

MINUTES OF THE MARCH 25, 2026, PLANNING & ZONING BOARD MEETING

- *4-d ZON25-00234. "Haven at Hawes," 38± acres located at the southeast corner of South Hawes Road and East Mesquite Street. Rezoning from Agricultural (AG) to Residential Small-Lot 2.5 with a Planned Area Development overlay (RSL-2.5-PAD) and approval of residential product. This request will allow for a 230-lot single residence development. (District 6)

Planner: Jennifer Merrill

Staff Recommendation: Approval with Conditions

The Board recommends to approve case ZON25-00234 conditioned upon:

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 a Preliminary Plat and obtain approval of and record a 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
Minimum Yards – MZO Table 11-5-3.A.2 - Front – Garage - Rear	18 feet 8 feet
Encroachments - 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

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Development Standards	PAD Approved
<p><u>Garage Frontage and Location</u> – MZO Section 11-5-3(B)(4)(a)</p>	<p>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</p>
<p>Materials – MZO Section 11-5-3(B)(7)</p>	<p>Spanish elevations may contain only one (1) primary exterior material</p>

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.”
8. If, at the determination of Staff, the eastern wall is in a state of disrepair, applicant will provide a wall consistent with the architecture of the project.

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