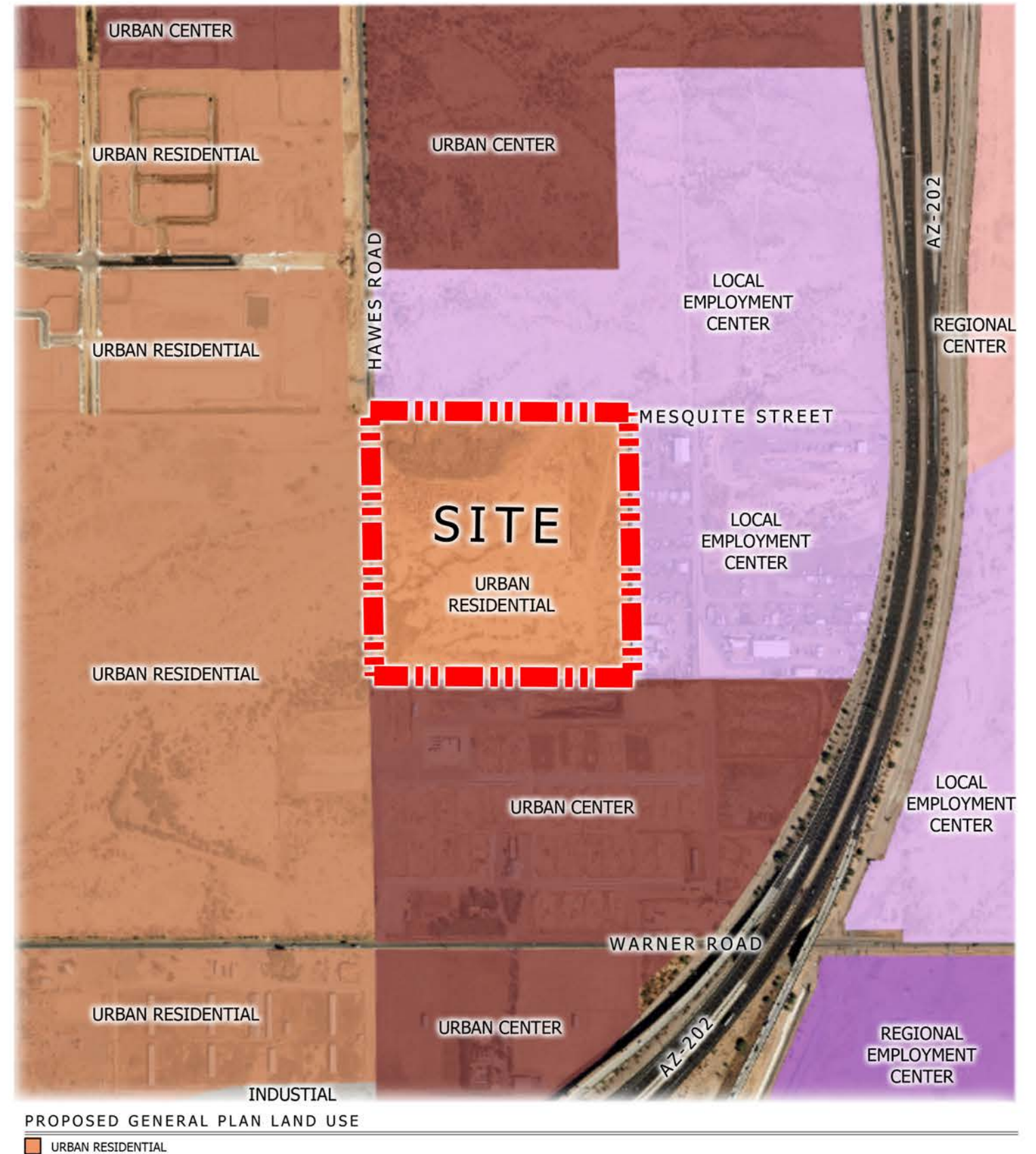
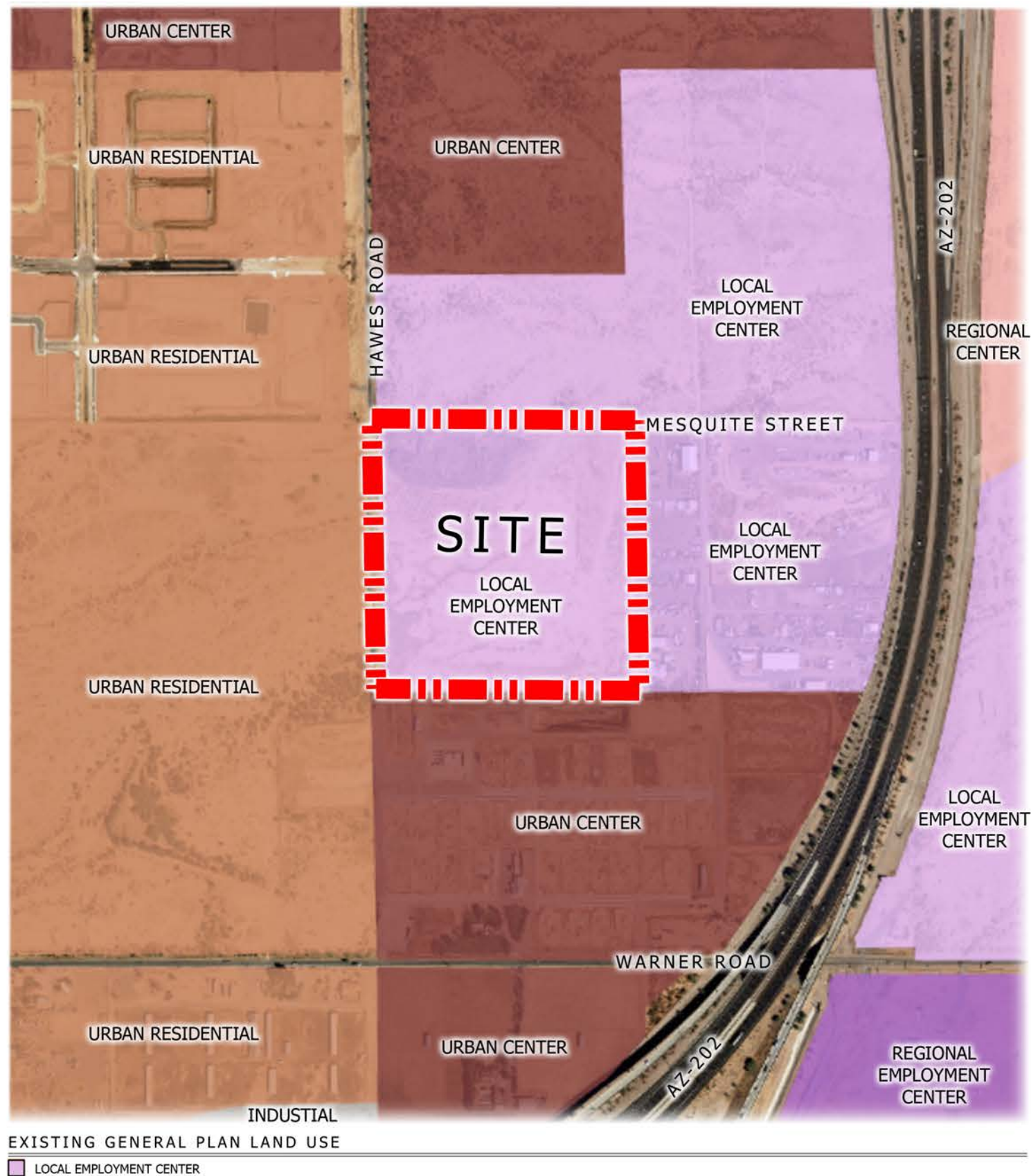
The proposed amendment reflects the City’s long-term vision for growth by encouraging residential development that enhances neighborhood character, supports infrastructure improvements, and broadens housing availability.



