



Planning and Zoning Report

Date	March 25, 2026	
Case No.	ZON25-00234	
Project Name	Haven at Hawes	
Request	<ul style="list-style-type: none"> Rezone 38± acres from Agricultural (AG) to Small-Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) for a 230-lot single residence development Approval of residential product 	
Project Location	Located at the southeast corner of South Hawes Road and East Mesquite Street	
Parcel No(s)	304-31-005A	
Project Area	38± acres	
Council District	District 6	
Existing Zoning	Agricultural (AG)	
General Plan Designation	Local Employment Center	
Applicant	Sean Lake, Pew & Lake, PLC	
Owner	Stewart Development II, LLC	
Staff Planner	Jennifer Merrill, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, the criteria in Chapter 22 regarding Planned Area Development (PAD) overlays, and with the Design Standards for residential districts in Chapter 5 of the Mesa Zoning Ordinance.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a rezoning for 38± acres from AG to RSL-2.5 with a PAD overlay, for a 230-unit single-family residential development (Proposed Project).

Concurrent Applications:

- **Annexation:** The City Council held a public hearing for the release of the annexation petition on August 18, 2025, and Planning staff has received the original signed petition from the property owners. The annexation request will proceed to City Council concurrently with this request (ANX25-00231).
- **Major General Plan Amendment:** The Planning and Zoning Board held the first public hearing September 23, 2025, to change the project site from the Local Employment Center Placetype with an Evolve Growth Strategy to Urban Residential Placetype with an Evolve Growth Strategy. The General Plan Amendment request will proceed concurrently with this request (GPA25-00333).
- **Preliminary Plat:** A separate Preliminary Plat application, to be approved by the Planning Director, is required for the proposed development (SUB26-00136).

Site Context

General Plan:

- The Placetype for the project site is currently Local Employment Center with an Evolve Growth Strategy.
- The requested Single-Family Residential land use is not a principal or secondary land use, and RSL-2.5-PAD zoning is not consistent with the Local Employment Center Placetype.
- A Major General Plan Amendment is requested concurrently with this request to change the Placetype designation from Local Employment Center to Urban Residential, with an Evolve Growth Strategy.
- The purpose of the Urban Residential Placetype is to contain a diverse mixture of uses where commercial, residential, and public/semi-public uses coexist. Urban Residential areas can accommodate various low-, medium-, and high-density housing types, including single-family detached and attached homes, townhomes, and multi-family. Single-family residential is a principal land use in the Urban Residential Placetype, that when integrated with high-quality open space and amenities, and located with convenient access to commercial areas that provide services and amenities, create a complete community. The Proposed Project includes a substantial amount of well-designed open space areas with amenities. The site is conveniently located within a half mile of land designated for commercial uses.

- The Proposed Project is consistent with the Urban Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan 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.
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - LU2. Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.

Sub-Area 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 the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan.

Zoning:

- The project site is currently within Maricopa County’s jurisdiction. Following annexation, it will be zoned Agricultural (AG), and this request is for a rezoning from AG to Small-Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD).
- Single Residence is a permitted use within the RSL-2.5 District.
- The project site is within the Airfield Overflight Area 3 (AOA3) Overlay and single residential is a permitted use within the AOA3.

Surrounding Zoning & Use Activity:

The proposed Single Residence subdivision is compatible with surrounding land uses, which include single residence developments, vacant land, and industrial uses.

<p>Northwest (Across Hawes Rd.) RSL-2.5-PAD Single Residence Subdivision (Hawes Crossing Village 2 - under construction)</p>	<p>North (Across Mesquite St.) LI Vacant</p>	<p>Northeast (Across Mesquite St.) LI Vacant</p>
<p>West (Across S. Hawes Rd.) RSL-2.5-PAD-PAD Single Residence Subdivision (Hawes Crossing Village 6 – in review)</p>	<p>Project Site AG Vacant</p>	<p>East Maricopa County Light Industrial (IND-2) Light Industrial Uses</p>
<p>Southwest (Across S. Hawes Rd.) RSL-2.5-PAD-PAD Single Residence Subdivision (Hawes Crossing Village 6 – in review)</p>	<p>South RSL-2.5-PAD-PAD Single Residence Subdivision (Hawes Crossing Village 5 – in review)</p>	<p>Southeast RSL-2.5-PAD-PAD Single Residence Subdivision (Hawes Crossing Village 5 – in review)</p>

Project/Request Details

Site Plan:

- Access: The site is gated and has two main access points for vehicles and pedestrians, one from Hawes Road and the other from Mesquite Street. A third pedestrian access point is also provided along Hawes Road. A network of pedestrian paths and sidewalks connect each of the units with the amenity spaces as well as with the public rights-of-way. The internal streets are private.
- Parking: Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 460 covered parking spaces are required. The Proposed Project has 460 private garage spaces (two per unit). Additionally, the driveway provided at each lot is large enough to fit two vehicles, and 19 spaces are located near the amenity areas, providing residents with additional off-street parking options.
- Landscaping: The development features a variety of trees, shrubs and accent plants to provide shade and color along the streets and pathways and in the amenity spaces.
- Open Space: The amenity areas include a swimming pool, an open air clubhouse with restrooms, play structures and fitness stations, picnic tables, benches, multiple shade structures, pickleball courts and game areas.

Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlying zoning district and General Plan.

