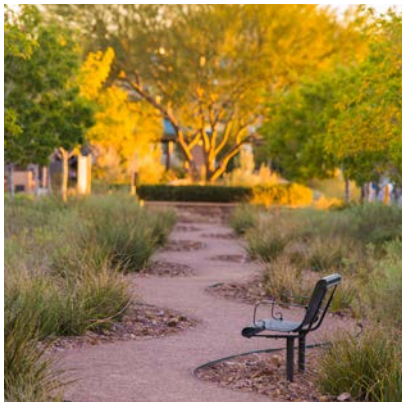




# HAVEN AT DESTINATION

## Major General Plan Amendment



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Please note that the numbering of exhibits, tables, and figures throughout this document are designed to correspond directly to the sections of text to which they are related.

# 1. INTRODUCTION

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Located at the northwest corner of North Meridian Road and Arizona State Route 24 ("SR24"), Haven at Destination (the "Site"), is an undeveloped parcel encompassing approximately 28.57 gross acres (27.53 net acres) within the City of Mesa (the "City"). The Site is currently designated as a Urban 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

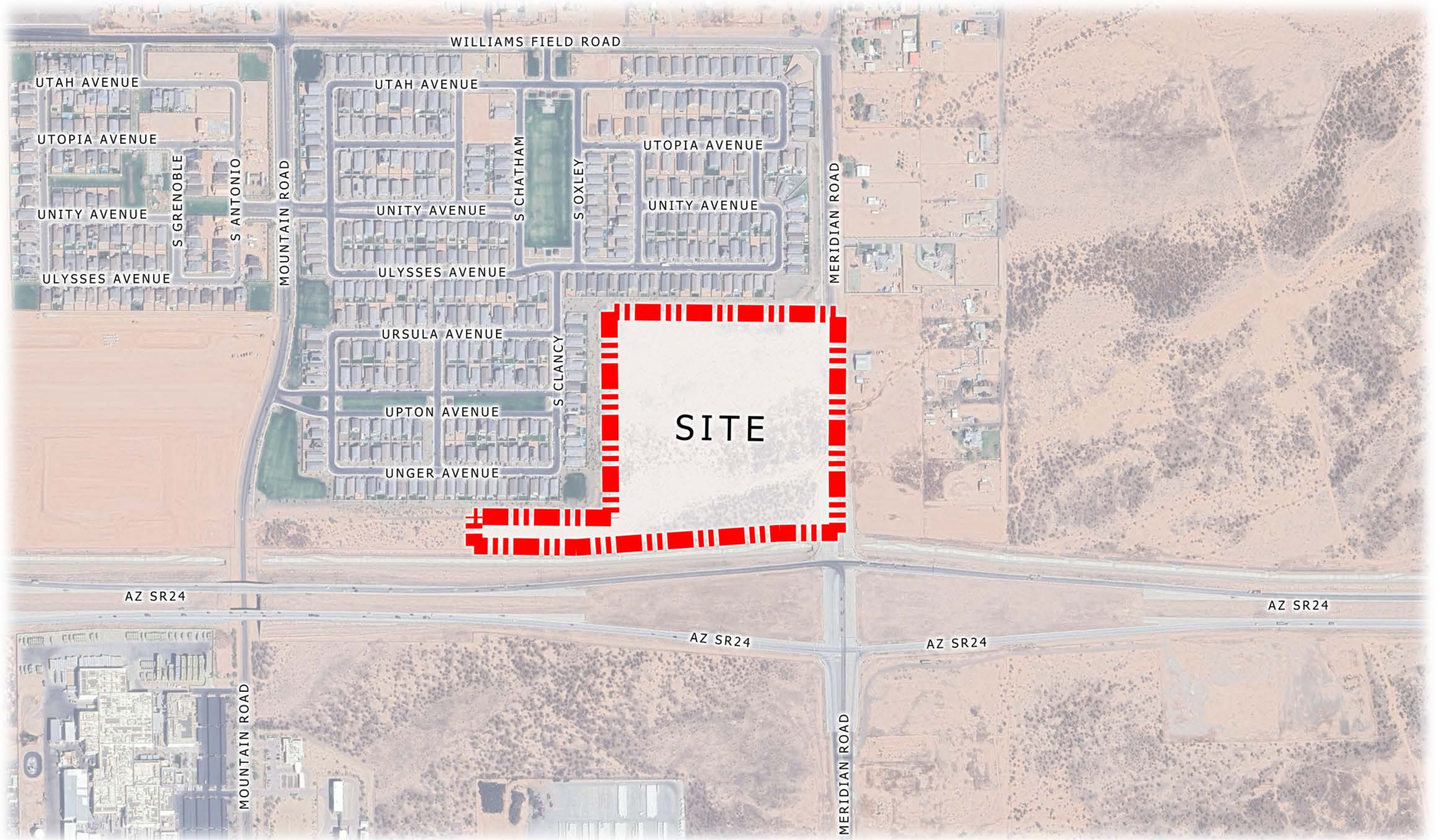
The proposed Major General Plan Amendment ("MGPA") seeks to amend the General Plan land use designation for the Site from Urban Center to Mixed Residential to allow for the development of a single-family residential community. The amendment aligns with the surrounding land use pattern and supports the City's vision for quality residential growth adjacent to key transportation corridors. The amendment will support the development of approximately one hundred sixty-eight (168) single-family detached residential units at an overall density of 5.88 dwelling units per acre (du/ac). A Planned Area Development ("PAD") overlay is proposed concurrently to establish customized development standards that reflect the character and goals of the project.