2. EXISTING RELATIONSHIP TO SURROUNDING PROPERTIES

The Site is currently designated as Local Employment Center under the City of Mesa’s 2050 General Plan and zoned IND-2 (Light Industrial) under Maricopa County jurisdiction. The proposed amendment will change the land use designation to Urban Residential and establish a Planned Area Development (PAD) overlay district to allow for residential development. The Site is surrounded by a mix of existing and planned residential and light industrial uses, with residential development to the south and light industrial uses to the east. Refer to **Exhibit 2: Existing and Proposed Land Use Map** for additional details.

TABLE 2.1: RELATIONSHIP WITH SURROUNDING PROPERTIES			
Direction	Existing City General Plan Land Use Category	Existing Zoning	Existing Use
Site	Local Employment Center	Light Industrial (IND-2) per Maricopa County	Undeveloped
North	Local Employment Center	Light Industrial (LI) per City of Mesa	Undeveloped
South	Urban Center	Small Lot Single Residence (RSL-2.5) per City of Mesa	Single-Family Residential under development
East	Local Employment Center	Light Industrial (IND-2) per Maricopa County	Light industrial/ Outdoor storage areas
West	Urban Residential	Small Lot Single Residence (RSL-2.5) per City of Mesa	Undeveloped



3. CONFORMANCE WITH CITY PLANS

The Site is designated as a Local Employment Center under the City of Mesa's 2050 General Plan. A General Plan Amendment is proposed to change the land use designation from Local Employment Center to Urban Residential. The proposed residential development aligns with nearby residential, and employment uses, fostering a balanced land use framework. The nearby Hawes Crossing community includes residential areas that will align well with the character of the proposed development, fostering a cohesive integration with the surrounding neighborhoods.

Due to the fact that the policies in the General Plan can relate to and fulfill more than one (1) goal, this application will address the policies being met:

A. **N1:** Promote complete communities in both existing and new neighborhoods.

1. Response: The proposed development includes single-family detached units and a diverse range of community amenities, including a central amenity area with a pool, open play turf, and play structures. Additional amenities will include fitness equipment, pickleball courts, group ramadas, artificial turf, bag toss, festoon lighting, and a trail and path network. The community will be HOA maintained, ensuring long-term management, and a cohesive community structure.

B. **N2:** Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.

1. Response: The Site is currently undeveloped and located within an area experiencing ongoing construction and emerging growth. While it may not meet the strict definition of infill, the development will contribute to the orderly expansion of the City's residential base and support the surrounding area's transition into a cohesive neighborhood.

C. **N3:** Continue to provide robust code compliance programs to ensure neighborhoods are clean and well-maintained.

1. Response: The Site will be governed by an HOA with established CC&Rs to ensure long-term maintenance, compliance with City standards, and consistent neighborhood appearance.

D. **N4:** Use neighborhood planning to engage local communities and define neighborhood-specific character, values, and policies.

1. Response: The proposed development will follow the City of Mesa's neighborhood planning process to engage the community and gather input on neighborhood character, values, and policies. The Site is designed to reflect the City's long-term vision while accommodating feedback from local stakeholders to create a cohesive and well-integrated community.

E. **N5:** Improve street and open space network connectivity within neighborhoods and to local-serving amenities.

1. Response: The Site will provide sidewalks connecting to future adjacent developments, supporting pedestrian and bike mobility. While there are no existing trails or bike routes near the Site, the internal trail and sidewalk network will support future connectivity as the surrounding area develops.

F. **CM1:** Design an integrated transportation network that safely and efficiently moves people and goods.

1. Response: The proposed circulation plan includes two (2) primary access points, a west access on Hawes Road and a north access on Mesquite Street. Internal private streets will be designed to ensure efficient and safe traffic flow throughout the community and will accommodate emergency vehicles and service trucks. Both entry points will be gated, ensuring controlled access while maintaining consistent traffic flow. No traffic signals or turn lanes are proposed at the access points at this time. The community will provide half-street improvements to both Hawes Road and Mesquite Street as part of the development.

G. **CM2:** Provide a complete, connected, and safe network of on- and off-street active transportation infrastructure.

1. Response: The Site will feature a path and trail network integrated with the drainage channels and open space, supporting pedestrian and bike mobility. Trails will be surfaced with decomposed granite or similar materials to ensure durability and comfort for pedestrians and cyclists. Paths will connect to future developments around the Site, enhancing overall neighborhood connectivity. All paths will be designed to meet ADA accessibility standards and will be lit for safety and usability at night.

H. **PO1:** Provide a diverse range of neighborhood, community, and regional parks within one-half (1/2) mile of all residential areas.

1. Response: The development includes a central amenity area featuring a pool, open play turf, and play structures. Additional park and open space features located throughout the community include fitness equipment, pickleball courts, group ramadas, artificial turf, bag toss, festoon lighting, and an interconnected path and trail network. All residential units within the development will be located within one-half (1/2) mile of the central amenity area, ensuring convenient access to recreational opportunities. According to the City of Mesa's Park Service map, the Site is located in an area identified as being in moderate need of a new park. While the community's gated status means that the amenity will primarily serve residents rather than the broader public, it will contribute to enhancing the overall recreational network within the surrounding area.

I. **PO2:** Integrate bicycle and pedestrian pathways into the City's parks and open space system.

1. Response: The development will feature a path and trail network integrated with the drainage channels and open space. Paths will connect to future developments around the Site, supporting pedestrian and bike mobility within the neighborhood. Since there are not any existing City parks or regional trails nearby, the internal trail system will focus on enhancing internal connectivity and future neighborhood integration.

