

- 5-b ZON24-00892 "Hawes Village 5,"** 60.8± acres located at the northeast corner of East Warner Road and South Hawes Road. Rezone 18± acres from Small Lot Residence-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to General Commercial with a Planned Area Development Overlay (GC-PAD), Rezone 18± acres from GC-PAD to RSL-2.5-PAD, Rezone to establish a second PAD Overlay on the entire 60.8± acres, Council Use Permit and Specific Plan approval for a 343-lot single residence development and future commercial development. **(District 6)**

Planner: Chloe Durfee Daniel

Staff Recommendation: Approval with conditions

The Board recommends to approve case ZON24-00892 conditioned upon:

1. Compliance with the final specific plan as submitted.
2. Compliance with CUP criteria and approval of minimum commercial floor area required for any residential use in the GC.
3. Compliance with all conditions of approval for Case No. ZON17-00606 (Ordinance No. 5566).
4. Compliance with the Hawes Crossing Development Agreement No. 3144 (Recorders No. 2020-0381318).
5. Compliance with the Preliminary Plat submitted.
6. Compliance with all requirements of the Subdivision Regulations.
7. 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.
8. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
9. 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 subdivision map 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 one mile of Mesa Gateway Airport.

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- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states 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.”
10. Compliance with all City development codes and regulations, except for the alternative compliance for front porches, windows, and building materials approved as part of this case and except for the modification to the development standards as approved with Case No. ZON17-00606 (Ordinance No. 5566) and this PAD as shown in the following table:

Development Standard	Approved
<u>Minimum Dimensions for Residential Double Car Enclosed Garages – MZO Section 11-32-4.F.2</u>	Alley Loaded: 19’4” wide by 19’6” long Townhomes: 21’0” wide by 19’6” long
Townhomes	
<u>Minimum Lot Area – MZO Section 11-6-3.A</u>	1,496 square feet
<u>Minimum Lot Width – MZO Section 11-6-3.A</u>	22 feet
<u>Minimum Lot Depth – MZO Section 11-6-3.A</u>	68 feet
<u>Maximum Lot Coverage – MZO Section 11-6-3.A</u>	88%
<u>Minimum Building Setback – MZO Section 11-6-3.A</u> <u>-Front and Street-Facing Side</u> <u>-Interior Side and Rear</u> <u>-Adjacent to RS Districts:</u> <u>Adjacent to Non-Residential Districts:</u>	10 feet Interior Side: 0 feet Exterior side: 5 feet Rear: 5 feet Interior Side: 0 feet Exterior side: 5 feet Rear: 5 feet

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In addition, the Board recommends to approve case ZON24-0892 subject to the following changes being made prior to the case going before City Council:

1. Relocate Merit to the east such that no lots are adjacent to the private wall.
2. Move lots 128-139 and 174-178 to the west side of Merit.
3. Provide five feet of landscaping adjacent to the east perimeter wall.
4. Provide an 8-foot-tall theme wall along the eastern property line.

Vote (5-0; Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Blakeman, Carpenter

NAYS – None

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