



**PLANNING DIVISION
STAFF REPORT**

City Council Meeting

August 19, 2024

CASE No.: ZON23-01007	PROJECT NAME: Hawes Crossing Village 6 – S.F. Residential Portion
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Owner’s Name:	Reserve 100 LLC CP# 53-122041
Applicant's Name:	Keith Nichter, Kimley Horn
Location of Request:	Within the 8000 through 8200 blocks of East Warner Road (north side), within the 4000 to 4400 blocks of South 80th Street (east side), within the 4000 through 4200 blocks of 82nd Street alignment (both sides), and within the 4000 through the 4200 blocks of South Hawes Road (west side). Located west of Hawes Road and north of Warner Road.
Parcel No(s):	304-30-001
Request(s):	Rezone 2.3± acres of the project site from Small Lot Single Residence 2.5 with a Planned Area Development overlay (RSL-2.5-PAD) to Small Lot Single Residence 4.0 with a PAD overlay (RSL-4.0-PAD), rezone 2.3± acres of the project site from RSL-4.0-PAD to RSL-2.5-PAD, rezone to establish a second PAD overlay on the entire 115± acres, and Specific Plan approval.
Council District:	6
Site Size:	115± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	June 26, 2024 / 4:00 p.m.
Staff Planner:	Jennifer Merrill, Senior Planner
Staff Recommendation:	APPROVAL with Conditions
Planning and Zoning Board Recommendation:	APPROVAL with Conditions (7-0)
Proposition 207 Waiver Signed:	Yes

HISTORY

On **April 20, 2020**, the City Council approved the annexation of 320.35± acres including the project site (Case No. ANX18-00788; Ordinance No. 5564).

On **April 20, 2020**, the City Council approved a Minor General Plan Amendment for 111± acres, including the proposed project site, changing the General Plan character designation from Mixed Use Activity/Employment to Neighborhood (Case No. ZON19-00755, Resolution No. 11489).

On **April 20, 2020**, the City Council approved a rezone from AG to Small Lot Single Residence 4.0 (RSL-4.0), Small Lot Single Residence- 2.5 (RSL-2.5), Multiple Residence -5 (RM-5), Office Commercial (OC), Limited Commercial (LC), General Commercial (GC), Limited Industrial (LI), and Mixed Use (MX) with a Planned Area Development (PAD) overlay for 595± acres, and a resolution authorizing a development agreement with the State of Arizona for the development of a mixed use project known as Hawes Crossing on State property located within the Inner Loop District. This request established the ‘Hawes Crossing’ PAD to guide the review of specific plans of development (Case No. ZON17-00607; Ordinance No. 5567; Resolution No. 11491). The project site, which includes just the single detached homes, is zoned RSL-4.0, RSL-2.5.

On **December 3, 2020**, the Planning Director approved a request for Administrative Review for a minor modification to the Open Space Design Guideline for the Hawes Crossing PAD (Case No. ADM20-00758).

On **June 26, 2024**, the Planning and Zoning Board voted to recommend approval with conditions (7-0).

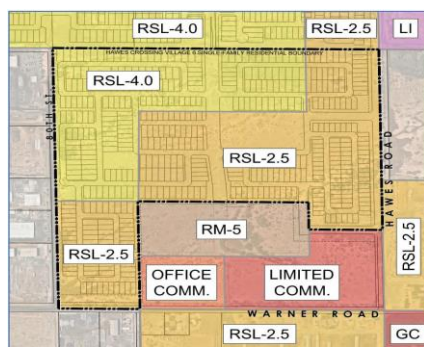
PROJECT DESCRIPTION

Background:

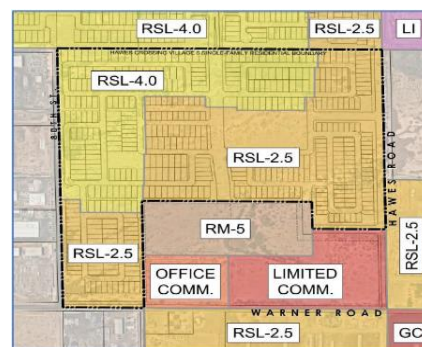
The 115± acre project site is located at the northwest corner of Hawes Road and Warner Road within Village 6 of Hawes Crossing. The project site is currently zoned Small Lot Single Residence-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) and Small Lot Single Residence-4.0 with a Planned Area Development Overlay (RSL4.0-PAD).