- J. **PO3:** Continue to provide inclusive park and recreation programs for all residents, including underrepresented populations.
1. Response: The amenity area and open spaces will provide opportunities for a variety of recreational activities accessible to all residents. Seating areas, shade structures, ramadas, and shade trees will be located throughout the site to enhance comfort and accessibility. While the recreational programming will generally support multi-generational and ADA-compliant use, the specific details will remain flexible to accommodate a range of user needs.
- K. **PO4:** Maintain the long-term viability of park and recreation facilities through ongoing maintenance and investment.
1. Response: The community will be maintained by an HOA, which will be responsible for the upkeep of all park facilities, paths and trails, and open spaces. Established CC&Rs will ensure consistent maintenance and long-term compliance with City standards.
- L. **ED1:** Attract businesses and employers that create jobs with wages at or above the regional average.
1. Response: The Site's location near adjacent industrial land uses and the 202 Loop freeway creates opportunities to attract and retain a local workforce. Its position north of the Mesa Gateway Airport makes it a convenient housing option for employees working in nearby industrial and commercial areas.
- M. **ED2:** Invest in Mesa's workforce development.
1. Response: By providing high-quality housing near the 202 Loop freeway and adjacent to industrial land uses, the development could support workforce retention and attract new talent. The target demographic for the community is expected to be broad and diverse.
- N. **ED3:** Sustain a business climate that fosters entrepreneurs and small businesses.
1. Response: The increase in residential units will create a larger customer base for local businesses and services, contributing to Mesa's overall economic growth. The Site's close proximity to the 202 Loop freeway and the Mesa Gateway Airport may also encourage future commercial development, enhancing the City's business climate.
- O. **ED4:** Protect and promote Mesa's airports as global connections for tourism and business development.
1. Response: The Site's location north of the Mesa Gateway Airport supports this goal by offering convenient housing options for employees in aviation-related industries and businesses that serve airport operations, even though the development itself is residential.

P. **ED5:** Promote Mesa as a regional commercial, entertainment, and tourist destination.

1. Response: Although there are no significant commercial or entertainment centers near the Site, its proximity to the 202 Loop freeway provides convenient access to regional destinations and potential future commercial hubs.

4. AMENDMENT APPROVAL CRITERIA

The City of Mesa's 2050 General Plan establishes Amendment Approval Criteria to guide the evaluation of General Plan Amendments and ensure consistency with the community's long-term vision. The following section addresses each of the criteria in relation to the proposed amendment, demonstrating that the request supports orderly growth, aligns with the City's planning objectives, and provides a balanced framework for future development.

A. 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.

1. Response: The proposed amendment will not result in a shortage of land for other planned uses. As shown in the **Exhibit 1: Vicinity Map** and **Exhibit 2: Existing and Proposed Land Use Map**, the Site is surrounded by large areas of vacant and undeveloped land designated for both employment and residential uses. Significant areas designated as Local and Regional Employment Centers remain along the Loop 202 and near Phoenix-Mesa Gateway Airport, ensuring that the City will continue to have sufficient land to accommodate long-term job growth. Transitioning this Site from a Local Employment Center designation to Urban Residential aligns it with adjacent Urban Residential and Urban Center designations while maintaining a balanced land supply. The amendment increases needed housing opportunities near existing and planned employment nodes without creating a substantial or undesirable reduction in the overall employment land inventory.

B. Whether events after the adoption of the General Plan have changed the character or condition of the area, making the proposed amendment appropriate.

1. Response: Since the adoption of the General Plan, the character of the area surrounding the Site has shifted toward residential development. Large master-planned communities such as Hawes Crossing are underway to the northwest, and additional residential projects are planned or under construction nearby. Much of the land surrounding the Site remains vacant, providing flexibility for new growth and transitions in land use. At the same time, employment activity has become more concentrated along the Loop 202 corridor and near Phoenix-Mesa Gateway Airport, where large tracts of land remain designated for employment uses. These conditions demonstrate a clear trend toward residential neighborhoods in this portion of Mesa, making the proposed Urban Residential designation appropriate and consistent with the evolving context.

C. The degree to which the proposed amendment will impact the whole community or a portion of the community by:

1. Altering acceptable existing land use patterns in a significant way that is contrary to the Vision, Guiding Principles, or Strategies identified in the General Plan.

a. Response: The proposed amendment does not significantly alter existing land use patterns. The Site is planned for a cohesive residential neighborhood that complements adjacent Urban Residential and Urban Center designations. Rather than being contrary to the General Plan, the amendment reinforces the Vision to create complete communities by integrating housing with nearby employment areas along the Loop 202 corridor.

