

CITIZEN PARTICIPATION REPORT

HAWES CROSSING VILLAGE 5

Purpose:

The purpose of this 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 requests to the City of Mesa for a Rezoning, Specific Site Plan, Council Use Permit, Major General Plan Amendment, and Preliminary Plat to allow for a residential community within Hawes Crossing. The Property is further identified on the Maricopa County Assessor's Map as parcel numbers 304-31-015, 304-31-006L, 304-31-022C, 304-31-025, 304-31-006W, 304-31-018D, 304-31-016B, 304-31-024, 304-31-006V, 304-31-026, 30431-006P

By providing opportunities for citizen participation, the applicant ensured that those affected by this application had an adequate opportunity to learn about and comment on the proposed plan. The applicant provided neighborhood notice for a neighborhood meeting and will provide notice of future public hearings.

Contact Information:

Those coordinating the Citizen Participation activities are listed as follows:

Reese L. Anderson

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
reese.anderson@pewandlake.com

Sarah Prince

Pew & Lake, P.L.C.
1744 S. Val Vista Drive, Ste. 217
Mesa, Arizona 85204
(480) 461-4670 (office)
(480) 461-4676 (fax)
sarah.prince@pewandlake.com

Action Plan:

To provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have relating to the proposed development:

1. A contact list was provided by the City of Mesa for citizens and agencies in this area including:
 - a. All property owners within 1000+ feet from parent parcel, but may include more;
 - b. Registered neighborhood associations within 1 mile of the subject property and Homeowners Associations within 1/2 mile of the project (lists provided by the City).
2. A neighborhood meeting was held by the applicant on October 29, 2024 to provide the opportunity for members of the public to discuss the proposed project. No neighbors attended the virtual meeting. However, a copy of the notice letter and the presentation has been included with this Report.

3. The notification list for the neighborhood meeting will include the above-referenced contact list of all property owners within 1000+ ft. of the subject property, HOAs within ½ mile, and neighborhood associations within 1 mile (The HOAs and registered neighborhood contact lists provided by the City of Mesa). A copy of the notification letter for the neighborhood meeting and contact list will be submitted to the City.
4. For public hearing notice, applicant will comply with City requirements, which requires posting a minimum of one (1) 4' x 4' sign(s) on the property. If additional signs are needed, the number of signs will be coordinated with Planning Staff. The sign(s) will be placed on the property on or before the Wednesday two weeks prior to the Planning & Zoning Board meeting in accordance with City requirements. A notarized document with attached photograph of the sign(s) will be submitted to the Planning Staff to be kept in the case file.

Proposed Schedule:

Formal Submittal	October 14, 2024
Neighborhood Meeting Notice Mailed	October 11, 2024
Neighborhood Meeting	October 29, 2024
Public Hearing Notice Letter & Site Posting	TBD
Planning and Zoning Hearing	TBD
City Council Study Session	TBD
City Council Introduction	TBD
City Council Final Action	TBD

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

BILLY W AND NORA D MAYNARD
LIVING TRUST
PO BOX 400
HIGLEY, AZ 85236

DAIRY VAN RIJN
20102 E WARNER RD
MESA, AZ 85212

EASTGROUP PROPERTIES LP
2141 E CAMELBACK RD 250
PHOENIX, AZ 85016

KBCUSTOMS LLC
19838 E SONOQUI BLVD
QUEEN CREEK, AZ 85142

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

NOVVA PHOENIX LLC
6477 W WELLS PARK RD
WEST JORDAN, UT 84081

RBK FAMILY TRUST
3914 E FARMDALE AVE
MESA, AZ 85206

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

SALT RIVER PROJECT
AGRICULTURAL IMPROVEMENT A
PO BOX 52025
PHOENIX, AZ 850722025

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

TUFFLY FREDERICK M
7606 E AKRON ST
MESA, AZ 85207

VAN RIJN DAIRY
20102 E WARNER RD
MESA, AZ 85212

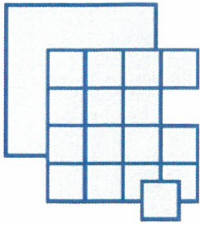
VAN RIJN JODY/PIETER
20102 E WARNER RD
MESA, AZ 85212

Eastmark Community Alliance, Inc.
Trish Robinson
10100 E Ray Road
Mesa, AZ 85212

Eastmark Community Alliance, Inc.
Payton Cadien
10100 E Ray Road
Mesa, AZ 85212

Eastmark Community Alliance, Inc.
Matt Fisher
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Mesa, AZ 85212

Eastmark Community Alliance, Inc.
6263 N. Scottsdale Road, Suite 330
SCOTTSDALE, AZ 85250



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

W. Ralph Pew
Certified Real Estate Specialist
Sean B. Lake
Reese L. Anderson

October 11, 2024

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Lennar Homes, we are pleased to invite you to participate in a neighborhood meeting for the property located at the northeast corner of the intersection of Hawes Road and Warner Road and is approximately 42.8 acres in area. The proposed development is Hawes Village Five, which is a residential community that is a part of the Hawes Crossing Planned Area Development.

