

HAWES CROSSING

VILLAGE 7

City of Mesa, Arizona

Rezone and Major General Plan Amendment Narrative

Case#: ZON26-00160 and GPA26-00161

Revised June 2026

Prepared for:
Reserve 100, LLC, the land developing entity for:

**BLANDFORD
HOMES**

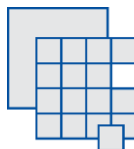
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A. Introduction

Pew & Lake, PLC (the "Applicant"), on behalf of Blandford Homes, and with the permission of the Arizona State Land Department (the "Property Owner"), is pleased to submit this Rezoning and Major General Plan Amendment request, in preparation of a future Arizona State Land Department auction, for Hawes Crossing Village 7 (the "Project"). As seen on *Figure 1 - Context Aerial*, the Project is located within the City of Mesa (the "City") on State Trust Land (No APN's) situated on the south side of E. Elliot Road, on the west side of the Loop 202 Freeway (the "Site"). Village 7 is approximately 153.5 acres and is west of the freeway.

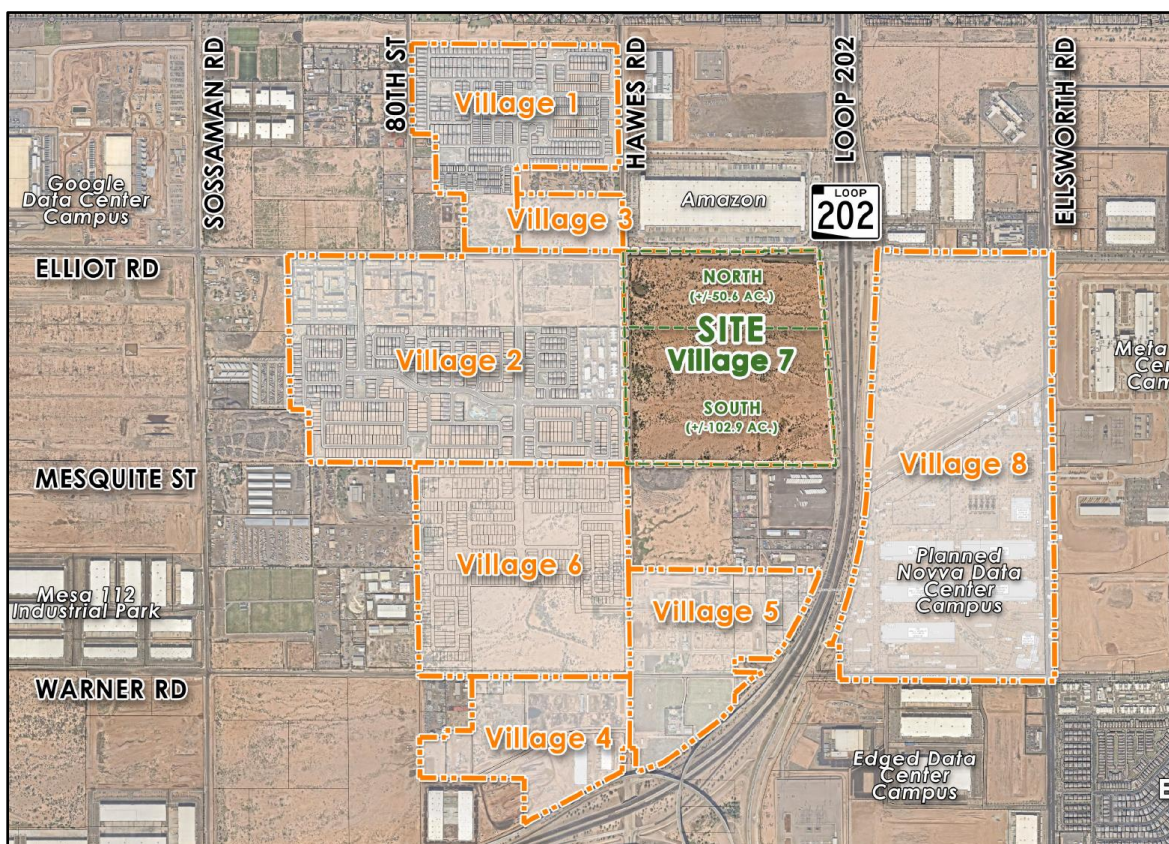


Figure 1 – Context Aerial

The Site represents one of the eight villages that make up the Hawes Crossing Planned Area Development (PAD), a mixed-use master planned community approved in 2019 in case numbers ZON17-00606 and ZON17-00607. The land use requests applicable to Village 7 present an opportunity to build upon the success and momentum of the Hawes Crossing residential community, and will allow the development of a high-quality, single-family residential community that is consistent with the character of the surrounding area and the City's 2050 General Plan ("General Plan").

The requests, if approved, will provide the opportunity to reconfigure Village 7 in response to the many developed and approved projects in the area. These applications seek to reduce the size of the Mixed-Use areas in Village 7, eliminate the Light Industrial and replace it with a residential use, thereby maintaining the area's residential "for-sale" character. This reconfiguration will complete the pattern of development that has evolved in this area.

B. Site Context

The area surrounding the Project is a mixture of undeveloped land, and developed residential (under construction), industrial and commercial uses. The Site is currently vacant with relatively flat topography sloping from northeast to southwest.

Table 1 – Surrounding Context

LOCATION	CURRENT USE
Site	Vacant Land / Undeveloped
North	Industrial Development (Amazon)
East	Loop 202 / Vacant Land (Village 8 Northern Portion)
South	Industrial / Vacant Dairy Uses
West	Vacant / Multi-/Single-Family Residential (Village 2 Under Construction)

C. Existing Land Use Designations

GENERAL PLAN

As seen in *Figure 2 - Existing General Plan Land Use*, the City's General Plan map identifies Hawes Crossing Village 7 as a combination of the *Urban Center* and *Local Employment Center* placetypes.

For reference, the *Urban Center* placetype contains retail, personal services, public/semi-public uses, entertainment and recreation facilities, eating and drinking establishments, convenience services and limited multi-family residential. The *Local Employment Center* placetype includes a variety of low intensity business operations that are compatible with residential uses. Typical uses are retail, offices, medical facilities, research and development centers, and other small-scale employment-focused activities.

