


# City Council Staff Report

<b>Date</b>	April 20, 2026	
<b>Case No.</b>	ZON25-00288	
<b>Project Name</b>	Haven at Destination	
<b>Request</b>	<ul style="list-style-type: none"> <li>• Rezone 28± acres from General Industrial (GI) to Small-Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to allow for a 155-lot single residence development</li> <li>• Approval of residential product</li> </ul>	
<b>Project Location</b>	Northwest corner of South Meridian Road and Arizona Route 24	
<b>Parcel No(s)</b>	304-34-057F	
<b>Project Area</b>	28± acres	
<b>Council District</b>	District 6	
<b>Existing Zoning</b>	General Industrial (GI)	
<b>General Plan Designation</b>	Urban Center	
<b>Applicant</b>	Sean Lake, Pew and Lake, PLC	
<b>Owner</b>	The Cubes at Meridian 24, LLC	
<b>Staff Planner</b>	Mallory Ress, Senior Planner	
<b>Proposition Waiver Signed</b> 207	Yes	

## Recommendation

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Staff find that the Proposed Project is consistent with the Mesa 2050 General Plan and the purpose for a Planned Area Development Overlay outlined in Section 11-22-1 of the MZO.

Staff recommends approval with conditions.

### Planning & Zoning Board Recommendation:

On March 25, 2026, the Planning and Zoning Board **voted (6-0)** to recommend that City Council **approve** the proposed project.

## Project Overview

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### Request:

The applicant is requesting approval for a rezoning of 28± acres from GI to RSL-2.5 with a PAD overlay and residential product for a 155-lot detached single residence development (Proposed Project).

### Concurrent Applications:

- **Major General Plan Amendment:** The Planning and Zoning Board held the first public hearing for the proposed Minor General Plan Amendment on September 23, 2025 for the Major General Plan Amendment. [The second public hearing was held on March 25, 2026, at Mesa City Hall.](#) The GPA would change the General Plan Placetype from Urban Center to Mixed Residential. (Case No. GPA25-00283).
- **Preliminary Plat:** A separate Preliminary Plat application, to be approved by the Planning Director, is required for the Proposed Project (Case No. SUB26-00137).

## Site Context

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### General Plan:

- The Placetype is Urban Center with an Evolve Growth Strategy.
- The requested Single-Family Residential land use is not a principal or secondary land use in the Urban Center Placetype. The RSL-2.5-PAD is not consistent with the Urban Center Placetype.
- A Major General Plan Amendment is requested concurrently with this request to change the Placetype designation from Urban Center to Mixed Residential with an Evolve Growth Strategy.
  - The purpose of the Mixed Residential Placetype is to create a diverse mixture of housing, such as single-family detached and attached homes, duplexes, triplexes, quadplexes, townhomes.
  - Mixed Residential areas accommodate low- to medium-density multiple residences, not to exceed 30 dwelling units per acre.

- The Proposed Project is consistent with the Mixed Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies of the 2050 Mesa 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 Mixed Community District of the Mesa Gateway Strategic Development Plan.
- This area is envisioned to solidify the goal to balance land use and provide sustainability through the creation of a live/work/play community. While other districts allow for residential uses, this district is the primary area for residential development as residential use is critical to attaining the balance that is sought within the Mesa Gateway area amidst the employment, education, commercial and industrial uses found primarily within the other districts.
- The Proposed Project is consistent with the Mesa Gateway Strategic Development Plan and will strengthen the area by adding to its residential density, creating a sense of place; in these ways this furthers the vision, goals and strategies identified in the Mesa Gateway Strategic Development Plan

**Zoning:**

- The project site is currently zoned General Industrial (GI).
- The Proposed Project includes a request to rezone from GI 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 zoning district.
- The Proposed Project 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 includes single residence developments, vacant land, and commercial uses.

<p><b>Northwest</b></p> <p>RS-6-PAD</p> <p>Single Residential</p>	<p><b>North</b></p> <p>RS-6-PAD</p> <p>Single Residential</p>	<p><b>Northeast</b></p> <p>(Across Meridian Road)</p> <p>San Tan Valley</p> <p>Single Residential</p>
<p><b>West</b></p> <p>RS-6-PAD</p> <p>Single Residential</p>	<p><b>Project Site</b></p> <p>GI</p> <p>Vacant</p>	<p><b>East</b></p> <p>(Across Meridian Road)</p> <p>San Tan Valley</p> <p>Single Residential</p>
<p><b>Southwest</b></p> <p>(Across SR-24 Freeway)</p> <p>GI</p> <p>Vacant</p>	<p><b>South</b></p> <p>(Across SR-24 Freeway)</p> <p>GI</p> <p>Vacant</p>	<p><b>Southeast</b></p> <p>(Across Meridian Road)</p> <p>Queen Creek</p> <p>Vacant</p>

**Site History:**

- **May 17, 1990:** City Council annexed 625.7± acres, including the project site, into the City of Mesa (Case No. A90-001; Ordinance No. 2514) and establish comparable City of Mesa zoning of Agricultural (AG) (Case No. Z90-025; Ordinance No.2529).
- **September 10, 2001:** City Council rezoned 98.7± acres, including the project site, from AG to M-2 (equivalent to current General Industrial [GI]) to allow for the development of an industrial park (Case No. Z01-045; Ordinance No. 3931).