The applicant is requesting approval of a second PAD overlay on the entire 115± acre project site to allow additional modifications to the RSL development standards. The applicant is also requesting to amend the zoning district boundaries within the project site to change 2.3± acres from RSL-2.5-PAD to RSL-4.0-PAD and 2.3± acres from RSL-4.0-PAD to RSL-2.5-PAD.

The proposed changes align the zoning districts with the proposed lot types identified in the Specific Plan. The intent is to switch 10 RSL-2.5 lots and portions of tracts to RSL-4.0 and switch 11 RSL-4.0 lots and portions of tracts to RSL-2.5. See the figures below showing the current zoning and the proposed zoning



**PAD Zoning Boundaries Overlay
Current Zoning**



**PAD Modified Zoning Boundary Overlay
Proposed Zoning**

The applicant is also requesting approval of a Specific Plan. Per Section 2.4 of the Hawes Crossing Development Agreement, each development within Hawes Crossing is required to submit a Specific Plan for approval. The project will be developed by Blandford Homes and includes a community park, trail connections, three neighborhood parks, and six urban plazas.

The rezoning and Specific Plan approval request together make up the Proposed Project.

General Plan Character Area Designation and Goals:

The General Plan character area designation for the property is Neighborhood with a Suburban Sub-type. Per Chapter 7 of the General Plan, the primary focus of the neighborhood character area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Residential Small Lot (RSL) zoning is listed as a primary zoning district within the Suburban Sub-type and single residence is listed as a primary land use.

Gateway Strategic Development Plan:

The proposed project site is located within the Inner Loop District of the Gateway Strategic Development Plan. This district refers to the area south of the U.S. 60, between Power Road and the Loop 202. Per the Mesa Gateway Strategic Development Plan – Inner Loop District Update, the property is in an area designated for Neo-traditional neighborhoods.

Neo-traditional neighborhoods promote walkability by having shorter block lengths and perimeters and have greater connectivity to recreational and commercial uses than typical suburban development. To promote community health, residential development in the Inner Loop District shall provide areas for outdoor activities that are not highly noise sensitive (for example, sports fields, active play areas/ playgrounds, and/or swimming pools). The Proposed Project conforms to the intent of the Neo-traditional neighborhood by providing ample open space and recreational amenities including several parks and urban plazas as well as trail connections throughout the development.

The Proposed Project is consistent with the Neighborhood character area, the Suburban Sub-type, and the Inner Loop District of the Gateway Strategic Development Plan.

Zoning District Designations:

The proposed project site is zoned RSL-2.5-PAD and RSL-4.0-PAD. Per Section 11-5-1 of the MZO, the general purpose of Mesa’s residential districts is to provide for the orderly, well-planned, and balanced growth of residential neighborhoods. Single residences are allowed by-right in the RSL-2.5 and the RSL-4.0 zoning districts.

Airport Overflight Areas:

Per Section 11-19 of the MZO, the site is located within the City of Mesa Airfield (AF) Overlay District; specifically, within the Airport Overflight Area Three (AOA 3). The location of the property within the AOA 3 is due to its proximity to the Phoenix-Mesa Gateway Airport. There are no residential use restrictions on properties subject to AOA 3.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest (Across 82nd Street) RSL-4.0-PAD Residential: Hawes Crossing Village 2</p>	<p>North RSL-4.0 PAD & RSL-2.5-PAD Residential: Hawes Crossing Village 2</p>	<p>Northeast (Across Hawes Road) LI-PAD Vacant: Hawes Crossing Village 7</p>
<p>West (Across 82nd Street) Maricopa County Industrial</p>	<p>Project Site RSL-4.0-PAD & RSL-2.5-PAD Vacant</p>	<p>East (Across Hawes Road) Maricopa County Vacant; and RSL-2.5-PAD Vacant: Hawes Crossing Village 5</p>
<p>Southwest (Across Warner Rd. & 82nd Street) LI-PAD Vacant</p>	<p>South RM-5-PAD & LC-PAD Vacant; and (Across Warner Rd.) AG Agriculture</p>	<p>Southeast (Across Hawes Road) RSL-2.5-PAD Vacant: Hawes Crossing Village 5</p>

Compatibility with Surrounding Land Uses:

The proposed project site is located directly south of the Hawes Crossing Village 2 development, which is zoned RSL-4.0-PAD and RSL-2.5-PAD and is currently being developed with single residence uses. Parcels to the east, across Hawes Road, are under Maricopa County jurisdiction and vacant, or zoned RSL-2.5-PAD and part of Hawes Crossing Village 5 and also vacant. Parcels to the south are zoned RM-5-PAD and LC-PAD and part of Hawes Crossing Village 6, and across Warner Road, parcels are zoned AG and used for agricultural uses. Parcels to the west, across 82nd Street, are under Maricopa County jurisdiction and used for a variety of industrial uses including a waste transfer station. The western boundary of the Project Site was planned for when the overall Hawes Crossing development was approved: a 30-foot-wide open space buffer was required as part of the conditions of approval for Ordinance No. 5567 and is provided along the east side of 82nd Street as shown on the documents provided with this request.

The Proposed Project is consistent with development expected in the surrounding area.

Planned Area Development Overlay:

The Hawes Crossing PAD established a master plan describing the development themes, guidelines, and allowed uses for the community. The Hawes Crossing PAD is not being changed by this request and will remain on the proposed project site. The applicant is requesting an additional PAD overlay to modify certain development standards set forth in the MZO.

Table 1 below shows the required MZO standards and the applicant’s proposed PAD standards for the proposed project site.

Development Standard	MZO Standard	Proposed PAD Modification	Staff Recommendation
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F)</u> Double-car garage	20-foot-wide and 22-foot-long	19 feet 4 inches wide and 22 feet long	As proposed
<u>Fences and Freestanding Walls for AG, RS, RSL, RM and DR Districts – MZO Section 11-30-4(A)(1)(b)</u> -Maximum Height of fences and freestanding walls within or along the exterior boundary of the required side or rear yards	6 feet	8 feet	As proposed

Minimum Dimensions for Residential Enclosed Garages:

Per Section 11-32-4(F) of the MZO, double-car enclosed garages shall be at least 20-foot-wide and 22-foot-long.

The applicant is requesting to reduce the minimum double-car garage width from 20-foot-wide to 19 feet wide for two floor plans (3502 and 3504); all other plans will meet the minimum 20-foot width. The garage length will be 22 feet for all plans.

The requested 19-foot garage width is similar to the development standards approved by Mesa City Council in 2022 for Village 1 of Hawes Crossing (Ordinance No. 5678).

Fences and Freestanding Walls for AG, RS, RSL, RM and DR Districts:

Per Section 11-30-4(A)(1)(b) of the MZO, in the AG, RS, RSL, RM and DR Districts, the maximum height of fences and freestanding walls within or along the exterior boundary of the required side or rear yards shall not exceed a height of six feet.

The applicant is requesting a maximum fence height of eight feet to accommodate the grade changes between lots, as well as to provide screening between this new residential area and the industrial development including the San Tan Waste Transfer Station located across 80th Street to the west.

PAD Justification:

Per Section 11-22-1 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards when it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way.

The Proposed Project shows approximately 9.2 acres of park space proposed, complete with high quality amenities such as paved pathways, lap pool, ramada with restrooms, turf areas for active use, seating, shade structures, sport courts, and playground equipment.