The development will provide one (1) primary access point along Meridian Road and will include half-street improvements to enhance circulation, support connectivity, and accommodate future growth in the area. Internal streets will be public.

The amenity area, located near the community's entry, will serve as the primary recreational space for residents and offer a variety of active and passive features designed to accommodate a range of ages and interests. The amenity is prominently visible upon entry and within one-quarter (1/4) mile of all homes, making it accessible from all areas of the development. The development will feature native and regionally appropriate landscape to support sustainability and long-term maintenance.

The proposed amendment reflects the City's vision for well-balanced growth by facilitating the transition of an undeveloped parcel into a thoughtfully designed residential neighborhood. The development will support City goals related to housing diversity, infrastructure investment, and recreational accessibility in a location with strong transportation connectivity and proximity to existing and planned development.







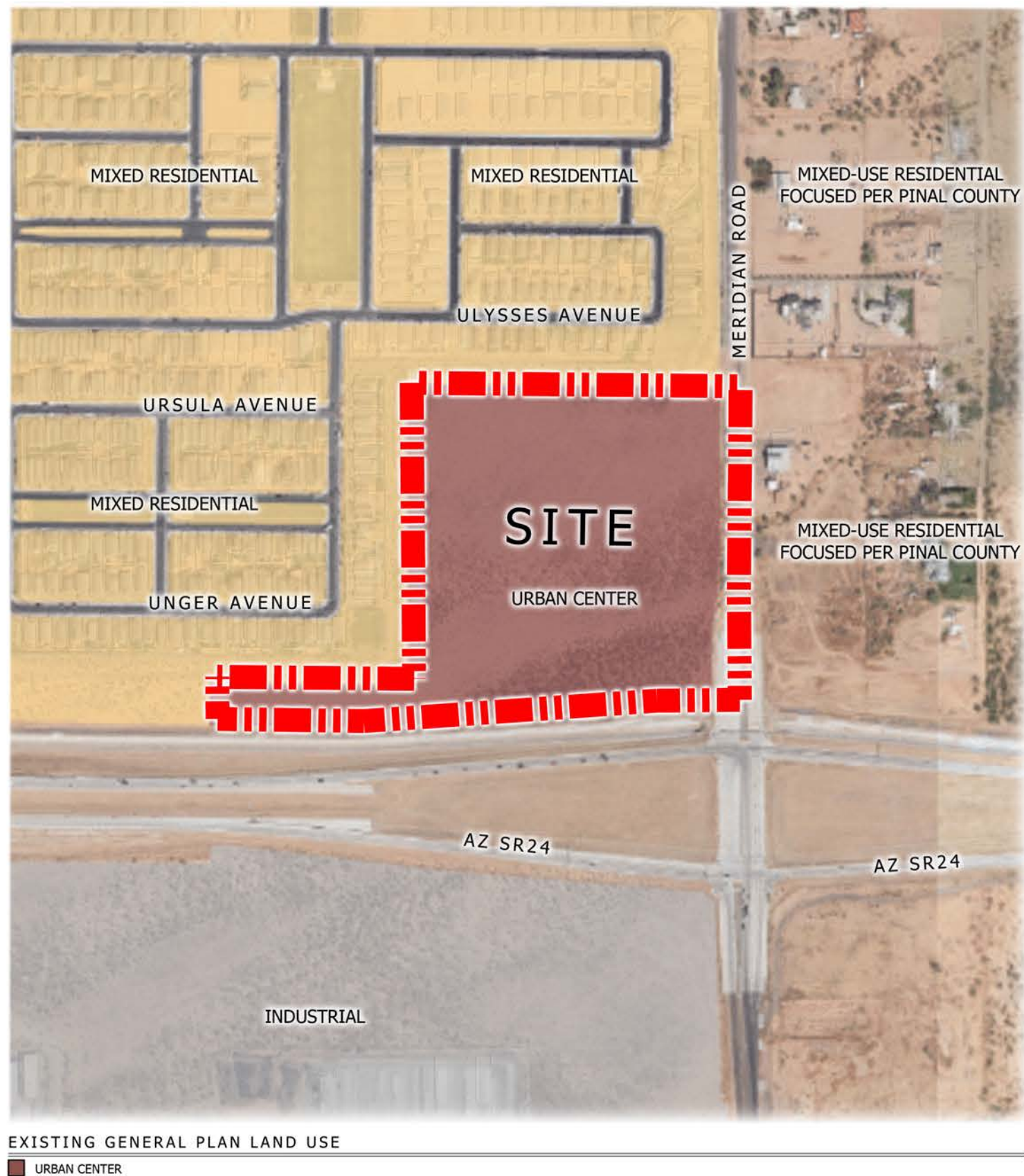
## 2. EXISTING RELATIONSHIP TO SURROUNDING PROPERTIES