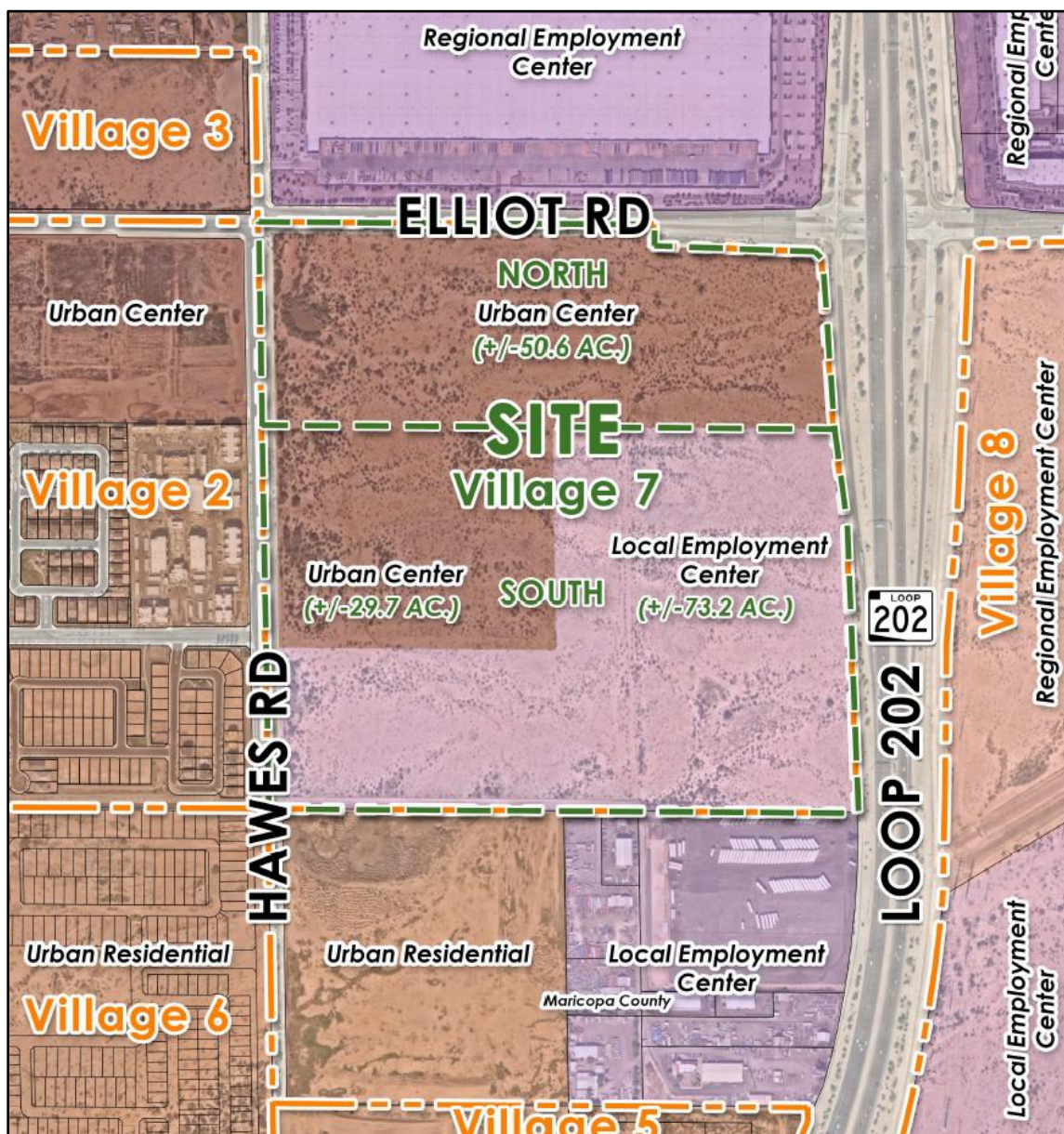


Figure 2 - Existing General Plan Land Use

ZONING

As shown in Figure 3 – Existing Zoning Map, the Property lies within the Hawes Crossing Planned Area Development. Hawes Crossing was approved in April of 2020 (ZON17-00607) and is comprised of multiple zoning districts in various “Villages”. Village 7 is comprised of approximately 153.5 acres and currently contains Mixed-Use (+/-56.8 acres), Light Industrial (+/-73.2 acres) and Limited Commercial (+/-23.5 acres) zoning districts.