Approximately 25.7 acres, or 23% of the total acreage of RSL-4.0 and RSL-2.5 development consists of common areas and/or open space, which exceeds the required 15% minimum. The 9.2 acres of park comprises 53% of the required open space, which exceeds the required 3% minimum.

The proposal complies with requirements for a PAD as outlined in Section 11-22 of the MZO.

Specific Plan:

The Proposed Project includes the development of the single-family portion of Village 6 and was developed to provide a diverse mix of home types and lot sizes. The 455-lot subdivision will include the following number of units and lot types.

Lot Type	Quantity	Mix
45' x 90'	99 units	21.7%
45' x 120'	182 units	40.0%
50' x 125'	111 units	24.4%
55' x 125'	63 units	13.9%

In accordance with Ordinance No. 5567, mixing lot widths along streets is required to further the variation of the streetscape and different lot widths must be located adjacent and across from each other without a pattern. To comply with Ordinance No. 5567 (Condition 5.c.iii), the applicant has proposed a unique set of monotony rules to achieve a desired variation in the streetscape. The rules are as follows:

- An identical floor plan and elevation may not be repeated directly adjacent to the same floor plan and elevation;
- An identical floor plan and elevation may not be repeated directly across any street;
- No more than three (3) contiguous lots may have the same floor plan;
- No more than three (3) contiguous lots may have the same elevation style (i.e. Spanish, Craftsman, Farmhouse); and
- Adjacent lots and lots directly across the street from each other may not use the same paint color for the primary material, regardless of floor plan.

The Specific Plan includes a 6.4+acre Community Park that includes a large play structure tot lot, lap pool with beach entry, pool ramada, splash pad, two pickleball courts, a half-court basketball court and other ramadas and seating areas.

These amenities exceed the requirements of the open space guidelines approved through Case No. ZON17-00607 (Ordinance No. 5567), which required a minimum of four amenities.

The Specific Plan also includes three pocket parks containing play and shade structures, games (bean bag toss, etc.), picnic tables, turf areas and seating.

Alternative Compliance:

Per Section 11-5-3(B)(9) of the MZO, conditions may exist where strict compliance to Site Planning and Design Standards are impractical or impossible, or where maximum achievement can only be obtained through alternative compliance. Alternative compliance allows development to satisfy the Site Planning and Design Standards by providing comparable standards in a creative way.

The applicant is requesting alternative compliance for several design standards for their home product. According to the applicant the proposed product offers future residents a wider variety of colors and details to choose from, and therefore meets alternative compliance criteria in MZO Section 11-5-3(B)(9)(b)(iv): “The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the areas and/or meets or exceeds the design objectives as described in the City’s General Plan.”

The applicant is requesting alternative compliance for the following requirements:

Primary Entrances:

Per Section 11-5-3(B)(3) of the MZO, primary entrances must be covered by either a front porch measuring at least six-feet deep as measured from the building façade to the posts, and eight-foot-wide, or defined by a portico, awning, recess, or stoop measuring at least four feet by four feet.

The applicant is requesting that the six-foot depth measurement include the posts.

Front Loaded Garages:

Per Section 11-5-3(B)(4)(a) of the MZO, where garage doors face the front property line of the lot, the aggregate width of garage doors shall not exceed 50% of the aggregate width of the front building elevation, and forward-facing garages must be located at least three feet behind the primary wall facing the street, and never less than the required garage setback.

The applicant is requesting that the 16-foot-wide garage doors be used as the measurement, and the minimum three-foot setback be measured from the front of the porch.

Windows:

Per Section 11-5-3(B)(6)(b) of the MZO, dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least 10% of the façade's area.

The applicant is requesting to reduce the minimum required window area (for street-facing facades on a corner lot) from 10% to 5%.

Building Materials:

Per Section 11-5-3(B)(7)(a) of the MZO, 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, and stucco. Any one material must be used on at least 15% of the front façade.