Development Standards	MZO Required	PAD Proposed
<u>Minimum Yards</u> – <i>MZO Table 11-5-3.A.2</i> - Front – Garage - Rear	20 feet 15 feet	18 feet 8 feet
<u>Encroachments</u> - <u>MZO Section 11-5-3(B)(2)(a)(iii)(5)</u> - Rear Patio	Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 15 feet to a rear property line, except in the RS-6 and RS-7 Districts, where these structures may encroach to within ten (10) feet of the rear property line. Such open structures may include window screens, knee walls, and other partial enclosures as specified in the Mesa Building Code for patio covers.	Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 5 feet to a rear property line. Such open structures may include window screens, knee walls, and other partial enclosures as specified in the Mesa Building Code for patio covers.
<u>RSL Open Space Requirements</u> - <i>MZO Section 11-5-3(A)(5)(a)(ii)</i> - Min. depth	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and ten (10) feet as a courtyard or lawn area	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, and eight (8) feet as a porch, patio, courtyard or lawn area
<u>Garage Frontage and Location</u> – <i>MZO Section 11-5-3(B)(4)(a)</i>	Where garage doors face the front property line of the lot, the aggregate width of garage doors shall not exceed 50 percent (50%) of the aggregate width of the front building elevation	Where garage doors face the front property line of the lot, the aggregate width of garage doors shall not exceed 56 percent (56%) of the aggregate width of the front building elevation

Development Standards	MZO Required	PAD Proposed
<u>Materials –</u> <i>MZO Section 11-5-3(B)(7)</i>	Buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco and synthetic stucco.	Spanish elevations may contain only one (1) primary exterior material

The Proposed Project offers creative, high-quality development for both residents and the surrounding area, providing:

- The quantity and quality of common open space exceed the requirements of the MZO
- Required: 0.63 acres (120 square feet per lot, or 27,600 total square feet) of common open space;
- Proposed: 4.38 acres of programmed amenity and retention areas, including a 1.36-acre central amenity area.
- Front courtyards are provided for Spanish elevations, and additional columns and post details are provided for the Craftsman and Farmhouse elevations.
- Lighting, pavers, and exterior door details are provided to enhance the product design.

Product Review:

Product was reviewed as part of this request for the proposed residential subdivision in the RSL-2.5 District. Four two-story product types are proposed for the 39-foot-wide lots, each with three different elevations. Two single-story product types are proposed for the 50-foot-wide lots, each with six different elevations. The two-story product includes front porches, a covered rear patio, three or four bedrooms, and a two-car garage. The single-story product includes covered front entries, a covered rear patio, three bedrooms and a two-car garage. The two-story product will have the ability to be placed at the front setback or three feet behind it, allowing for variation in home placement along the street. The single-story product will need to be placed at the front setback line; however, the single-story lots are not adjacent to each other so their uniformity in placement will not be noticeable.

Impact Analyses

School Impact:

The Gilbert Public School District reviewed the project and found that the development will not negatively impact school capacity. The estimated demand on local schools shown below is within capacity:

- Elementary: 66 students (Boulder Creek)
- Middle School: 56 students (Desert Ridge JH)
- High School: 51 students (Desert Ridge)

Citizen Participation

The applicant conducted a citizen participation process, notifying surrounding property owners within 1,000 feet, and surrounding HOAs and registered neighbors, and invited them to a neighborhood meeting.

Neighborhood Meeting:

Virtual neighborhood meetings were held on July 28, 2025 and March 3, 2026. No neighbors or interested parties attended these meetings.

Required Notification:

- Property owners within 1,000 feet of the subject site, as well as surrounding HOAs and registered neighbors, were notified of the public hearing.
- Staff has not received any questions or comments on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the requested Rezoning and proposed product, subject to the following conditions:

1. Compliance with the final site plan, landscape plan, product details and plot plans as submitted.
2. Compliance with all requirements of Case Numbers ANX25-00231, GPA25-00233, and SUB26-00136.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. Prior to the issuance of any building permit, obtain approval of and record a Preliminary Plat and Final Plat.
6. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD Overlay as shown in the following table:

Development Standards	PAD Approved
<u>Minimum Yards</u> – MZO Table 11-5-3.A.2 - Front – Garage - Rear	18 feet 8 feet
<u>Encroachments</u> - MZO Section 11-5-3(B)(2)(a)(iii)(5) - Rear Patio	Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 5 feet to a rear property line. Such open structures may include window screens, knee walls, and other partial enclosures as specified in the Mesa Building Code for patio covers.
<u>RSL Open Space Requirements</u> - MZO Section 11-5-3(A)(5)(a)(ii) - Min. depth	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, and eight (8) feet as a porch, patio, courtyard or lawn area
<u>Garage Frontage and Location</u> – MZO Section 11-5-3(B)(4)(a)	Where garage doors face the front property line of the lot, the aggregate width of garage doors shall not exceed 56 percent (56%) of the aggregate width of the front building elevation
<u>Materials</u> – MZO Section 11-5-3(B)(7)	Spanish elevations may contain only one (1) primary exterior material

7. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
- a. Owner must execute the City’s standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within three miles of Mesa Gateway Airport

- e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Final Site Plan and Landscape Plans

Exhibit 4 – Preliminary Grading and Drainage Plans

Exhibit 5 – Plot Plans

Exhibit 6 – Product Details

Exhibit 7 – Renderings

Exhibit 8 – Preliminary Plat

Exhibit 9 – Citizen Participation Plan

Exhibit 10 – Citizen Participation Report

Exhibit 11 – Power Point Presentation