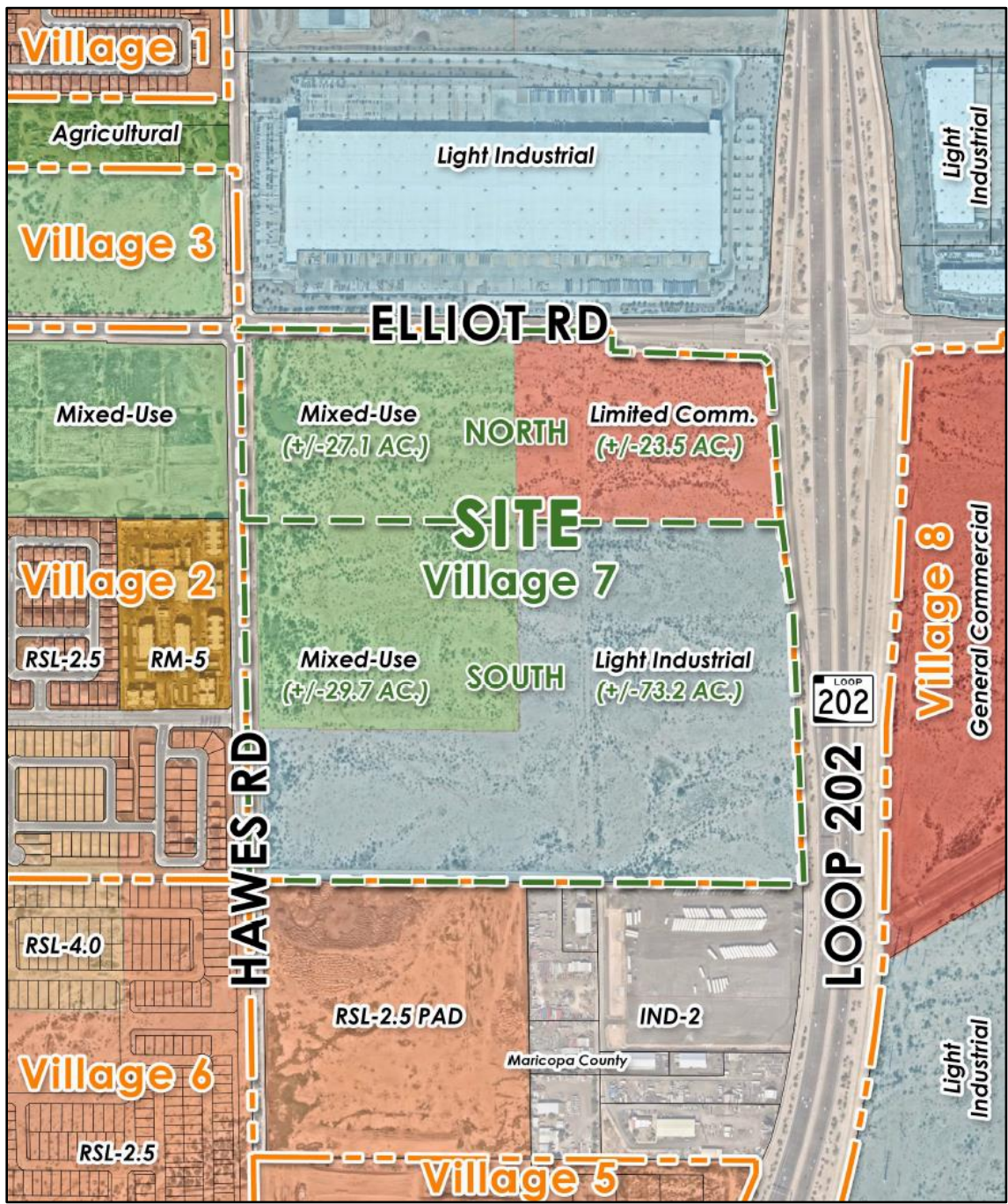


Figure 3 - Existing Zoning Map

SURROUNDING ENTITLEMENTS AND USES

To the north of Hawes Crossing Village 7, there is a huge Amazon distribution center on land zoned for Light Industrial. South of Village 7 is a recently zoned RSL 2.5 residential property and a County property zoned for industrial uses. West and south of Village 7 there are residential uses in Village 2 that are in various stages of development and construction.

Table 2- Surrounding Entitlements

Hawes Crossing Village 7		
LOCATION	EXISTING GENERAL PLAN PLACETYPE	EXISTING ZONING
Site	Urban Center & Local Employ. Center	MU, LC & LI PAD
North	Regional Employment Center	LI
East	Regional Center	GC & MU PAD
South	Local Employment Center	RSL 2.5 PAD/IND-2 (County)
West	Urban Center and Urban Residential	MU, RM-5, RSL-4.0 & RSL-2.5 PAD

D. Requests

The specific requests to the City of Mesa addressed in this narrative are:

- **Rezoning of approximately 102.9 acres in the southern portion of Hawes Crossing Village 7 from Mixed-Use (+/-29.7 acres), and Light Industrial (+/-73.2 acres), to Residential Small Lot Single Dwelling District (RSL-2.5/PAD). To ensure consistency with the surrounding residential character, a maximum density of 4.5 DU/AC will be included in the rezoning.**
- **A General Plan Amendment to change the Land Use Placetype of approximately 102.9 acres in the southern portion of Hawes Crossing Village 7 from *Urban Center* and *Local Employment Center*, to the *Urban Residential* Placetype.**
- **Rezoning of approximately 50.6 acres in the north portion of Hawes Crossing Village 7 from Limited Commercial (+/-23.5 acres) & Mixed-Use (+/-27.1 acres) PAD to approximately 27.8 acres of Limited Commercial (LC/PAD) and approximately 22.8 acres of Mixed-Use (MU/PAD).**

These requests, if approved, will facilitate further residential development in Hawes Crossing. These requests are consistent with the General Plan 2050 goals of the City, including the need to create additional opportunities for housing, while also building upon the success and momentum of the Hawes Crossing residential development.

The zoning district propose for the southern portion of Village 7 is consistent with the requested *Urban Residential* placetype, as shown in *Figure 4 – Proposed General Plan Land Use*. This zoning district preserves the mainly residential character of Hawes Crossing, while preserving opportunities of commercial and mixed uses along the Elliot Road frontage. This new configuration will provide current and future residents of Hawes Crossing with convenient access

to goods, services, and dining within a short, comfortable walk or convenient drive of their home.

Ultimately, following this approval, the successful bidder for the Property will be responsible for maintaining conformance with the overall Hawes Crossing master studies during future preliminary plat or site plan applications. Additionally, any modifications to development standards for the underlying zoning districts will require approval of a PAD Amendment request.

E. Major General Plan Amendment Request

As previously noted, the requested General Plan amendment seeks to change the land use designations in the southern portion of Village 7 from the *Urban Center* and *Local Employment Center* placetypes, to the *Urban Residential* placetype. As shown in Figure 4, the land use designation of the northern portion of Village 7 will remain as *Urban Center*.

