

# **Haven at Hawes**

## **SEC Mesquite Street and Hawes Road**

### **Citizen Participation Report**

#### **Annexation, Rezoning, Preliminary Plat, & Major General Plan Amendment**

#### **September 11, 2025**

#### **Purpose:**

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Haven at Hawes.

By providing opportunities for citizen participation, the applicant ensured that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

#### **Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
Sean.lake@pewandlake.com

Sarah Prince  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
sarah.prince@pewandlake.com

#### **Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).
2. Public Notice Letters for the Planning and Zoning meeting regarding the Major General Plan Amendment were mailed on September 8, 2025 to all property owners within 1000' of the subject property.

3. Public notices will be mailed for upcoming Planning and Zoning and City Council meetings to all property owners within 1000' of the subject property.
4. The property was properly posted with notice signs installed on the subject site on September 8, 2025 for the September 23, 2025 Major General Plan Amendment meeting. The Sign posting affidavit is included in this Citizen Participation Report.
5. Future signs will be posted on the site for the upcoming Planning and Zoning and Council meetings, when those meeting dates are established.

**Schedule:**

Pre-Submittal Conference- November 22, 2024

Formal Applications- March 24, 2025

Follow-up Submittals – June 19, 2025

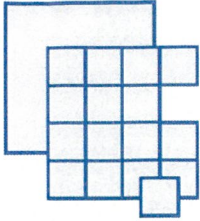
Neighborhood Meeting- July 28, 2025

Planning and Zoning Meeting (Major General Plan Amendment) – September 23, 2025

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

**W. Ralph Pew**

Certified Real Estate Specialist

**Sean B. Lake**

**Reese L. Anderson**

July 11, 2025

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Ashton Woods, we are pleased to invite you to participate in a neighborhood meeting for the property located at the southeast corner of east Mesquite Street and south Hawes Road and is approximately 38.03 acres in area. The proposed development is Haven at Hawes, which is a single-family residential community.

Our project team has set up a virtual Teams meeting where we will present the project and provide more information. Please email Sarah Prince at [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) for a direct link to join the Microsoft Teams meeting. Meeting details are also listed below.

**Date:** July 28, 2025

**Time:** 6:00 p.m.

**Meeting Link:** [www.teams.com](https://www.teams.com)

**Meeting ID:** 285 248 667 218 3

**Meeting Passcode:** VD3oA9gq

Should you have any questions, please contact me or Sarah Prince in my office by email at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefings that will be prepared for public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake  
**PEW & LAKE, PLC**