**Site Plan:**

- **Access:**
  - The proposed development will be accessed from Meridian Road, on the north side of the site.
  - Secondary emergency access from Meridian Road is located in the approximate center of the site.
  - A network of pedestrian paths and sidewalks connect the lots to the community open spaces, amenities and Meridian Road.
- **Parking:**
  - Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 310 covered parking spaces are required.
  - The Proposed Project has 310 private garage spaces (two per lot).

- The driveway provided at each lot is large enough to fit two vehicles, 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 includes playground equipment, a pickle ball court, outdoor seating, game areas and shaded structures.

**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	<b>18 feet</b> <b>8 feet</b>
<u>Encroachments</u> - <i>MZO Section 11-5-3(B)(2)(a)(iii)(5)</i> - 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.	<b>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.</b>

Development Standards	MZO Required	PAD Proposed
<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	<b>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</b>
<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	<b>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</b>
<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.	<b>Spanish elevations may contain only one (1) primary exterior material</b>

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: 18,600 square feet (120 square feet per lot) of common open space.
  - Proposed: 9.36 acres of programmed amenity and retention areas, including a 2.19-acre 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.
  - The two-story product includes front porches, a covered rear patio, three or four 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.
- Two single-story product types are proposed for the 50-foot-wide lots, each with six different elevations.
  - The single-story product includes covered front entries, a covered rear patio, three bedrooms and a two-car garage.
  - 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**

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### **School Impact:**

The Proposed Project is located within the Queen Creek Unified School District (QCUSD) and feeds a new elementary school and Eastmark High School (grades 7-12).

Staff is awaiting a response from the QCUSD regarding the estimated demand for the school district.

### **Citizen Participation**

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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:**

An in-person neighborhood meeting was held on July 29, 2025, with five (5) neighbors in attendance. Attendees raised questions and concerns related, and the applicant provided responses, related to:

- HOA and amenities:
  - The neighborhood will not be gated, and the amenity area will not be regulated by security.
  - There is no designated dog park; open space areas are available for pet owners to exercise their pets.

- The HOA management company has not yet been determined.
- State Route 24:
  - The site plan will not change due to the expansion of State Route 24.
  - The project site property owner is responsible for half street improvements along the roads directly adjacent to the site.
  - Designated construction access from State Route 24 will be considered.
- Subdivision construction and ownership:
  - There is a purchase agreement in place, but the sale of the site will not be completed until entitlements are approved.
  - Acknowledged concern over construction materials that may cause flat tires.

A second virtual neighborhood meeting was held on March 3, 2026, with five (5) neighbors in attendance. Attendees raised questions and concerns related to the following:

- Lot size and setbacks
- Parking
- Type of housing and amenities
- Home prices and anticipated construction start time

The applicant provided the following responses:

- The typical lot size is 3,000sq.ft. and there are no zero lot line setbacks.
- On-street parking is permitted
- The homes are single-family detached, and the HOA amenities are only available to residents of this subdivision
- At this time there is not an exact price for the homes and the hope is that construction will commence soon after entitlement are obtained.

**Required Notification:**

- Property owners within 1,000 feet of the subject site. Based on the records of the City of Mesa Community Services Department, there are no active HOAs within ½ mile or registered neighborhoods within one mile of the subject site.
- Staff has not received any questions or comments on the Proposed Project.

**Conditions of Approval**

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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 GPA25-00283 and SUB26-00137.

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
<u>Minimum Yards</u> – <i>MZO Table 11-5-3.A.2</i> - Front – Garage - Rear	<b>18 feet</b> <b>8 feet</b>
<u>Encroachments</u> - <i>MZO Section 11-5-3(B)(2)(a)(iii)(5)</i> - Rear Patio	<b>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.</b>
<u>RSL Open Space Requirements</u> - <i>MZO Section 11-5-3(A)(5)(a)(ii)</i> - Min. depth	<b>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</b>
<u>Garage Frontage and Location</u> – <i>MZO Section 11-5-3(B)(4)(a)</i>	<b>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</b>
<u>Materials</u> – <i>MZO Section 11-5-3(B)(7)</i>	<b>Spanish elevations may contain only one (1) primary exterior material</b>

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**

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Exhibit 1 - Presentation

Exhibit 2 - Ordinance

Exhibit 3 - Ordinance Map

Exhibit 4 - Vicinity Map

Exhibit 5 - Site Plan

Exhibit 6 - Minutes

Exhibit 7 - Submittal Documents