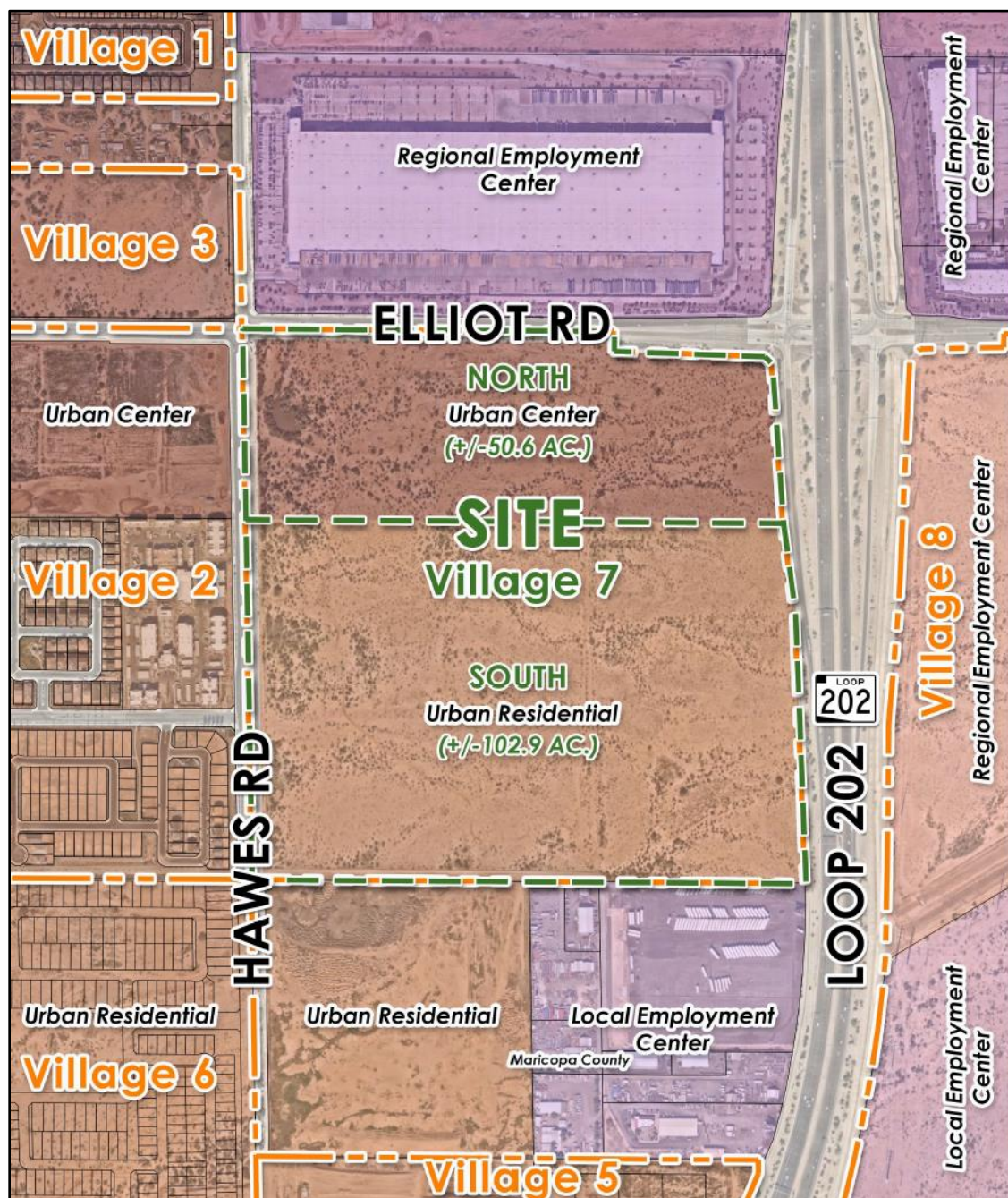


Figure 4 - Proposed General Plan Land Use

As shown in Table 3, a number of the principal land uses currently allowed in Village 7 will remain the same. The proposed amendment in Village 7 removes some of the more intense office and commercial uses and introduces residential uses to the Village. The proposed amendment has been carefully chosen to be compatible with the existing development in the area.

Table 3- Land Use Comparison

V7 Southern Portion-Existing (+/-102.9 acres)		V7 Southern Portion-Amended (+/-102.9 ac.)
Urban Center (+/-29.7 acres)	Regional Employ. Center (+/-73.2 ac.)	Urban Residential (+/-102.9 acres)
ALLOWED PRIN. L/U:	ALLOW. PRINC. L/U:	ALLOWED PRINCIPAL LAND USES:
• Public/Semi-Public • Retail • Personal Services • Eating & Drinking Est. • Entertainment & Rec. • Conv. Services • Business Office • Medical Facilities	• Business Office • Medical Facilities • Light Industrial	• Single-Family Residential • Multi-Family Residential • Retail • Personal Services • Eating and Drinking Establishments • Business Office

F. General Plan Analysis

The Core Values, Guiding Principles and Strategies identified in the City of Mesa General Plan aim to shape the future of the places we live, work, play, and learn. The Core Values provide a framework for how the General Plan is organized. These Core Values—The People, The Land, and The Economy—contain important elements, such as housing, transportation, and economic development, which drive the function and success of the City of Mesa.

This proposal is consistent with the specific elements of the General Plan mentioned above. Shown below, in bold text, are the implementation strategies outlined in the General Plan. How this request implements those strategies is shown in italics.

HOUSING ELEMENT

H1. Create more opportunities for housing options.

RESPONSE: The proposed major General Plan amendment and concurrent rezoning for Village 7 will allow for the development of new housing options with a mix of high-quality single-family home sizes, elevations and types.

H2. Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs; and

H3. Create more opportunities for high-end and executive housing to meet the needs of Mesa's expanding economy

RESPONSE: Increasing the supply of housing within Hawes Crossing with a mix of types and sizes will contribute to a diverse range of housing options to accommodate residents from various socio-economic backgrounds.

CIRCULATION AND MOBILITY ELEMENT

CM1. Design an integrated transportation network that safely and efficiently moves people and goods; and

CM2. Provide a complete, connected, safe network of on- and off-street active transportation infrastructure.

RESPONSE: This Project will use the general street layout that matches the approved Circulation Master Plan from the surrounding Hawes Crossing Village 7 Specific Plan (ZON23-01007), using the approved intersection points on Hawes Road and Elliot Road for primary access. Any changes to proposed access points or street cross-sections will be coordinated with City staff through subsequent formal approvals, when the successful bidder of the Site will be responsible for identifying conformance with the overall Hawes Crossing master studies during future preliminary plat and/or site planning application(s).

PARKS AND OPEN SPACE ELEMENT

PO1. Provide a diverse range of neighborhoods, community, and regional parks within one-half mile of all residential areas; and

PO3. Continue to provide inclusive park and recreation programs for all residents, including underrepresented populations & PO4. Maintain the long-term viability of park and recreation facilities through ongoing maintenance and investment

RESPONSE: This Project will build upon the high-quality open spaces and amenities approved within the Hawes Crossing PAD. Open space corridors and pedestrian connectivity between neighborhoods and open spaces should be encouraged, reducing the need for automobile use. These open space amenities and corridors will be coordinated with City Staff through future subsequent formal submittals and will provide a cohesive open space network that extends throughout the Villages and the entire Hawes Crossing PAD. Similarly, proposed urban plazas, which are intended to be formal open space areas located in the public domain accessed directly from collector and arterial streets, will be coordinated with City staff at a later date.