11623 S 202 LLC  
1776 PEACHTREE ST NW STE 605S  
ATLANTA, GA 30309

ARIZONA STATE OF  
1616 W ADAMS ST  
PHOENIX, AZ 85007

AZ CONTRACTOR HOLDINGS LLC  
21309 E PUMMELOS RD  
QUEEN CREEK, AZ 85142

AZ CONTRACTOR HOLDINGS LLC  
20221 E MESQUITE ST  
MESA, AZ 85212

DAIRY VAN RIJN  
20102 E WARNER RD  
MESA, AZ 85212

HAWES CROSSING APARTMENTS LLC  
7918 E MCCLAIN DR STE 101  
SCOTTSDALE, AZ 85260

HAWES CROSSING VILLAGE 2  
COMMUNITY ASSOCIATION INC  
4900 N SCOTTSDALE RD STE 2200  
SCOTTSDALE, AZ 85251

KBCUSTOMS LLC  
19838 E SONOQUI BLVD  
QUEEN CREEK, AZ 85142

LIG AZ HOLDINGS LLC  
21480 E PUMMELOS RD  
QUEEN CREEK, AZ 85142

RBK FAMILY TRUST  
3914 E FARMDALE AVE  
MESA, AZ 85206

RESERVE 100 LLC CP# 53-122041  
3321 E BASELINE RD  
GILBERT, AZ 85234

STEWART DEVELOPMENT II LLC  
2929 E MAIN ST LOT 150  
MESA, AZ 852139327

TAYLOR MORRISON ARIZONA INC  
4900 N SCOTTSDALE RD STE 2200  
SCOTTSDALE, AZ 85251

VAN RIJN DAIRY  
20102 E WARNER RD  
MESA, AZ 85212

VPTM HAWES CROSSING LB LLC  
901 MARQUETTE AVE STE 3300  
MINNEAPOLIS, MN 55402

Vice Mayor Scott Somers  
PO Box 1466  
Mesa, AZ 85211-1466

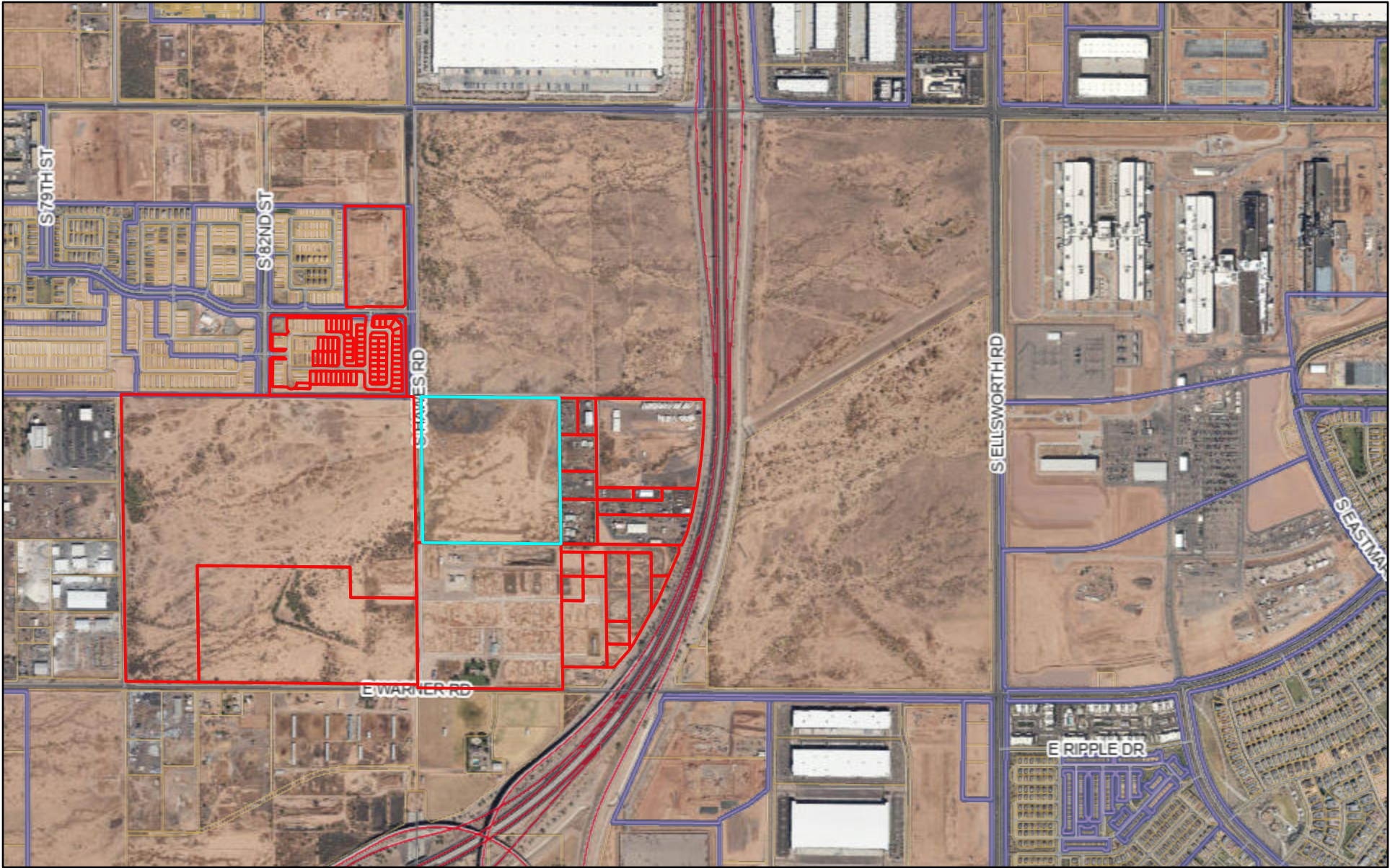
Alicia Martinez  
PO Box 1466  
Mesa, AZ 85211-1466

City of Mesa Development Services  
Department  
ATTN: Nana Appiah  
PO Box 1466  
Mesa, AZ 85211-1466

City of Mesa Development Services  
Department  
ATTN: Jennifer Merrill  
PO Box 1466  
Mesa, AZ 85211-1466