The Site is currently designated as Urban Center under the General Plan and is zoned General Industrial (GI). The proposed amendment will change the land use designation to Mixed Residential and establish a PAD zoning overlay to allow for the development of a single-family residential community. **Table 2: Relationship with Surrounding Properties** summarizes the existing land use, zoning and uses of adjacent properties.

Refer to **Exhibit 2: Existing and Proposed Land Use** for additional details.

TABLE 2: RELATIONSHIP WITH SURROUNDING PROPERTIES			
Direction	Existing City General Plan Land Use Category	Existing Zoning	Existing Use
Site	Urban Center	General Industrial (GI)	Undeveloped
North	Mixed Residential	Single Residence (RS-6)	Single-Family Residential
South	Industrial	General Industrial (GI)	Industrial/ Outdoor storage areas
East	Mixed-Use Residential Focused per Pinal County	General Rural Zoning District (GR) per Pinal County	Single-Family Residential
West	Mixed Residential	Single Residence (RS-6)	Single-Family Residential







### 3. CONFORMANCE WITH CITY PLANS

The Haven at Destination PAD supports the goals and policies of the General Plan and is consistent with the vision for responsible and well-planned growth. While the Site is currently designated Urban Center in the General Plan, the proposed MGPA to re-designate the Site to Mixed Residential will allow the planned single-family detached neighborhood. The proposed development contributes to the creation of complete communities, expands housing choice, and aligns with key goals under the General Plan's thematic chapters.

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: Haven at Destination will contribute to a complete neighborhood by introducing a walkable residential environment with on-site open space, an amenity, and direct access to major transportation corridors.
- B. **N4:** Use neighborhood planning to engage local communities and define neighborhood specific character, values, and policies.
  - 1. Response: The PAD provides a regulatory framework tailored to the Site's context, including custom landscape, wall, and architectural guidelines to guide the neighborhood's future identity.
- C. **N5:** Improve street and open space network connectivity within neighborhoods and to local amenities.
  - 1. Response: The Site includes a clearly defined internal street and path system with direct access to the amenity area, sidewalks throughout, and half-street improvements along Meridian Road to support future local and regional connectivity.
- D. **H1:** Create more opportunities for housing options.
  - 1. Response: The development will provide approximately one hundred sixty-eight (168) single-family homes, on 39' x 80' lots, to increase housing diversity and expand Mesa's inventory of for-sale housing in a growing area.
- E. **H2:** Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
  - 1. Response: The development provides traditionally scaled single-family lots that may appeal to a broad range of household types seeking new housing options in southeast Mesa.
- F. **CM1:** Design an integrated transportation network that safely and efficiently moves people and goods.
  - 1. Response: The internal street system provides public right-of-way designed to accommodate all modes of transportation, including emergency access and pedestrian movement, and connects to Meridian Road. The Site's proximity to SR24 enhances regional mobility and supports access to employment centers, services, and future growth areas in southeast Mesa.