PO2. Integrate bicycle and pedestrian pathways into the City's parks and open space system

RESPONSE: Connectivity, in the form of both pedestrian and bicycle circulation is a common theme interwoven throughout the Hawes Crossing PAD with an interconnected trail and path network designed to provide connection with exterior/adjacent networks. Trails are planned throughout Hawes Crossing Village 7, including a combination of paved and unpaved trails and sidewalks. These Projects, as coordinated with City staff through future subsequent formal approvals, will look to accommodate similar connectivity that will add to the trail and open space network of Hawes Crossing.

LAND USE AND URBAN DESIGN ELEMENT

LU1. Promote a balance of land uses to enhance the quality of life for current and future generations

RESPONSE: The proposed amendment represents an enhancement to the General Plan by updating land use designations to better align with current development patterns and the needs of the community. Redesignating the southern portion of Village 7 to the Urban Residential placetype supports a more balanced distribution of housing and employment opportunities in an area where substantial employment and commercial opportunities still exist. This amendment strengthens the City's capacity to develop well-planned mixed-use communities that promote the opportunity for future generations to live, work and play in the same community.

LU4. Create design and development standards that improve the City's visual quality, urban form, and function to enhance the quality of life for current and future generations

RESPONSE: The proposed Village 7 single-family residential land use will be designed to create high-quality developments within the larger Hawes Crossing PAD. The variety in lot sizes and housing styles, combined with attention to detail in amenities and open spaces, will offer future residents a desirable neighborhood with convenient access to nearby commercial amenities, accommodating various lifestyles.

GREAT NEIGHBORHOODS ELEMENT

N1. Promote complete communities in both existing and new neighborhoods

RESPONSE: Consistent with the General Plan's goals and strategies, this amendment request supports the development of a complete community by placing new housing in proximity to employment opportunities while preserving Mixed-Use and Limited Commercial land uses, in the northern portion of Village 7, along Elliot Road. The proposed amendment supports policies aimed at maintaining a balance between jobs and housing, increasing housing choices in a

designated growth area, and fostering a well-integrated neighborhood that is supported by infrastructure and open space. This major General Plan amendment reinforces the City's long-range planning objectives and reflects the General Plan's intent to remain responsive to evolving development patterns while maintaining a complete mixed-use development.

N3. Continue to provide code compliance programs to ensure neighborhoods are clean and well-maintained

RESPONSE: All common areas and private onsite improvements including walls, landscaping and recreational amenities within Hawes Crossing Village 7 will be dedicated to a Homeowner's Association (HOA)/Property Owner's Association (POA) or on-site management company that will administer the ownership and maintenance of those elements. They will enforce established CC&Rs to ensure long-term maintenance, compliance with City codes, and a consistent neighborhood appearance. Public infrastructure, including the public street system, will be maintained by the City of Mesa and the corresponding utility providers.

N4. Use neighborhood planning to engage local communities and define neighborhood specific character, values, and policies

RESPONSE: This proposal will follow a required Citizen Participation Plan (CPP), a document that describes the outreach efforts that will be made by the applicant to residents, neighborhoods and homeowners' associations that may be impacted by the proposed requests. The CPP also details how the applicant intends to inform and engage the public in their development plans. Prior to any public hearings, a Citizen Participation Report is provided to the City that summarizes all of the outreach efforts undertaken by the applicant and summarizes any concerns about the land use requests articulated by adjacent residents and interested stakeholders.

N5. Improve street and open space network connectivity within neighborhoods and to local amenities

RESPONSE: Primary access to Village 7 will be provided via existing arterial roadways with anticipated traffic adequately supported by the future internal transportation networks. Proposed half-street improvements and a well-designed internal circulation and trail system will contribute to safe and efficient vehicle and pedestrian movement. Ultimately, following this approval, the successful bidder of the Site will be responsible for identifying conformance with the overall Hawes Crossing master studies during future preliminary plat and/or site planning application(s).

ECONOMIC DEVELOPMENT ELEMENT

ED1. Attract businesses and employers that create jobs with wages at or above the regional average

RESPONSE: The Hawes Crossing development is conveniently situated near existing and planned commercial centers, offering businesses access to a nearby high-quality, skilled workforce. Businesses that may choose to locate in the commercial portion of Village 7 will have access to residents from within Hawes Crossing and workers from Amazon and the many other industrial buildings in southeast Mesa.

ED2. Invest in Mesa's workforce development

RESPONSE: Additional residential development, conveniently located near established industry and transportation corridors, will attract a local workforce looking to take advantage of high-quality development with nearby access to the surrounding employment and commercial uses.

ED3. Sustain a business climate that fosters entrepreneurs and small businesses

RESPONSE: The increase in residential units will expand the customer base for local businesses and services of all types and sizes, acting as a primary driver for the success of future employment and commercial opportunities while contributing to Mesa's overall economic growth.

ED4. Protect and promote Mesa's airports as a global connection for tourism and business development

RESPONSE: The location of the site, near the Mesa Gateway Airport, creates new opportunities for workforce housing, especially for individuals who may travel for work and need easy access to the airport.

G. General Plan Amendment Approval Criteria

The General Plan serves as a guiding policy framework that outlines the City's long-range goals and expectations, offering clarity and certainty for residents, property owners, developers, and decision-makers. While it establishes a stable vision, the General Plan must also be adaptable to evolving conditions and subject to ongoing review and possible amendment. To support this balance, the Plan includes specific Amendment Approval Criteria used to evaluate proposed changes and ensure they remain consistent with the community's overarching objectives. The following section evaluates the proposed amendment against these criteria, demonstrating that it promotes orderly and well-planned growth, is consistent with the City's planning policies, and supports a balanced approach to future development. Shown below, in bold text, is each criterion, followed by the applicant response.

1. Whether the proposed amendment will result in a shortage of land for other planned uses, such as, whether the change will result in a substantial and undesirable reduction in the amount of available land for employment or housing.

