



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

February 12, 2025

CASE No.: **ZON24-00885**

PROJECT NAME: **Hawes Crossing Village 4**

Owner's Name:	FAMILY TRUST CREATED UNDER BILLY W AND NORA D; BILLY W AND NORA D MAYNARD LIVING TRUST
Applicant's Name:	Drew Huseh, Landsea Homes
Location of Request:	Located at the southwest corner of South Hawes Road and East Warner Road.
Parcel No(s):	304-30-021B, 304-30-021C, 304-30-021E and 304-30-024M
Request:	Site Plan Review for a single residence development. Also consider approval of a Preliminary Plat titled "Hawes Crossing Village 4".
Existing Zoning Districts:	Small Lot Single Residence-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) and General Commercial with a Planned Area Development Overlay (GC-PAD).
Council District:	6
Site Size:	39± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	February 12, 2025 / 4:00 p.m.
Staff Planner:	Sean Pesek, Senior Planner
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **October 16, 2000**, the City Council approved the annexation of 1,571± acres, including the 39± project site, into the City of Mesa (Case No. A99-004; Ord. No. 3815).

On **May 7, 2001**, the City Council established Agricultural (AG) zoning on the 39± project site (Case No. Z00-087; Ord. No. 3885).

On **April 20, 2020**, the City Council approved a rezone from AG and LI to Single Residence-6 (RS-6), Small Lot Single Residence-4.0 (RSL-4.0), Small Lot Single Residence-2.5 (RSL-2.5), Multiple Residence-5 (RM-5), Limited Commercial (LC), General Commercial (GC), Light Industrial (LI), and Mixed Use (MX) with a Planned Area Development (PAD) Overlay for 535± acres, and a resolution

authorizing a development agreement of a mixed use project known as 'Hawes Crossing'. This request established the Hawes Crossing PAD to guide the review of specific plans of development (Case No. ZON17-00606; Ordinance No. 5566; Resolution No. 11490). The project site is currently zoned RSL-2.5-PAD and GC-PAD.

On **April 20, 2020**, the City Council approved a Minor General Plan Amendment for 323± acres, including the 39± acre project site, changing the Mesa 2040 General Plan character designation from Mixed Use Activity/Employment to Neighborhood (Case No. ZON19-00794; Resolution No. 11488).

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).

PROJECT DESCRIPTION

Background:

The 39± acre project site is located at the southwest corner of Hawes Road and Warner Road, within Village 4 of Hawes Crossing and is currently zoned Small Lot Single Residence-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) and General Commercial with a Planned Area Development Overlay (GC-PAD).

The applicant is requesting approval of a Specific Plan and approval of a Preliminary Plat titled "Hawes Crossing Village 4" to facilitate the development of a 259-lot single residence subdivision (Proposed Project).

Per Section 2.3 of Ord. No. 5566 and Section 2.4 of the Hawes Crossing Development Agreement, each development within Hawes Crossing is required to submit a Specific Plan for approval. The Proposed Project will be developed by Landsea Homes and includes trail connections, three urban plazas, and a community park complete with a pool, play structure, ramadas, sports courts, and a dog park.

General Plan Character Area Designation and Goals:

The Mesa 2040 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 project site is also 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.

Neotraditional neighborhoods promote walkability by having shorter block lengths and perimeters and have greater connectivity to recreational and commercial uses than typical suburban development. Additionally, 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 project site is zoned RSL-2.5-PAD and GC-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 a permitted use in the RSL-2.5 District.

Approximately two acres at the southern end of the project site has GC-PAD zoning. According to the submitted specific plan, this area will be used solely for surface water retention and landscaping, with no homes or other development proposed for this area.

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:

Northwest (Across Warner Road) OC-PAD, RSL-2.5-PAD, and RM-5-PAD Vacant	North (Across Warner Road) OC-PAD and LC-PAD Vacant	Northeast (Across Hawes Road) RSL-2.5-PAD Vacant
West AG Agriculture	Project Site RSL-2.5-PAD and GC-PAD Vacant	East (Across Hawes Road) GC-PAD Vacant
Southwest LI-PAD Vacant	South LI-PAD-PAD	Southeast (Across Hawes Road) GC-PAD Vacant

Compatibility with Surrounding Land Uses:

The project site is located directly south of Hawes Crossing Village 6, which has an approved specific plan for single residence development in the RSL portions of the village. Parcels to the east and northeast, across Hawes Road, are zoned RSL-2.5-PAD and GC-PAD and part of Hawes

Crossing Village 5 and also vacant. Parcels to the south are zoned LI-PAD with an approved site plan for industrial development. Parcels to the west are zoned AG and developed with agricultural uses.