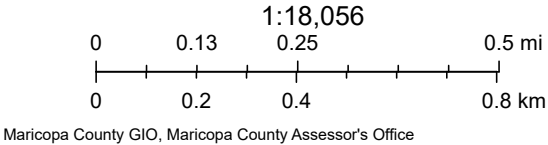


# 1000' Prop Owner Map



June 25, 2025

 Override 1





# Haven at Hawes

By Ashton Woods

Neighborhood Meeting July 28, 2025

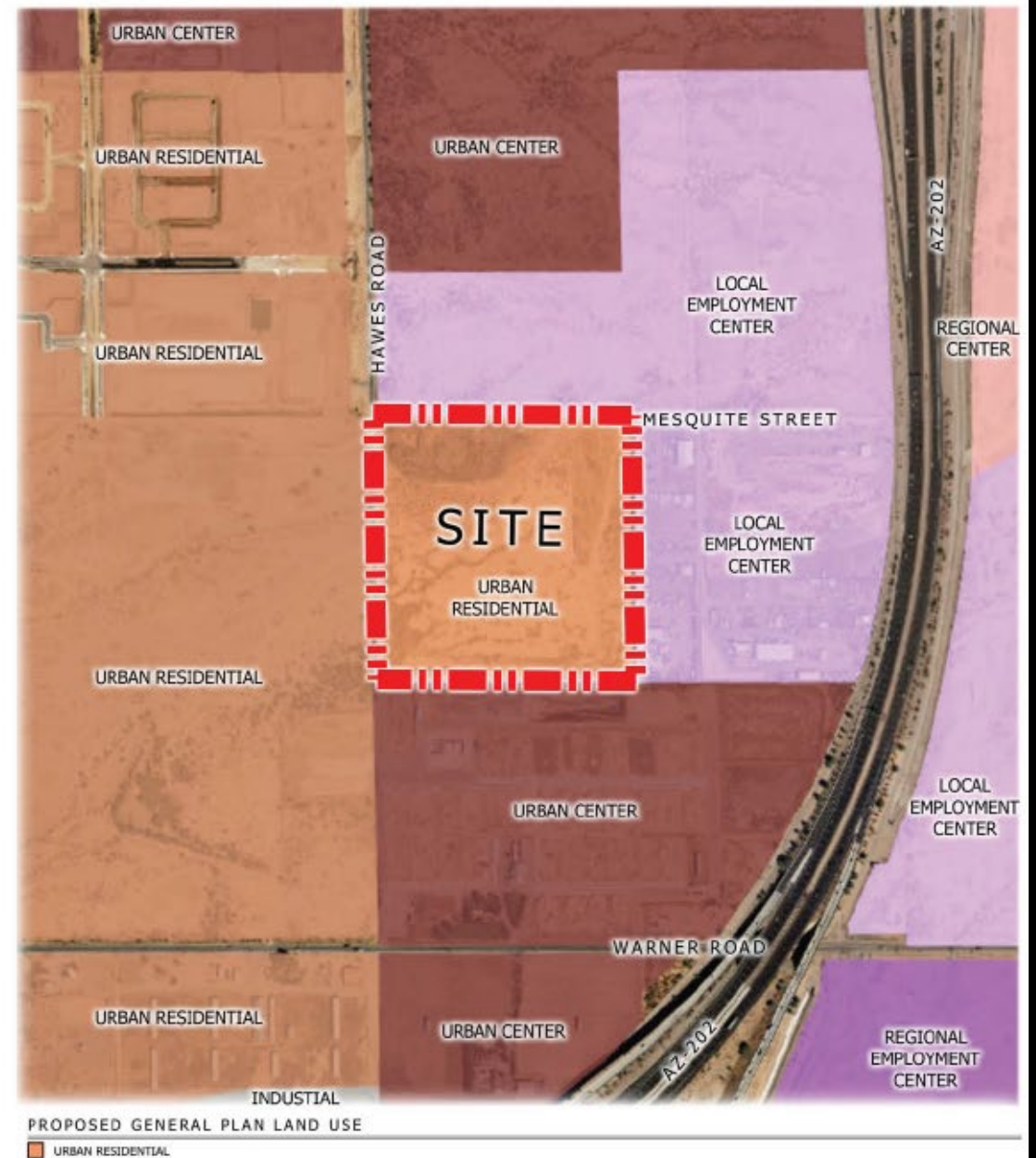
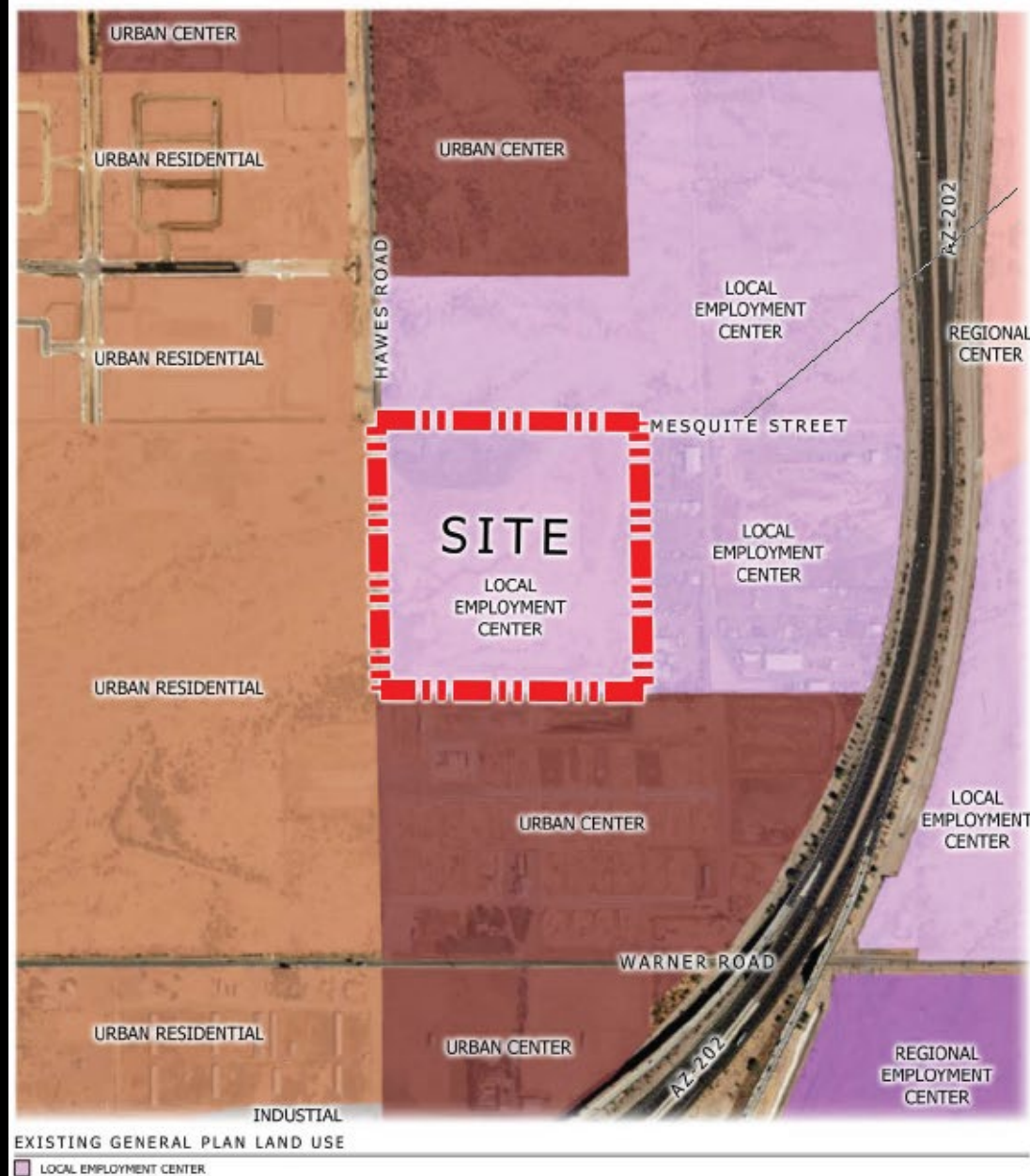
# Introduction