RESPONSE: The proposed amendment will not result in an inadequate supply of land for the land uses being amended by this application. The subject property is situated within Hawes Crossing, an area that contains substantial vacant land designated for employment and commercial development. Large areas identified as local and regional employment centers remain available along Loop 202, preserving the City's ability to accommodate future employment growth.

The requested amendment for Village 7 presents an opportunity to build upon the success and momentum of the Hawes Crossing residential development, enhancing the long-term potential for future development of a high-quality single-family residential community while keeping +/-50.6 acres of Mixed-Use and Commercial land uses within the northern portion of the Village. This request is compatible with surrounding land use designations and maintains a balanced distribution of land uses while providing additional housing opportunities in proximity to current and planned employment areas without causing a significant or unfavorable reduction in the City's employment land inventory.

2. Whether events after the adoption of the General Plan have changed the character or condition of the area, making the proposed amendment appropriate.

RESPONSE: Since the adoption of the 2050 General Plan, the Hawes Crossing Master-Planned Community (MPC) is currently seeing significant success by major real estate benchmarks, achieving significant milestones in residential sales, builder investment, and commercial development as of early 2026. Hawes Crossing is currently ranked in the top 30 selling MPC's in the United States, which has drawn high builder demand. Similarly, employment-related development within and surrounding Hawes Crossing, which has become more concentrated along the Loop 202 corridor and near Phoenix-Mesa Gateway Airport, has attracted large-scale employers making this a desired location to live work and play. To continue this trend, retailers and service-oriented businesses generally require a minimum number of residents within a trade area to be successful. City officials have noted that Hawes Crossing's ability to attract top-tier restaurants and retail depends on building the residences first to establish a reliable customer base. With extensive land remaining for employment uses, the addition of high-quality residential will be a primary driver for the success of future employment and commercial opportunities.

3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:

a. Altering acceptable existing land use patterns in a significant way that is contrary to the Vision, Guiding Principles, or Strategies identified in the General Plan.

RESPONSE: The proposed amendment will not substantially change established land use patterns in the area. Village 7 is envisioned as a high-quality residential

community that is compatible with the surrounding Urban Residential, Mixed-Use and Limited Commercial land use designations. Consistent with the General Plan's goals, the amendment supports the development of complete communities by placing new housing in proximity to employment opportunities while preserving Mixed-Use and Limited Commercial land uses, in the northern portion of Village 7, along major street corridors.

b. Requiring larger or more extensive improvements to roads, sewer, or water systems than are necessary to support the prevailing land uses which may negatively impact development of other lands.

RESPONSE: This land use change will not require larger or more extensive improvements to roads, sewer, or water systems than are necessary to support the prevailing land uses. Ultimately, following this approval, the successful bidder of the Site will be responsible for identifying conformance with the overall Hawes Crossing master studies during future preliminary plat and/or site planning application(s).

c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives and transit.

RESPONSE: Development of the Site is not expected to negatively affect surrounding land uses. Primary access will be provided via Hawes Road, and the anticipated traffic can be adequately supported by future internal transportation networks. Proposed half-street improvements and a well-designed internal circulation and trail system will contribute to safe and efficient vehicle and pedestrian movement. Ultimately, following this approval, the successful bidder of the Site will be responsible for identifying conformance with the overall Hawes Crossing master studies during future preliminary plat and/or site planning application(s).

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan.

RESPONSE: The proposed amendment is aligned with the General Plan's overall vision, guiding principles, and implementation strategies. It advances the goal of creating complete communities by adding residential opportunities near major employment areas and established transportation corridors. The amendment supports policies aimed at maintaining a balance between jobs and housing, increasing housing choices in a designated growth area, and fostering well-integrated neighborhoods supported by infrastructure and open space. This major General Plan amendment reinforces the City's long-range planning objectives and reflects the General Plan's intent to remain responsive to evolving development patterns.

5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa.

RESPONSE: The proposed amendment represents an enhancement to the General Plan by updating land use designations to better align with current development patterns and the needs of the community. Redesignating the southern portion of Village 7 to Urban Residential supports a more balanced distribution of housing and employment opportunities in an area where substantial employment and commercial opportunities still exist. This amendment strengthens the City's capacity to develop well-planned mixed-use communities that promote the opportunity for residents to live, work and play in the same community. Achieving this requires a balance of jobs and the resident workforce.

6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria.

RESPONSE: Consistent with the City's vision for balanced and sustainable growth, the proposed amendment facilitates the future development +/-102.9 acres of new housing in close proximity to existing and planned employment centers. Locating residential development near employment areas helps reduce commute distances, supports multimodal transportation options, and contributes to improved quality of life for residents.

The surrounding transportation and infrastructure network has been planned to accommodate future growth in this area. Subject to future analysis, the amendment is not expected to increase traffic, infrastructure demand, or service needs.

Overall, the amendment provides long-term community benefits by expanding the City's housing supply, supporting workforce retention and economic vitality, and fostering cohesive, well-planned neighborhoods.

H.Rezoning Request

This proposal will require the northern portion of Village 7 to be developed in accordance with the development standards and applicable guidelines within the approved Hawes Crossing PAD, unless otherwise authorized by City Staff.

Consistent with other projects approved in the Hawes Crossing PAD, the proposed residential development in the southern portion of Village 7 will add a mix of high-quality single-family home sizes, floor plans and elevations in Hawes Crossing. This proposed community will provide variety in the look and feel of the community. To avoid a monotonous streetscape, careful steps will be taken during the preliminary plat process to ensure that floor plans and elevations are spaced appropriately to further ensure the desired variation in the streetscape.