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

Specific Plan:

The Proposed Project consists of 259 single residence lots featuring varied home styles and lot dimensions. The subdivision will offer diverse housing options across different lot configurations, as shown in the table below:

Lot Type	Quantity	Mix
34' x 77'	177 units	68%
39' x 77'	32 units	12%
41' x 77'	21 units	9%
46' x 77'	29 units	11%
TOTAL	259 units	100%

In accordance with Ordinance No. 5566, mixing lot widths along street frontages 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 (Ordinance No. 5566, condition 4.d.iii). To meet the spirit and intent of this condition, the applicant has proposed a diverse set of floor plans and elevations that provide architectural variation through the use of distinct materials, roof lines, front porch designs, and building placement.

The Specific Plan includes a two-acre Neighborhood Park containing a large play structure tot lot, lap pool, ramadas, two sport courts, and a dog park. These amenities exceed the requirements of the open space guidelines approved through Case No. ZON17-00606 (Ordinance No. 5566), which required a minimum of four amenities. The Specific Plan also includes three urban plazas adjacent to Warner Road at the intersections with Hawes Road and Channing Street. These plazas are designed as formal public spaces with a unified aesthetic theme and will be easily accessible from major and collector streets, creating a consistent look across all plaza locations. Dedicated paseo tracts have also been incorporated to facilitate walkability between lots, guest parking areas, and the neighborhood park and include a diversity of desert appropriate plant materials to create nodes of shade, particularly along pedestrian corridors.

Per Section 11-32-3 of the Mesa Zoning Ordinance (MZO), two parking spaces shall be provided for each dwelling unit. Based on the proposed lot count, 518 total spaces are required. The submitted floor plan shows an attached two-car garage for every offered home plan, with an additional 267 uncovered guest parking spaces evenly distributed throughout the subdivision. Overall, 785 parking spaces are proposed.

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 the following requirements:

Primary Entrances:

Per condition 4.d.v of Ordinance No. 5566, front porches in the RSL-2.5 zone must have a depth of at least six feet. Two of the submitted floor plans (22-1700 and 23-1900) incorporate wraparound porch designs. As a result, the depth requirement cannot be met. The applicant is requesting a minimum depth of 3'-7" for these plans only.

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% for the 22-1700 and 23-1900 floor plans, only.

Based on the interior layout of these floor plans, it is impractical to add additional windows as doing so would result in windows being added to areas of the home that would not typically include windows, such as stairs and closets. To compensate for this reduction, these elevations include enhanced pop-outs with additional decorative elements at the upper portion of the house, designed to complement the architectural style and further enhance the appeal of the corner lot side.

Building Materials:

Per Section 11-5-3(B)(7)(a) of the MZO, buildings must contain at least two 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 elevation (all floor plans). To meet the intent of this design requirement, each Spanish elevation will incorporate different stucco finishes.

Overall, staff finds that alternative compliance request meet the criteria of Section 11-5-3(B)(9)(b)(iv) because the alternatives are more aesthetically complementary to both the specific architecture of the elevations proposed as well the overall architectural appeal of the Proposed Project.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision Regulations requires subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series, and includes the evaluation of lot configuration, utility layout, street improvements, and drainage requirements. The Preliminary Plat is reviewed and approved by the Planning and Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

As shown on the proposed Preliminary Plat, the subject request will allow for 259 individually platted lots and 12 dedicated tracts for public utilities, drainage, open space amenities, and private streets.

School Impact Analysis:

The Queen Creek Unified 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 (259 lots)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Silver Valley Elementary	Elementary	1300	Yes
Eastmark High School	Middle/High School	2000	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.

A neighborhood meeting was held on November 21, 2024, with no public attendees. As of writing this report, staff has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on February 12, 2025.

Staff Recommendation:

Staff finds that the Proposed Project is consistent with the Mesa 2040 General Plan, the Gateway Strategic Development Plan, the review criteria for Site Plan Review outlined in Section 11-69-5 of the MZO, the Hawes Crossing PAD, the Hawes Crossing Development Agreement No. 3144, the alternative compliance criteria in Section 11-5-3(B)(9) of the MZO, and meets the approval criteria for a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

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

1. Compliance with all conditions of approval for Case No. ZON17-00606 (Ordinance No. 5566).
2. Compliance with the Hawes Crossing Development Agreement No. 3144 (Recorders No. 2020-0381318).
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.
7. Compliance with submitted plot plans for all product types.
8. 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."
9. 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.

Exhibits:

Exhibit 1-Staff Report
Exhibit 2-Vicinity Map
Exhibit 3-Project Narrative
Exhibit 4-Preliminary Plat
Exhibit 5-Specific Plan
Exhibit 6-Development Plan
Exhibit 7-Landscape Plan
Exhibit 8-Plot Plans
Exhibit 9-Product Elevations
Exhibit 10-Product Floor Plans
Exhibit 11-Citizen Participation Plan
Exhibit 12-Citizen Participation Report