Our project team has set up a virtual Zoom meeting where we will present the project and provide more information.

Date: October 29, 2024
Time: 6:00 p.m.
Meeting Link: www.Zoom.us
Meeting ID: 306 914 4846
Meeting Passcode: 100

Should you have any questions, please contact me or Sarah Prince in my office by email at sean.lake@pewandlake.com or 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

Hawes Crossing Village Five

Neighborhood Meeting

October 29, 2024

SITE PLAN DATA

OVERALL SITE

GROSS AREA: 60.9 AC.
 NET AREA: 57.0 AC.
 APN#: 304-31-006L, 304-31-006P,
 304-31-015, 304-31-022C,
 304-31-024, 304-31-025

EXISTING ZONING: GC & RSL-2.5 PAD

PROPOSED ZONING:

PROPOSED USE: **RSL 2.5**
 SINGLE FAMILY RESIDENTIAL

GROSS AREA: 42.9 AC
 NET AREA: 41.5 AC
 LOT COUNT:

DREAM (REAR-LOADED)	71
DREAM (FRONT-LOADED)	115
CASITAS	96
TOTAL	282

NET DENSITY: 6.8 DU/AC
 OS PROVIDED: 7.4 AC (18%)
 GUEST PRKG PROVIDED: 69 SPACES

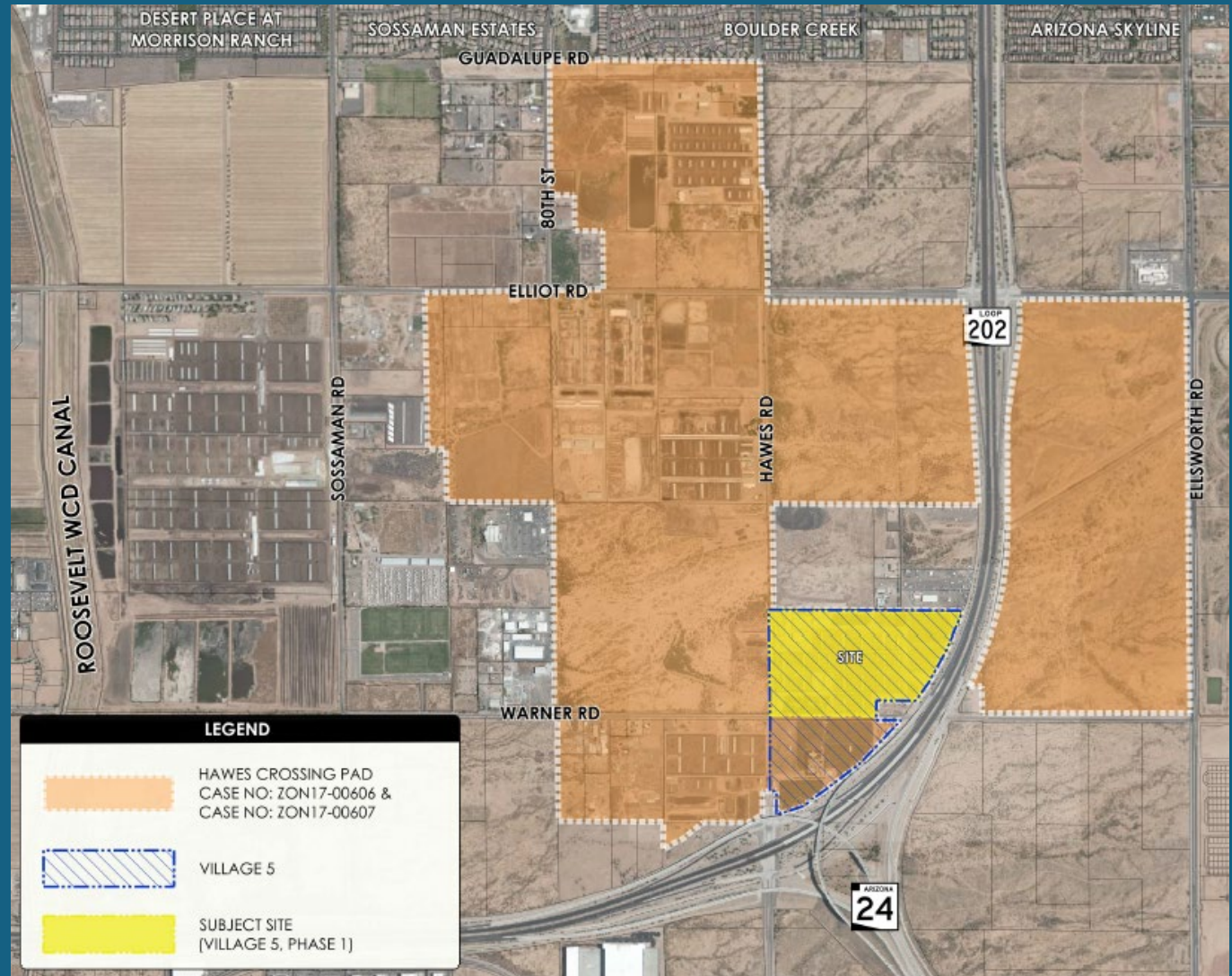
PROPOSED ZONING:

PROPOSED USE: **GC (CUP)**
 TOWNHOMES (40%)

GROSS AREA: 7.2 AC
 NET AREA: 6.8 AC
 UNIT COUNT: 72 UNITS
 NET DENSITY: 10.6 DU/AC
 OS PROVIDED: 1.7 AC (24%)
 GUEST PRKG PROVIDED: 59 SPACES

PROPOSED USE: **COMMERCIAL (60%)**

GROSS AREA: 10.8 AC
 NET AREA: 9.0 AC



Proposed Site Plan

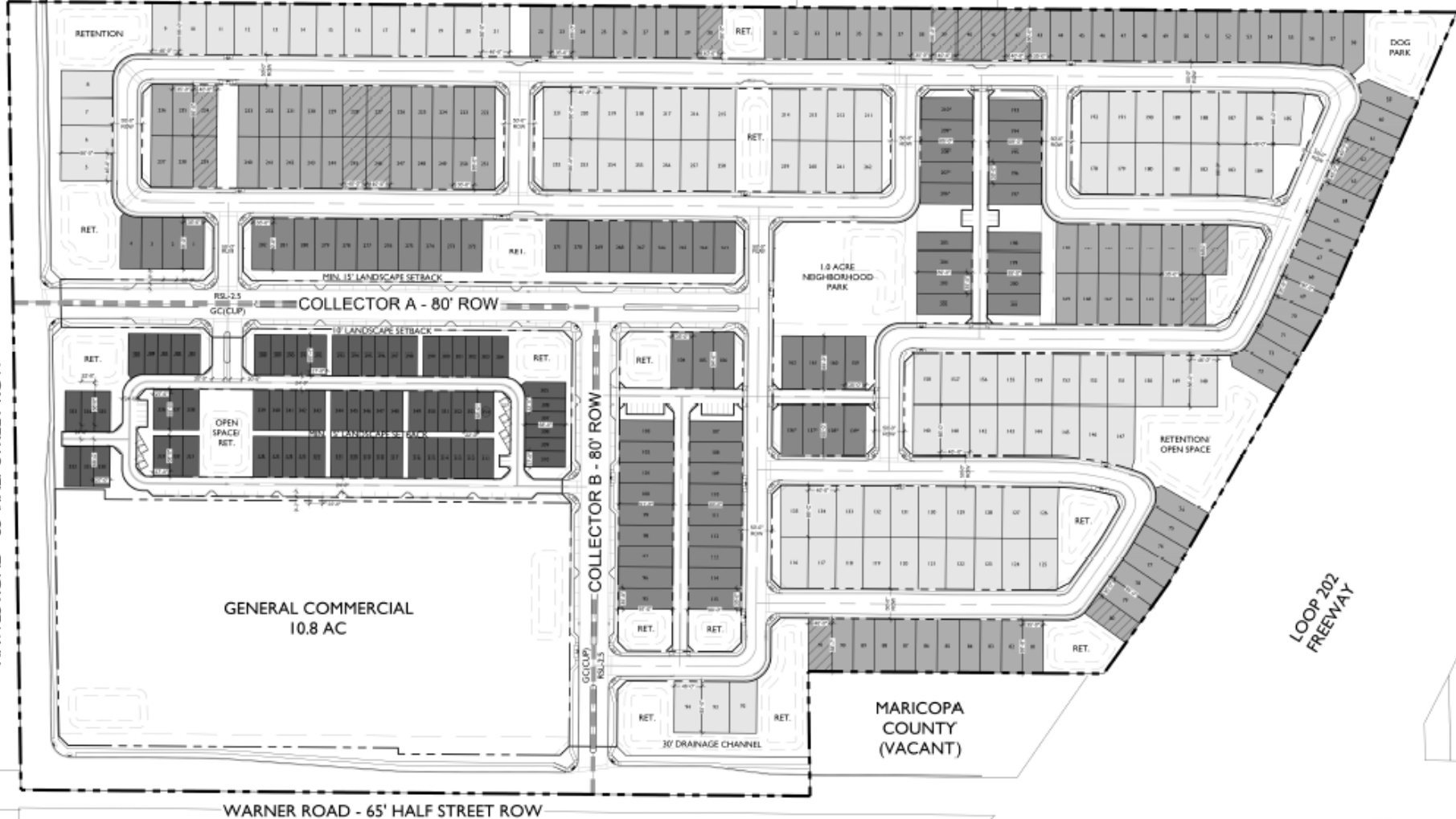
HAWES CROSSING VILLAGE 6 (RSL 2.5)