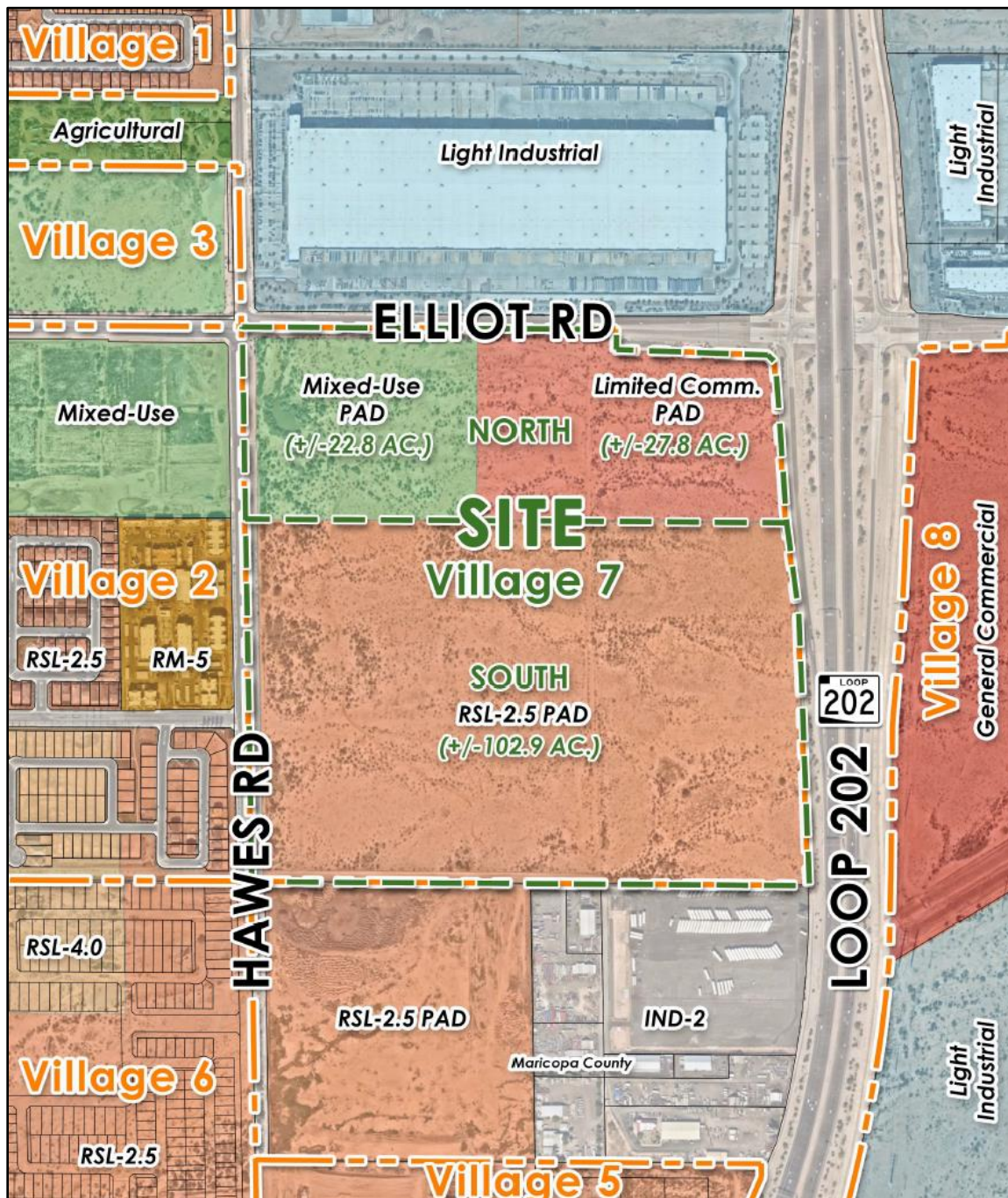


Figure 5 - Proposed Zoning Map

The Project has been designed to comply with all of the Development Standards for the RSL-2.5 zoning district as shown in Table 11-5-3.A.2 in the Mesa Zoning Ordinance. While there is no maximum density prescribed for the RSL-2.5 district, this project will have a maximum density of 4.5 dwelling units per acre (4.5 DU/AC).

Applicable within the RSL-2.5 district, to meet the City of Mesa's higher level of detail and focus on the street scene in Village 7, enhanced quality standards will be applicable to this project

including: endcap elevation enhancements/porches on corner lots, an extensive exterior paint palette, an expanded exterior finish palette, tight controls on floorplan/elevation/exterior colors to improve the street scene and eliminate monotony, with an augmented landscape palette, all of which will be addressed within the subsequent preliminary plat process. Additionally, the maximum density of 4.5 DU/AC will ensure quality development with ample amounts of private and community open space.

I. Hawes Crossing PAD Conformance

In addition to the rezoning and general plan amendment requests, this reconfiguration of Village 7 will comply with the intent of the previously approved Hawes Crossing PAD. As seen in Figure 6 – the Conceptual Development Plan, this Project is proposed using a bubble plan, allowing a high-level analysis of the permitted land uses on the property. Ultimately, the successful bidder for the Site will be responsible with identifying any proposed revisions to the Hawes Crossing Circulation, Open Space and Trails plans, which will be coordinated with the City through subsequent preliminary plat or site plan review applications, as discussed below. As previously noted, any modifications to development standards for the underlying zoning districts will require approval of a PAD amendment request. Master Plan updates, if required, and submittal for their formal approval will occur at a later date by the successful bidder of the Arizona State Land Department auction, when more detailed development plans are prepared.