- Proposed single-family residential community
- Southeast corner of east Mesquite Street and south Hawes Road
- 38.03 gross acres
- APN 304-31-005A
- Requests to the City of Mesa
  - Rezoning – Planned Area Development
  - Annexation
  - Major General Plan Amendment



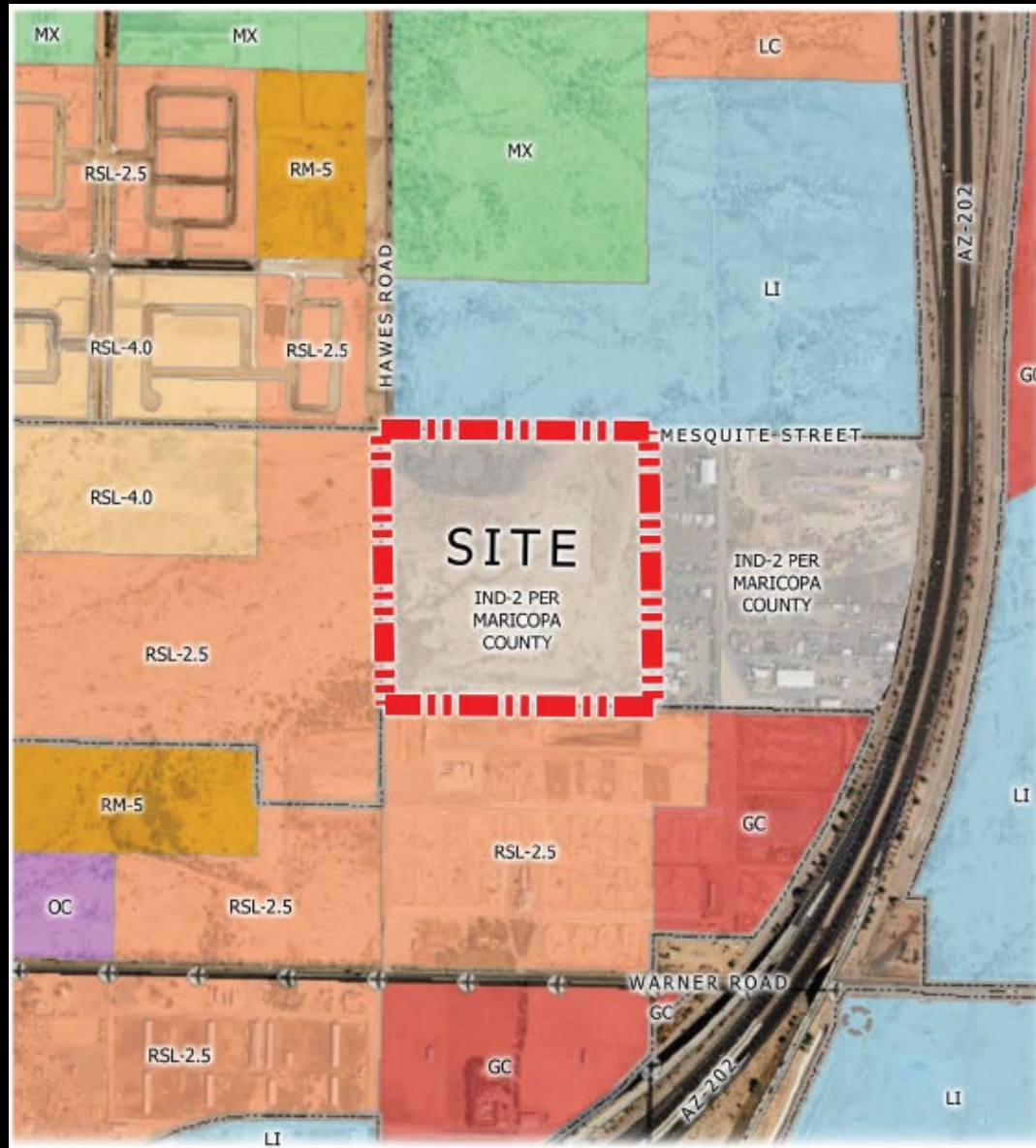


# Existing and Proposed General Plan Designations



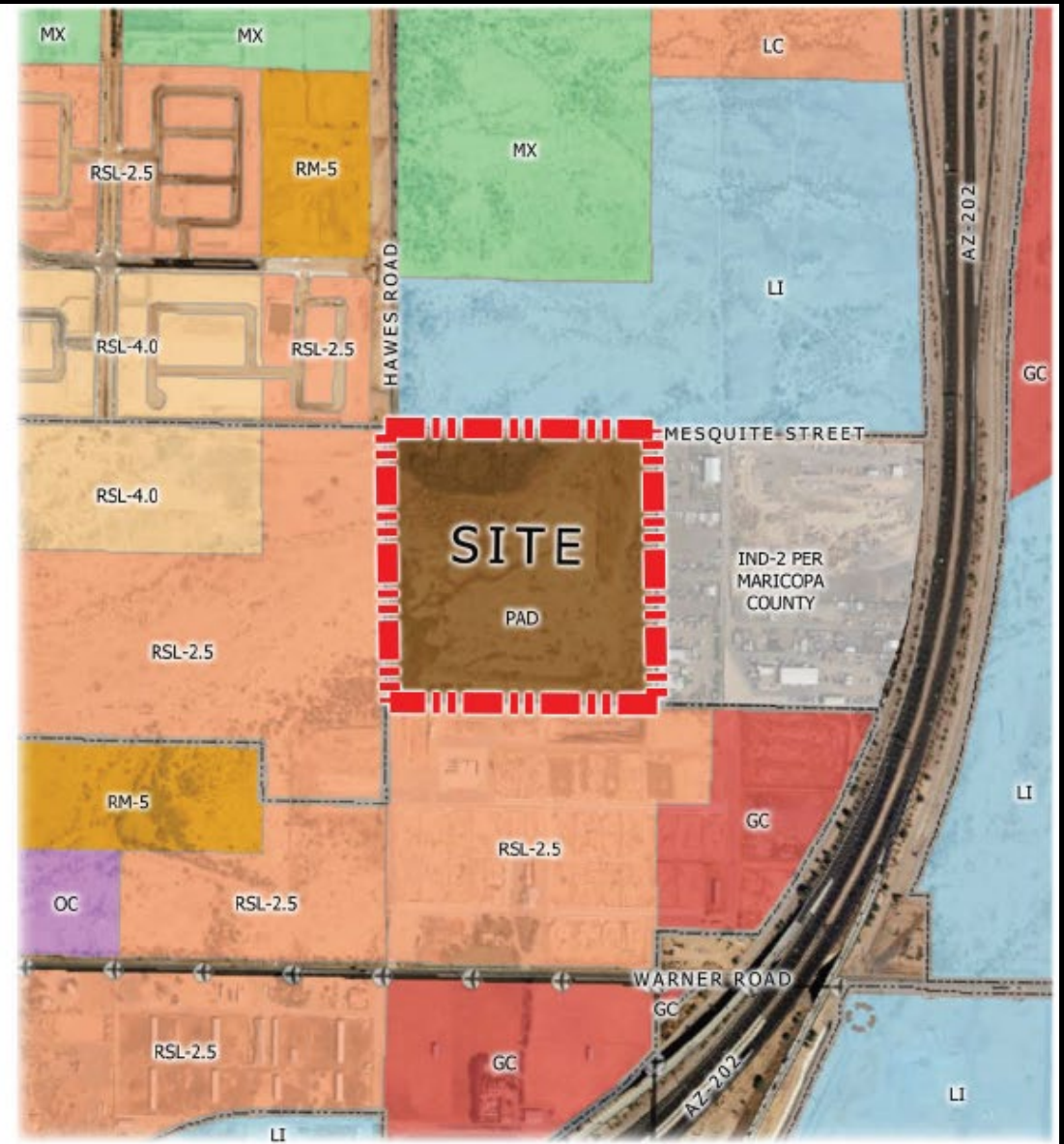


# Existing and Proposed Zoning Designations



EXISTING ZONING

IND-2 LIGHT INDUSTRIAL (PER MARICOPA COUNTY)



