

**Formal Site Plan & Design Review Applications  
NARRATIVE**

FOR

***Hawes Crossing MX***

**Village 1**

Mesa, Arizona

July 31, 2023

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## **I. Purpose of Request**

Formal Applications for Site Plan and Design Review submissions.

## **II. Existing Conditions**

The subject property is located at the northwest corner of East Elliot Road and 82<sup>nd</sup> Street in the City of Mesa and encompasses 11.69 acres of vacant land (the “Property”). The subject property (APN#: 304-04-032 & 304-04-007W) is included in the recently approved Hawes Crossing PAD (ZON17-00606) and is currently zoned Mixed-Use (“MX”) zoning. The General Plan Land Use Designation for the Property is “Mixed Use Activity/Employment” which allows for the proposed project.

The Property is currently raw land that has historically been a part of a dairy farm. There are no structures on the Property at this time.

## **III. Project Overview**

### Project Description

The proposed project consists of 7.19 acres of multi-family residential and 4.50 acres of commercial uses, creating a horizontally mixed-use development. The multi-family portion of the project will be developed as a luxury residential community of farmhouse design style inspired multifamily product.

A large open space and amenity area has been provided in the center of the multi-family residential area. Additionally, an urban plaza has been created at the corner of 82<sup>nd</sup> Street and Elliot Road adjacent to the commercial portion of the project.

There are a total of 233 multi-family residential dwelling units proposed, offering Studio, 1-Bedroom, and 2-Bedroom options. Additionally, there is approximately 20,000 square feet of commercial/retail space available on the southern portion of the project. The proposed project will cater to working professionals and families that want to take advantage of Mesa’s live, learn, work, and play community by allowing immediate, walking-distance access for the residents of the residential portion of the project. The project fills the strong demand for diversity in housing product while maintaining the City’s vision for the area.

### Site Layout & Design

Building placement has been developed to thoughtfully maximize the privacy of the residential space and the visibility of the commercial space. Commercial spaces line the Elliot Road frontage in order to meet the City’s goal of a more urban pattern along that corridor. Building orientations vary to enhance privacy and to provide architectural variation on the Property.

The main amenity space in the center of the residential portion of the Property and pedestrian connections are provided throughout, connecting the commercial and residential areas internally. These connections extend to the public street ROW's adjacent to the Property, thereby providing connections to other areas of Hawes Crossing. Ample open space is provided throughout and in between buildings to enhance open space and resident experience.

### Vehicular Access & Circulation

The Property is proposed to be accessed from both Elliot Road and 82<sup>nd</sup> Street, with a shared main access point for the commercial and residential areas on Elliot Road and a secondary access points along 82<sup>nd</sup> Street (one for the commercial area, located as far north from Elliott Road as possible, and an exit-only access for the residential area). Internal drive circulation is provided in between all of the proposed buildings. Drive through lanes have been designed to move all queuing to the rear of the commercial area thereby hiding it from view from the adjacent Elliot Road ROW. Drive through service windows are located behind and on the side of the buildings where they will also not be too visible from the adjacent public ROW.

### Parking

The project proposes a total of 407 parking stalls for the residential portion of the project (233 of which are covered), an overall ratio of approximately 1.75 spaces per unit.

Parking for the residential portion of the project surrounds the main buildings as open, covered, and garage parking. Garage units were added along 82<sup>nd</sup> Street to avoid having open parking visible from that roadway. There will be additional screening between the garage units to further screen the parking areas.

The project proposes a total of 109 parking stalls for the non-residential portion of the project. All parking for the non-residential portion is parked above City code which requires 92 spaces.

### Open Space, Landscaping & Amenities

The main amenity space in the center of the residential portion of the Property has a large pool, a variety of landscaping treatments, BBQ areas, a trellis, lounge seating areas, a fitness center, and interactive clubhouse space. Additionally, an urban plaza has been created at the corner of 82<sup>nd</sup> Street and Elliot Road adjacent to the commercial portion of the project.

Ample open space is provided throughout and in between buildings to enhance open space and resident experience. Landscaping is in accordance with the City's requirements to provide fluidity between the individual character of the residential and

commercial portions of the project, and to provide screening from the adjacent public ROW's.

#### Pedestrian Circulation & Connectivity

Particular attention has been paid to pedestrian scale, experience, and circulation. One of the main goals laid out in the Hawes Crossing PAD is to provide greater pedestrian connectivity and accessibility. The internal commercial and residential sites are connected internally to ensure that residents of northern portion can enter the commercial portion as pedestrians rather than traveling by car. Pedestrian activity is encouraged by locating direct ROW connections within the Village 1 parcels as well as to the mixed-use site of Village II to the south. The open trail area also connects both sides of the Property to the residential area and Elliot Road.

#### Entry Monumentation & Signage

Monumentation identifying the project will be located at the main entrance along Elliot Road. Conceptual designs have been provided with this application. The conceptual designs are cohesive with, and complimentary to, the surrounding area.

#### Off-Site Improvements

Off-site Improvements will be constructed per the approved PAD, Development Agreement, and approved infrastructure plans. The applicant is coordinating with the other property owners in Hawes Crossing to coordinate these improvements and will continue to work with the City to ensure adequate improvements are constructed to serve the project.

### **IV. Proposed Residential Product**

The residential housing product package provided with these applications contemplates a farmhouse design style inspired multi-family product that is proposed for the Property. The non-residential portion is designed to complement the multi-family design and utilize similar colors and design elements to make a cohesive project. This project will meet all the City's site and design requirements while also seeking to blend the residential design into the current and historically rural character of the area.

### **V. Compliance with Hawes Crossing PAD**

The proposed project is in compliance with the requirements and provisions within the Hawes Crossing PAD, the City of Mesa Zoning Ordinance, and the approved Development Agreement. The proposed project specifically meets Section 6.3.4 of the PAD and Sec. 4 of the Development Agreement, which require 35% of the Specific Plan, by area (for horizontally mixed uses), be developed as non-residential uses. Further per

Section 4.2 of the Development Agreement, no residential, whether attached or detached, has been located within 200-hundred feet of Elliot Road.

## **VI. Conclusion**

Hawes Crossing MX Village 1 is a unique multi-family and commercial farm-inspired development that will bring needed housing product and commercial/retail services to the area while blending with the rural history and the visions of both Hawes Crossing and the City of Mesa.