- G. **CM2:** Provide a complete, connected, and safe network of on- and off-street active transportation infrastructure.
1. Response: The development includes ADA-accessible concrete sidewalks throughout the Site, connecting residents to open space and streets.
- 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 proposed open space network includes 7.23 acres of combined open space and drainage areas, as well as a 1.20-acre Amenity located near the community entrance and a 0.94-acre Pocket Park located on the southwest corner of the Site. The amenity is within one-quarter (1/4) mile of all homes, providing accessible recreational opportunities for all residents.
- I. **PO3:** Continue to provide inclusive park and recreation programs for all residents, including underrepresented populations.
1. Response: The community amenity is designed to support multi-generational use and features shaded play areas, seating, turf, and recreation courts accessible to all residents.
- J. **LU1:** Promote a balance of land uses to enhance the quality of life for current and future generations.
1. Response: The PAD replaces underutilized industrial zoning with single-family residential uses that align with surrounding development trends and planned infrastructure investments. The proposed land use supports a more balanced and cohesive land use pattern by introducing housing in proximity to nearby employment areas, freeway access, and existing residential neighborhoods. This transition enhances quality of life by creating opportunities for new residents to live near where they work, shop, and recreate, while also contributing to the City's long-term vision for managed and sustainable growth.
- K. **LU2:** Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.
1. Response: Streetscape design, wall treatments, landscape elements, and signage will work together to establish a unified community identity consistent with placemaking principles.
- L. **ED1:** Attract businesses and employers that create jobs with wages at or above the regional average.
1. Response: The development supports nearby job centers and SR24 freeway infrastructure by introducing additional housing to meet workforce demands and balance job-housing relationships in southeast Mesa.
- M. **PF3:** Provide sustainable energy, water, sewer, solid waste, and storm sewer services to residents.
1. Response: The Site will connect to existing City utilities and be developed in compliance with Mesa's Engineering and Design Standards, including requirements for sustainable infrastructure.

## 4. ADDITIONAL CONSIDERATIONS

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### 4.1 ECONOMIC IMPACT

The proposed residential development will generate long-term economic benefits through increased property tax revenues, job creation during construction, and support for local retail and service industries. The addition of one hundred sixty-eight (168) new homes will bring new residents to the area, helping to activate nearby employment centers and commercial areas along the SR24 corridor. The Site's location near SR24 freeway connection further enhances its ability to attract a diverse range of future residents, including those employed in nearby industrial and commercial related sectors.

### 4.2 BALANCED GROWTH

The proposed MGPA supports the City's goal of encouraging balanced growth by introducing residential uses that complement nearby employment and transitional land uses. The development will contribute to a mix of land uses in the surrounding area, encouraging an efficient and thoughtful land use pattern. The PAD overlay ensures development standards and design approaches that are compatible with both existing and planned surrounding uses.

### 4.3 INFRASTRUCTURE IMPACT

The Site will connect to the City's water and wastewater systems. The development is anticipated to operate efficiently without the need for lift stations, pump stations, or pressure-reducing valves. Hydrant spacing will comply with City code, and all internal systems will be designed to meet City engineering standards. Half-street improvements will be provided along Meridian Road. Offsite improvements and detailed water and sewer capacities will be coordinated with the City through future technical review stages. A Preliminary Drainage Report has been prepared and included with this submittal, demonstrating that the Site will manage stormwater through a series of engineered drainage channels integrated with the open space system.

### 4.4 SCHOOL DISTRICT COORDINATION

The Site is located within the Queen Creek Unified School District and may also be served by nearby charter schools. The residential units will generate students at standard rates, and school coordination will occur during future planning stages to evaluate potential impacts. The developer will work with the appropriate school district to assess needs and determine whether mitigation measures may be necessary.



## 4.5 ENVIRONMENTAL CONSIDERATIONS

There are no known environmental, archaeological, or historical resources on the Site. Native and low-water-use landscape materials will be incorporated into all open space and amenity areas to promote sustainability and long-term maintenance. Any findings encountered during Site preparation will be addressed in accordance with local, state, and federal requirements.