



Planning and Zoning Report

Date	March 25, 2026	
Case No.	GPA25-00233	
Project Name	Haven at Hawes	
Request	<ul style="list-style-type: none"> Major General Plan Amendment to change the Placetype from Local Employment Center to Urban Residential 	
Project Location	Located at the southeast corner of South Hawes Road and East Mesquite Street	
Parcel No(s)	304-31-005A	
Project Area	38± acres	
Council District	District 6	
Existing Zoning	Maricopa County Light Industrial (IND-2)	
General Plan Designation	Local Employment Center	
Applicant	Sean Lake, Pew & Lake, PLC	
Owner	Stewart Development II, LLC	
Staff Planner	Jennifer Merrill, Senior Planner	

Recommendation

Staff finds that the proposal furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, complies with Mesa Zoning Ordinance (MZO) Section 11-75-1, and the General Plan amendment criteria outlined in Chapter 5 of the Mesa 2050 General Plan.

Staff recommends adoption.

Project Overview

Request:

The applicant is requesting a Major General Plan Amendment to change the designation for the 38± acre project site from the Local Employment Center Placetype with an Evolve Growth Strategy to the Urban Residential Placetype with an Evolve Growth Strategy (Proposed Project).

The subject request is made concurrently with an annexation application (Case No. ANX25-00231) a rezoning (Case No. ZON25-00234) and preliminary plat (SUB26-00136) applications. Through the concurrent applications, the applicant is requesting to rezone the project site from Agricultural (AG) to Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to allow for a 250-lot detached single residence development (Proposed Project).

Per Chapter 3 of the Mesa 2050 General Plan, the purpose of the current General Plan Placetype designation, Local Employment Center, is to provide a variety of low intensity business operations that are compatible with residential uses. Typical uses include offices, medical facilities, research and development centers, and other small-scale employment-focused activities. The requested Single-Family Residential land use and RSL-2.5-PAD zoning is not supported in the Local Employment Center Placetype.

As a result, the applicant is requesting to change the Placetype designation to Urban Residential. The requested RSL-2.5-PAD zoning is appropriate for the Urban Residential Placetype, which accommodates various low-, medium-, and high-density housing types, including single-family detached and attached homes, townhomes, and multi-family.

Per Table 2: *Placetype Change – Minor and Major Criteria* of the Mesa 2050 General Plan, the requested change is a Major General Plan Amendment.

Major GPAs require two public hearings of the Planning and Zoning Board; the first public hearing was held at the Dobson Ranch Library on September 23, 2025.

Related Hearings and Concurrent Applications:

- **Special Meeting:** Per Section 11-75-3(B)(1), all General Plan Amendments are subject to two public hearings by the Planning and Zoning Board in conformance with A.R.S § 9-461.06. A Special Meeting was held for the Proposed Project on September 23, 2025, at the Dobson Ranch Public Library, 2425 South Dobson Road.
- **Annexation:** The blank annexation petition was recorded July 21, 2025, the City Council held a public hearing on August 18, 2025, and the annexation petition has been signed, recorded, and is ready for adoption by the City Council (Case No. ANX25-00231).
- **Rezoning:** The Planning and Zoning Board public hearing for the rezoning is scheduled for March 25, 2026, to coincide with the second public hearing for the Major General Plan Amendment (Case No. ZON25-0234).
- **Preliminary Plat:** The preliminary plat is subject to a concurrent administrative review by staff (SUB26-00136).

Site Context

General Plan:

- The applicant is requesting to change the Placetype designation from Local Employment Center to Urban Residential.
- Per Chapter 3 of the 2050 General Plan, the purpose of the Urban Residential Placetype is to contain a diverse mixture of uses where commercial, residential, and public/semi-public uses coexist. Urban Residential areas can accommodate various low-, medium-, and high-density housing types, including single-family detached and attached homes, townhomes, and multi-family.
- The Proposed Project, and concurrent application, is consistent with the Urban Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, and Strategies of the 2050 Mesa General Plan.