The applicant is requesting to reduce the required number of primary materials from two to one for the Spanish Colonial models.

The applicant is also requesting that the second material minimum be reduced to five percent (5%) for the Prairie, Farmhouse, Craftsman, Cottage, Country, French and Bungalow, as long as there are other elevation choices for each floor plan that exceed the minimum 15%, and as long as the elevations that have a reduced second material include at least three other architectural details such as pop-outs, reveals, skirts, porches with enhanced columns or posts, decorative iron or railings, varied roof lines, gable ends, dormers, shutters, tile bands, coach lights or other suitable details.

Product Review:

As part of this request, product was reviewed for a majority of the proposed lots. Blandford has provided plot plans, elevations and floor plans for all lots except for the 45-foot-wide by 90-foot-deep lots. The product submitted has been approved for other developments in Mesa and will provide a wide variety of options for the future residents of Hawes Crossing Village Six.

Plot plans were submitted for the 45-foot by 90-foot lots to demonstrate that product will comply with the setbacks and building coverage requirements of the RSL-2.5 district; however, elevations and floor plans are not available.

Future product review for these lots will be required.

School Impact Analysis:

The Gilbert Public School District reviewed the request for its potential impact on the district and indicated that the existing schools in the area have capacity to serve the anticipated students.

Table 3: School Impact Analysis

Proposed Development (455 lots)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Boulder Creek Elementary (PK-6)	Elementary	467	Yes
Desert Ridge Junior High (7-8)	Middle School	951	Yes
Desert Ridge High School	High School	2168	Yes

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site. As of writing this report, staff has not received any comments or concerns from surrounding property owners.

Staff Recommendation:

The subject request is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, and the Hawes Crossing PAD and meets the review criteria for approval of a PAD overlay outlined in Section 11-22-1 of the MZO.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with all conditions of approval for Case No. ZON17-00607 (Ordinance No. 5567).
2. Compliance with the Hawes Crossing Development Agreement No. 3145 (Recorders No. 2020-0379927).
3. Compliance with the Preliminary Plat submitted.
4. Compliance with all requirements of the Subdivision Regulations.
5. 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.
6. Compliance with submitted floor plans and elevations for all product types except for the 45-foot-by 90-foot lots.
7. Administrative Review through Planning for product floor plans and elevations for the 45-foot by 90-foot lots.
8. Compliance with submitted plot plans for all product types.
9. Compliance with the following monotony rules:
 - a. No more than three (3) contiguous lots may have the same floor plan;
 - b. No more than three (3) contiguous lots may have the same elevation style (i.e. Spanish, Craftsman, Farmhouse);
 - c. An identical floor plan and elevation may not be repeated directly across any street;
 - d. An identical floor plan and elevation may not be repeated directly adjacent to the same floor plan and elevation; and
 - e. Adjacent lots and lots directly across the street from each other may not use the same paint color for the primary material, regardless of floor plan.
10. 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 Phoenix 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 Phoenix 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 Phoenix Mesa Gateway Airport.
 - 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 Phoenix Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”

11. Compliance with all City development codes and regulations, except the modification to the development standards as approved with Case No. ZON17-00607 (Ordinance No. 5567) and this PAD as shown in the following table:

Development Standard	Approved
<u>Minimum Dimensions for Residential Enclosed Garages – MZO Section 11-32-4(F)</u> Double-car garage	19 feet 4 inches wide and 22 feet long
<u>Fences and Freestanding Walls for AG, RS, RSL, RM and DR Districts – MZO Section 11-30-4(A)(1)(b)</u> Maximum Height of fences and freestanding walls within or along the exterior boundary of the required side or rear yards	8 feet

Exhibits:

- Exhibit 1 - Presentation
- Exhibit 2 - Ordinance
- Exhibit 3 - Ordinance Map
- Exhibit 4 - Vicinity Map
- Exhibit 5 - Site Plan
- Exhibit 6 – Planning and Zoning Board Minutes
- Exhibit 7 - Submittal Documents