PROPOSED ZONING

PAD PLANNED AREA DEVELOPMENT



# Conceptual Site Plan

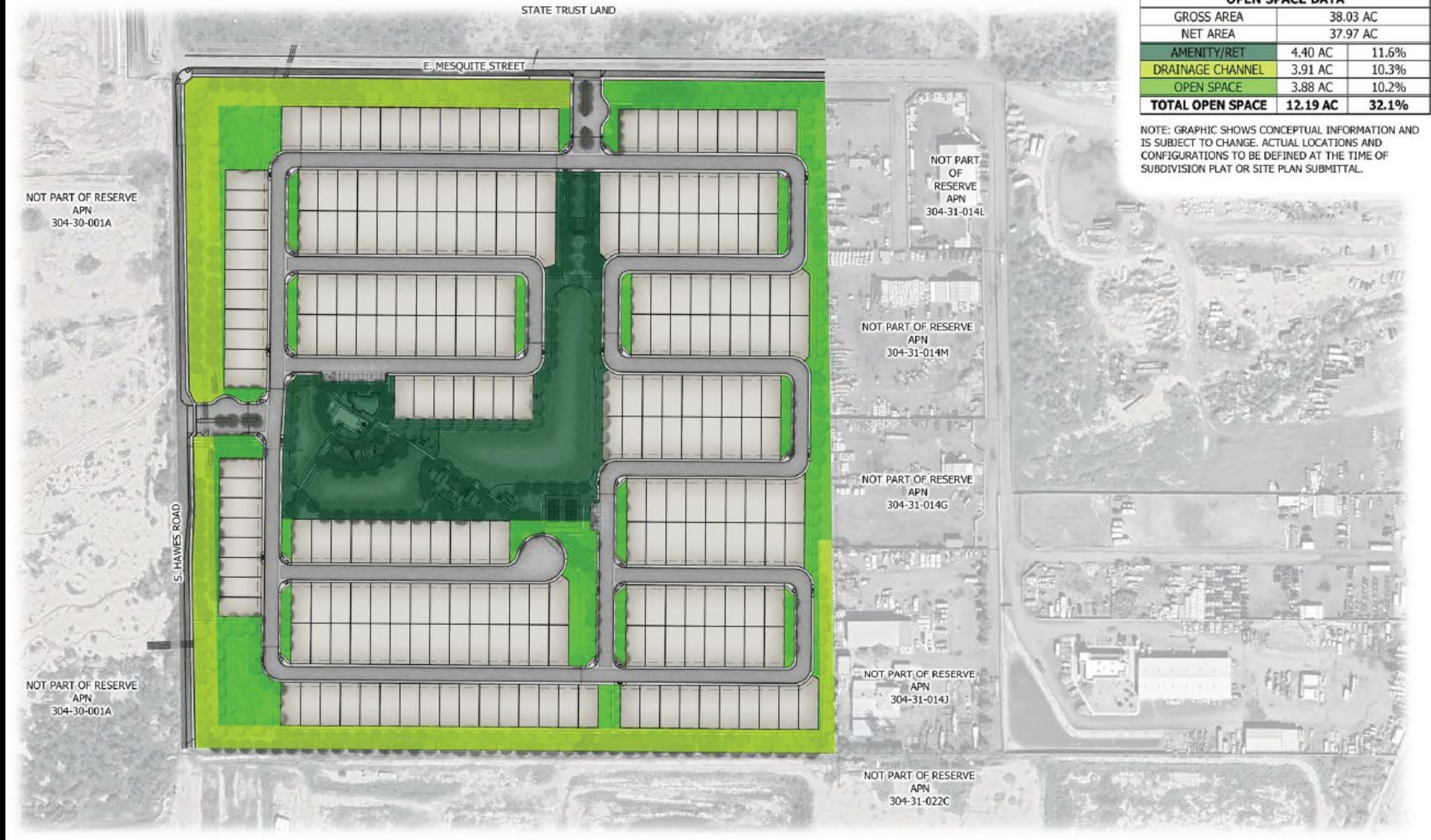


# Proposed Development Standards

TABLE 5.1.2: PAD DEVELOPMENT STANDARDS		
Development Standard	RSL-2.5 Required	Proposed PAD
Lot Standards		
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	3,120
Minimum Individual Lot Area (sq. ft.)	2,000	2,750
Minimum Lot Width -Interior Lot (ft.)	25	39
Minimum Lot Width - Corner Lot (ft.)	30	39
Minimum Lot Depth (ft.)	75	80
Maximum Lot Coverage (% of lot)	80%	80%
Building Form and Location		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.)		
Front - Building Wall	12	12
Front - Garage	20	18
Front - Porch	7	8
Street Side	10	10
Interior Side: Minimum each side	3	5
Interior Side: Minimum aggregate of 2 sides	8	10
Rear	15	12
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
Open Space (sq. ft.) per unit		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120
Decrease from City standard shown in red		
Increase from City standard shown in purple		