2. Requiring larger or more extensive improvements to roads, sewer, or water systems than are necessary to support the prevailing land uses which may negatively impact development of other lands.

a. Response: The proposed amendment will not require more extensive infrastructure improvements than what is anticipated to serve this area. The Site includes a logical street layout with connections to Hawes Road and Mesquite Street, both of which are planned for improvements consistent with residential development. Utilities will be extended in accordance with City standards, and the Site will provide half (1/2) street improvements along both frontages. These improvements are consistent with surrounding development patterns and will not negatively affect other lands.

3. 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 and transit.

a. Response: The Site is not expected to adversely impact existing uses. Access will be provided from Hawes Road and Mesquite Street, and the traffic generated by the two hundred fifty (250) single-family units can be accommodated by the planned roadway network. Half-street improvements and an internal circulation system will further support safe and efficient mobility. Pedestrian and bicycle connections within the Site will enhance nonmotorized travel options, consistent with City goals for multimodal connectivity.

D. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan.

1. Response: The proposed amendment is consistent with the Vision, Guiding Principles, and Strategies of the City of Mesa 2050 General Plan. The amendment supports the creation of complete communities by introducing new housing in proximity to employment corridors and transportation networks. It aligns with strategies to balance jobs and housing, expand residential options in growth areas, and promote cohesive neighborhoods that are well-connected through infrastructure and open space. By transitioning the Site from a Local Employment Center to Urban Residential, the amendment strengthens the City's long-term planning framework and reflects the General Plan's emphasis on adaptability to changing conditions.

E. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa.

1. Response: The proposed amendment constitutes an overall improvement to the General Plan by ensuring that land use designations reflect current development trends and community needs. Shifting the Site to Urban Residential strengthens the balance between housing and employment opportunities in southeast Mesa, where large tracts of employment land remain available along the Loop 202 and near Phoenix-Mesa Gateway Airport. The amendment enhances the City's ability to deliver high-quality residential neighborhoods that support workforce housing, connectivity, and long-term community vitality.

F. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria.

1. Response: The amendment provides needed housing opportunities in proximity to employment areas, supports efficient use of planned infrastructure, and aligns with the City's vision for balanced growth. Potential impacts such as traffic or infrastructure demand are mitigated through planned roadway improvements, utility extensions, and internal circulation systems. Overall, the amendment delivers long-term community benefits by strengthening Mesa's housing supply, supporting workforce retention, and fostering cohesive neighborhood development without diminishing the availability of employment land.

5. ADDITIONAL CONSIDERATIONS

5.1 ECONOMIC IMPACT

Residential development on the currently undeveloped Site will contribute to the City's tax base through increased property values and sales tax revenues. The introduction of new housing will support local economic activity by increasing demand for goods and services and creating employment opportunities in construction, retail, and service industries. The Site's proximity to the Loop 202 and the Mesa Gateway Airport further enhances its potential to attract workforce residents and support local businesses.

5.2 BALANCED GROWTH

The Site supports the City's goal of balanced growth by adding housing opportunities and incorporating recreational spaces through designated open space, trails, and parks. These features contribute to a well-rounded community that enhances quality of life and aligns with the General Plan's vision for balanced development. While all lots are consistent in size, the community will feature multiple home plans and a variety of architectural styles, such as Spanish, Craftsman, and Farmhouse to offer design diversity and accommodate a broad range of household preferences and lifestyle needs.

5.3 INFRASTRUCTURE IMPACT

Water and sewer service will be provided through connections to the City of Mesa's existing infrastructure. No lift stations or pump stations are required, and the internal sewer network will be gravity-fed. Offsite improvements will be determined through coordination with the City during future planning stages. The development will also provide half-street improvements along both Hawes Road and Mesquite Street to support efficient traffic flow and pedestrian connectivity.

5.4 SCHOOL DISTRICT COORDINATION

The Site is located in proximity to the Gilbert Unified School District and Queen Creek Unified School District, along with several charter schools. Coordination with the districts will occur during future planning stages if enrollment impacts are anticipated. The Master Developer will work with the district to assess needs and mitigate any potential impacts.

5.5 ENVIRONMENTAL CONSIDERATIONS

There are no known environmental, archaeological, or historical resources on the Site. Any future findings will be addressed in accordance with City and State requirements.