General Plan Amendment Approval Criteria Analysis:

Approval Criteria – Chapter 5 of the Mesa 2050 General Plan (pg. 135):

- 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:**
The proposed amendment will not result in a shortage of land for other planned uses. While the Proposed Project reduces the amount of land designated for its current use, approximately 100± acres of land directly east and north of the project site remain designated under the Local Employment Center Placetype and are either vacant or developed with light industrial uses. Further, the amendment supports the City's broader objective of increasing housing availability by enabling residential development in a location that is already compatible with surrounding land uses.
- 2. Whether events after the adoption of the General Plan have changed the character or condition of the area, making the proposed amendment appropriate:** The Mesa 2050 General Plan was adopted in November 2024. Since adoption, the properties to the west of the subject site are now under development for a single residence use. Adjacent to the south is a 130-unit single residential development known as Hawes Crossing Village 5, for which the City Council recently approved a Major General Plan Amendment to change the Placetype to Urban Residential and a Rezoning request. Given the surrounding land uses and zoning patterns, the Proposed Project is appropriate and consistent with the existing context.
- 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:** The Proposed Project is consistent with the Vision, Guiding Principles and Strategies, and applicable elements identified in the 2050 Mesa

General Plan and is consistent with the existing and proposed Urban Residential Placetype to the west and south of the subject site.

- 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:** The Proposed Project and concurrent application will require improvements to roads, and water and sewer systems. These improvements have been anticipated as part of the development of the adjacent Hawes Crossing master planned area. Water and sewer service will be provided through connections to the City of Mesa's existing infrastructure. Offsite improvements will be determined through coordination with the City's Engineering and Transportation Departments during future planning stages.
- 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:** The Proposed Project will not adversely affect surrounding development due to increased traffic congestion. The Proposed Project includes half-street improvements along both Hawes Road and Mesquite Street, as well as pedestrian paths connecting with the public sidewalks, to allow non-vehicular access to surrounding developments.

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan: The proposed amendment is consistent with the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan; specifically, the following Strategies:

- N1. Promote complete communities in both existing and new neighborhoods.
- N4. Use neighborhood planning to engage local communities and define neighborhood-specific character, values, and policies.
- N5. Improve street and open space network connectivity within neighborhoods and to local-serving amenities.
- CM1: Design an integrated transportation network that safely and efficiently moves people and goods.
- CM2: Provide a complete, connected, and safe network of on- and off-street active transportation infrastructure.
- 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.

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

improvement to both the General Plan and the City of Mesa by facilitating the development of an additional residential project located between Hawes Crossing and existing light industrial uses.

- 6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria:** The Proposed Project represents a significant investment in the area and develops vacant property. The addition of a residential neighborhood with high-quality recreational amenities in this area helps to fulfill a number of strategies identified in the General Plan by creating additional housing opportunities.

Mesa Gateway Strategic Development Plan:

- The Proposed Project is located within the Inner Loop District of the Mesa Gateway Strategic Development Plan.
- This area will contain a high-quality, mixed-use environment that is compatible with the Mesa Gateway airport including a medium-density residential character with a mix of commercial and office use as well as light industrial uses.
- The Proposed Project is consistent with the Mesa Gateway Strategic Development Plan and will strengthen the area by adding to its residential density and variety of housing types, and creating a sense of place; in these ways this furthers the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan.

Citizen Participation

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:

A virtual neighborhood meeting was held on July 28, 2025. No neighbors or interested parties attended this meeting.

Required Notification:

- Property owners within 1,000 feet of the subject site were notified of the public hearing.
- Staff has not received any questions or comments on the Proposed Project.

Staff Recommendation

The requested Major General Plan Amendment to change the Placetype from Local Employment Center to Urban Residential furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, and conforms to the General Plan Amendment criteria outlined in Chapter 5 and Section 11-75-1 of the Zoning Ordinance.

Staff recommends Adoption

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – General Plan Amendment Map

Exhibit 3 – Project Narrative

Exhibit 4 – Citizen Participation Plan

Exhibit 5 – Citizen Participation Report