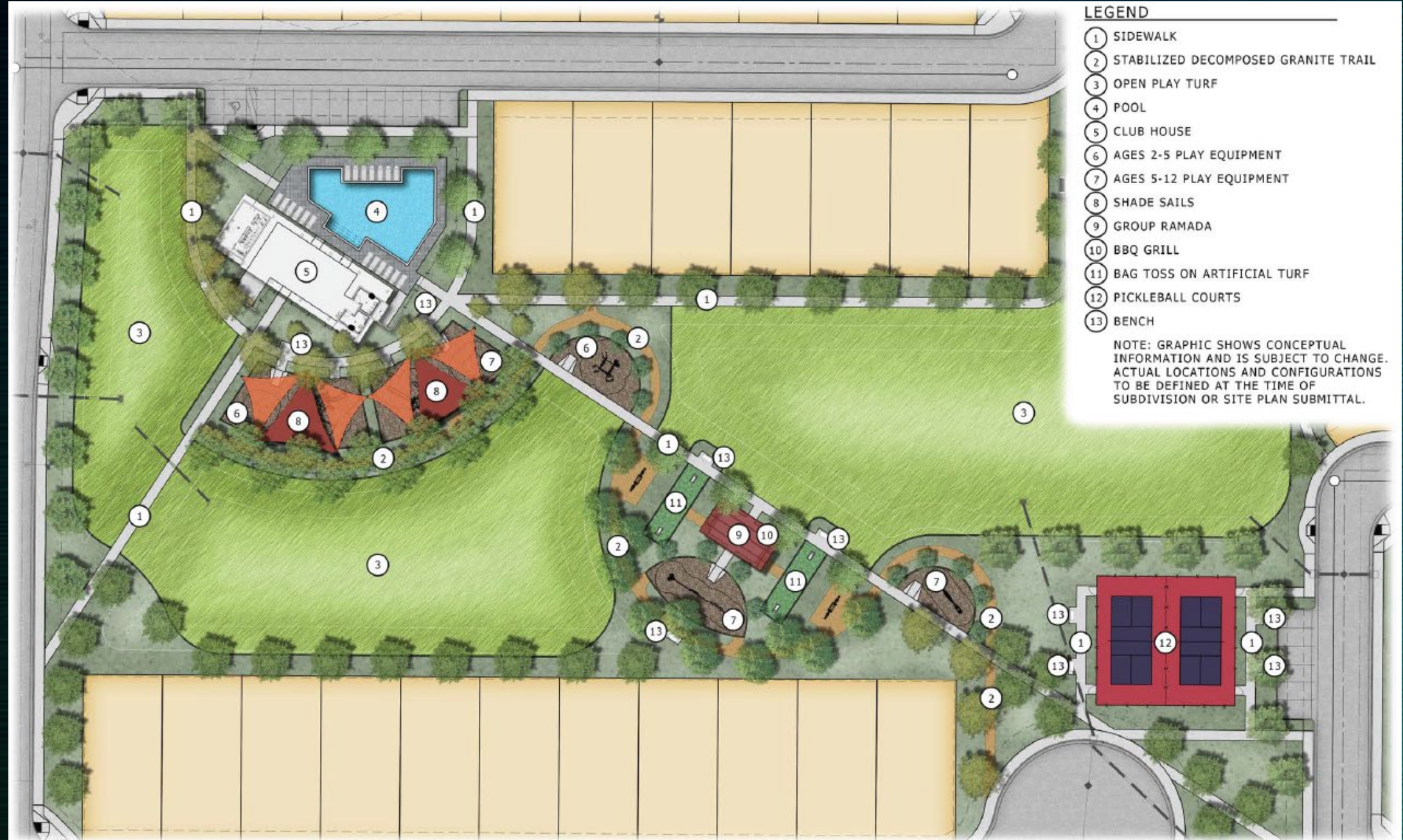


# Conceptual Open Space Plan





# Conceptual Amenity Plan A



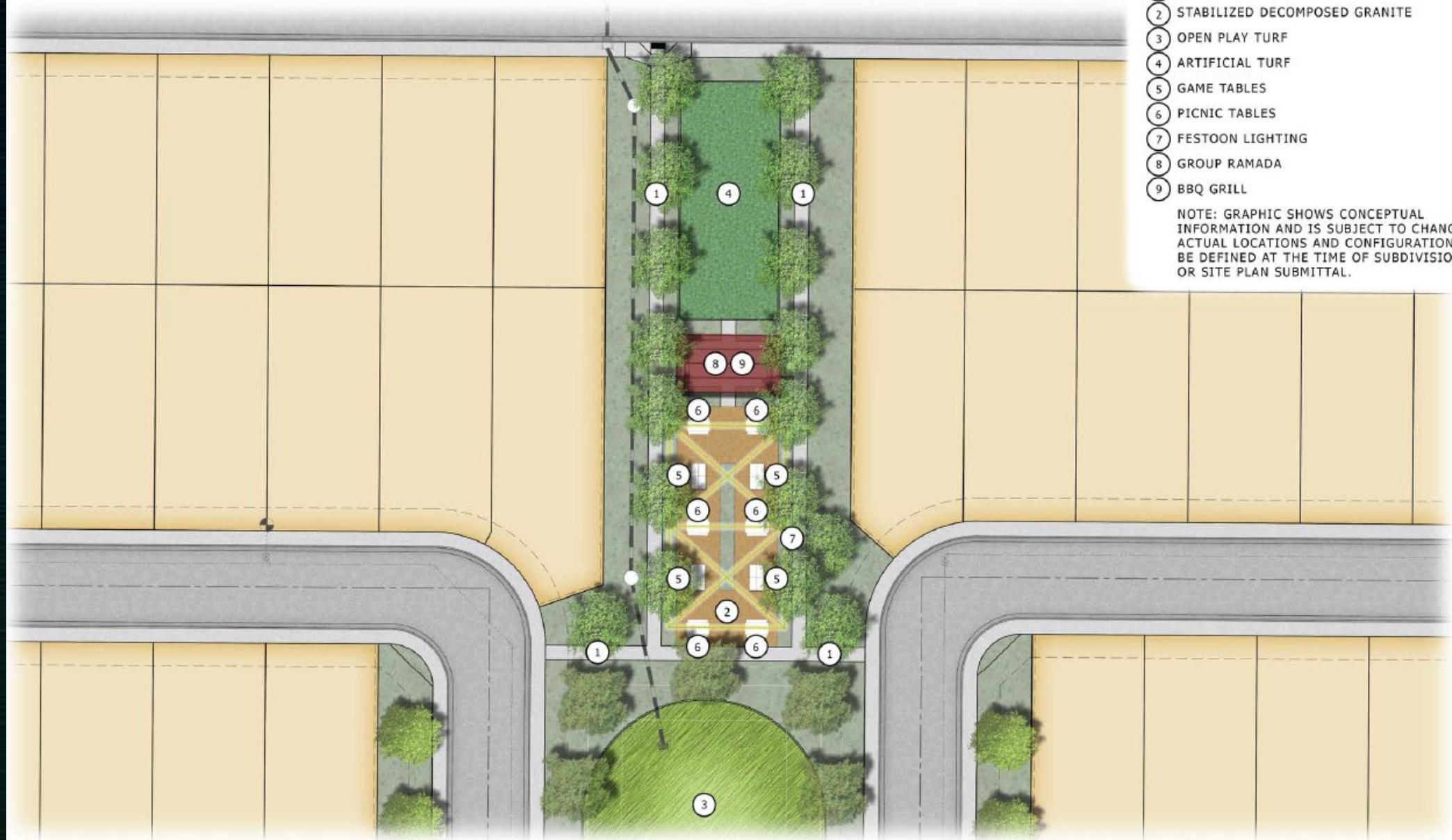


# Conceptual Amenity Plan B

## LEGEND

- ① SIDEWALK
- ② STABILIZED DECOMPOSED GRANITE
- ③ OPEN PLAY TURF
- ④ ARTIFICIAL TURF
- ⑤ GAME TABLES
- ⑥ PICNIC TABLES
- ⑦ FESTOON LIGHTING
- ⑧ GROUP RAMADA
- ⑨ BBQ GRILL

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.





# Architectural Character



**Haven at Hawes Neighborhood Meeting**

**July 28, 2025**

**6:00 PM – Teams Meeting**

**Hosted by:** Sean B. Lake & Sarah Prince, Pew & Lake, PLC. Brandon R., from Ashton Woods, Eric Winters, from EPS Group, Alex Fish from ABLA Studios.

**City of Mesa Representative:** Jennifer Merrill (assigned planner).

**Neighbors in attendance:** None

**Summary:** Sarah Prince from Pew & Lake opened the meeting at 5:30pm and monitored emails to ensure access to troubleshooting any technical issues from neighbors attempting to join. The meeting formally started at 6:00 pm. The development team and Jennifer Merrill stayed on the meeting until 6:15pm. No neighbors joined the meeting or reached out with technical issues.

The applicant has not received any calls or emails from neighbors or interested parties.

City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 09/08/25