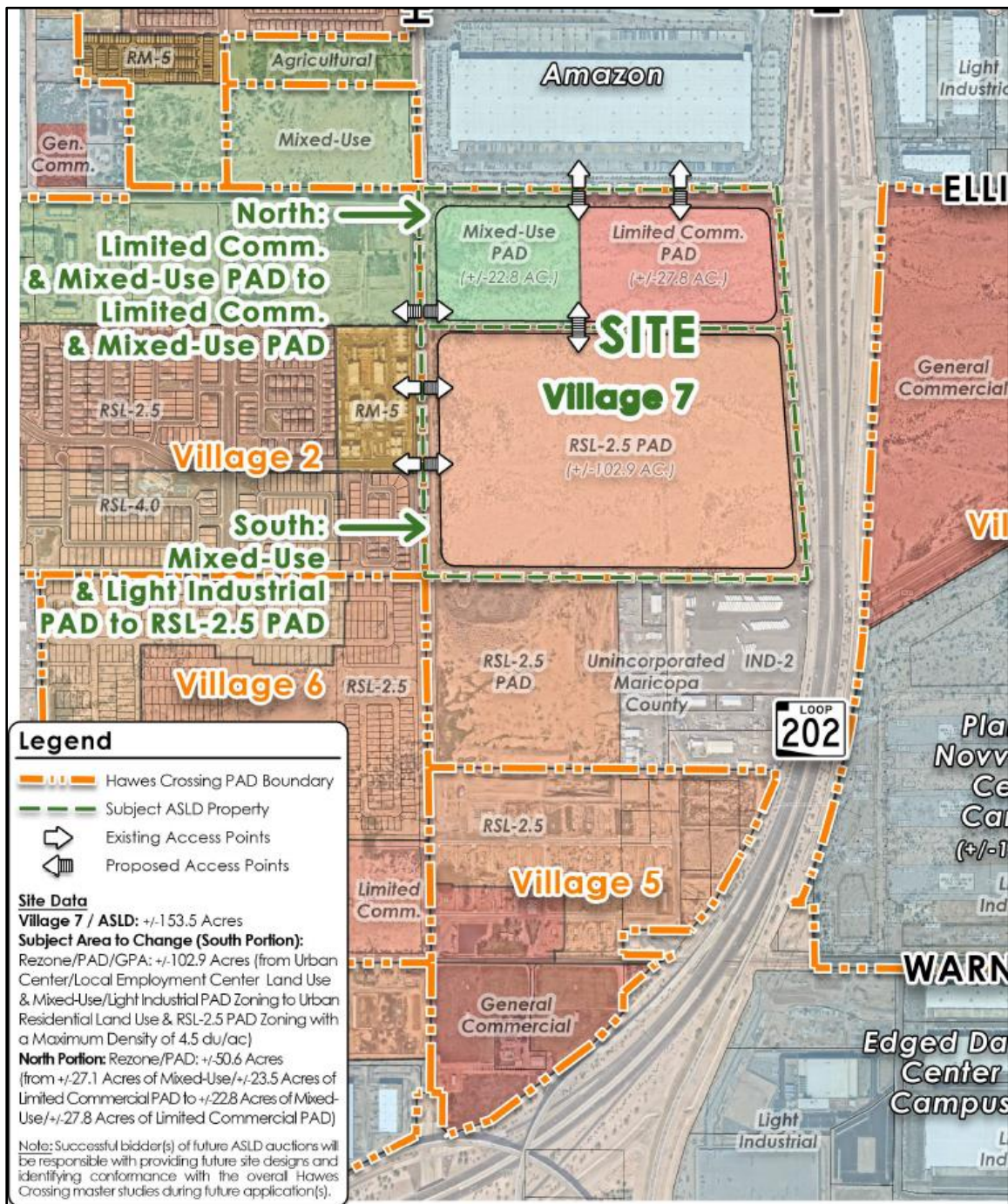


Figure 6 – Conceptual Development Plan

CIRCULATION PLAN

This Project will use the general street layout that matches the approved Circulation Master Plan from the surrounding Hawes Crossing Village 7 Specific Plan (ZON23-01007), using the approved intersection points for primary access on Hawes Road with a minor shift to match the existing Amazon full access point on Elliot Road.

OPEN SPACE PLAN

This Project will build upon the high-quality open spaces and amenities approved within the Hawes Crossing PAD. Open space corridors and pedestrian connectivity between neighborhoods and open spaces will be encouraged, minimizing the need for automobile use. These open space amenities and corridors will be coordinated with City Staff through future submittals, to provide a cohesive open space network that extends from village to village, and the entire Hawes Crossing PAD. Similarly, proposed urban plazas, which are intended to be formal open space areas located in the public domain accessed directly from collector and arterial streets, will be coordinated with City staff.

TRAILS PLAN

Trails are planned throughout Hawes Crossing Village 7, including a combination of paved and unpaved trails and sidewalks. These projects, as coordinated with City staff through the necessary planning approvals, will promote similar connectivity that will enhance the trail and open space network of Hawes Crossing.

J. Infrastructure and Utilities

There are several approved, infrastructure and utility reports that are applicable to the entirety of Hawes Crossing. They include the:

- Hawes Crossing Master Drainage Report
- Hawes Crossing Master Wastewater Report
- Hawes Crossing Master Water Report

After the approval of the Zoning and General Plan amendment discussed in this narrative, these reports will be updated during the platting process to accommodate the proposed development in Village 7. Any required updates to the plans required by the development of Village 7 will be the responsibility of the successful bidder of the property at the ASLD land auction.

K. Public Utilities and Services

Shown below are the public utility services available in Hawes Crossing, and the provider of each service.

Service	Provider
Water	City of Mesa
Wastewater	City of Mesa
Solid Waste	City of Mesa
Gas	City of Mesa or Southwest Gas
Fire and Emergency Response	Mesa Fire Department Station 212 or 219

Police	Mesa Police Department
Elementary School	Legacy Traditional School- East Mesa
Middle School	Desert Ridge Junior High School
High School	Desert Ridge High School

L. Ownership and Maintenance

All common areas and private onsite improvements including walls, landscaping and recreational amenities within Hawes Crossing Village 7 will be dedicated to a Homeowner's Association (HOA)/Property Owner's Association (POA) or on-site management company that will administer the ownership and maintenance of those elements. Public infrastructure, including the public street system, will be maintained by the City of Mesa and the corresponding utility providers.

M. Phasing

Project phasing will be based upon real estate market conditions and coordination with City staff through subsequent preliminary plat and/or site plan review application(s).

N. Conclusion

These rezoning and general plan amendment requests, if approved, will allow for the rebalancing and reconfiguration of the uses on this property, by continuing the pattern of "for-sale" residential development on the west side of the Loop 202 Freeway. This change will allow for stronger positioning of the property to residential builders at a time when the ability of a community to provide diverse housing opportunities is of paramount importance.

The Hawes Crossing Village 7 single-family residential subdivision contemplated in these requests will be designed to create a high-quality, for-sale neighborhood within the Hawes Crossing PAD while preserving the commercial opportunities along the Elliot Road frontage. The residential development will contribute to the diversity in lot sizes and housing styles that makes Hawes Crossing a desirable place to live in the City of Mesa. Attention to detail in the amenities and open spaces will provide opportunities for future residents to enjoy home ownership in a desirable neighborhood, in proximity to neighboring commercial services and nearby regional centers.

O. Project Team

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