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # GPA25-00233, on SEC Hawes & Mesquite. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

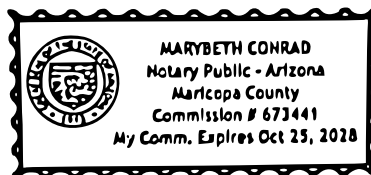
**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: \_\_\_\_\_

*meghan liggett*

SUBSCRIBED AND SWORN before me on 09/08/25

*Marybeth Conrad*  
Notary Public





CITY OF MESA  
PUBLIC NOTICE

# ZONING HEARING

PLANNING & ZONING BOARD  
2425 SOUTH DOBSON ROAD  
MESA, ARIZONA

**TIME: 3:00 PM    DATE: September 23, 2025**

**CASE: GPA25-00233**

**Request: Major General Plan Amendment to change  
the Placetype from Local Employment Center to  
Urban Residential.**

Applicant: Pew & Lake, PLC

Phone: (480) 461-4670

Planning Division (480) 644-2385

Posting date: 9/8/25

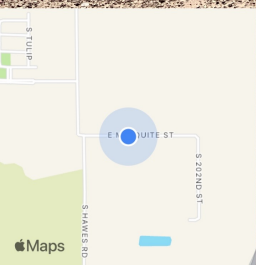
September 8, 2025 at 12:09 PM

+33.343097, -111.650795

20001-20257 E Mesquite St

Mesa AZ 85212

United States





City of Mesa Planning Division

## AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **September 8, 2025**.

Date: 9/8/25

I, Sarah Prince being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case **GPA25-00233** on the 8<sup>th</sup> day of Sep, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: \_\_\_\_\_

SUBSCRIBED AND SWORN before me this 8<sup>th</sup> day of Sept., 2025.

Notary Public

Case Number: **GPA25-00233**

Project Name: \_\_\_\_\_