HAWES CROSSING VILLAGE 6 (LC)

HAWES ROAD - 65' HALF STREET ROW

MARICOPA COUNTY (VACANT)

MARICOPA COUNTY (INDUSTRIAL)

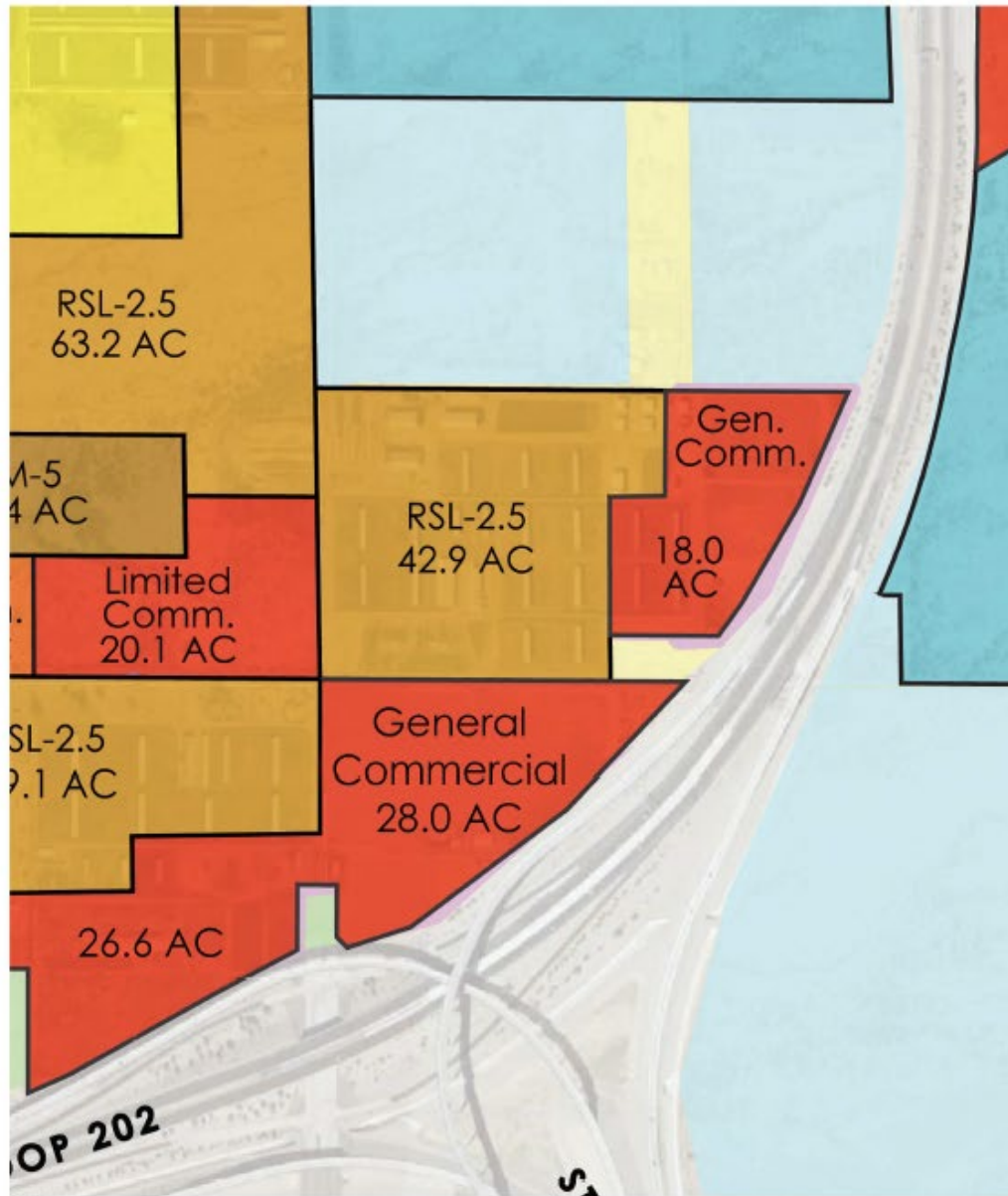


LOOP 202 FREEWAY

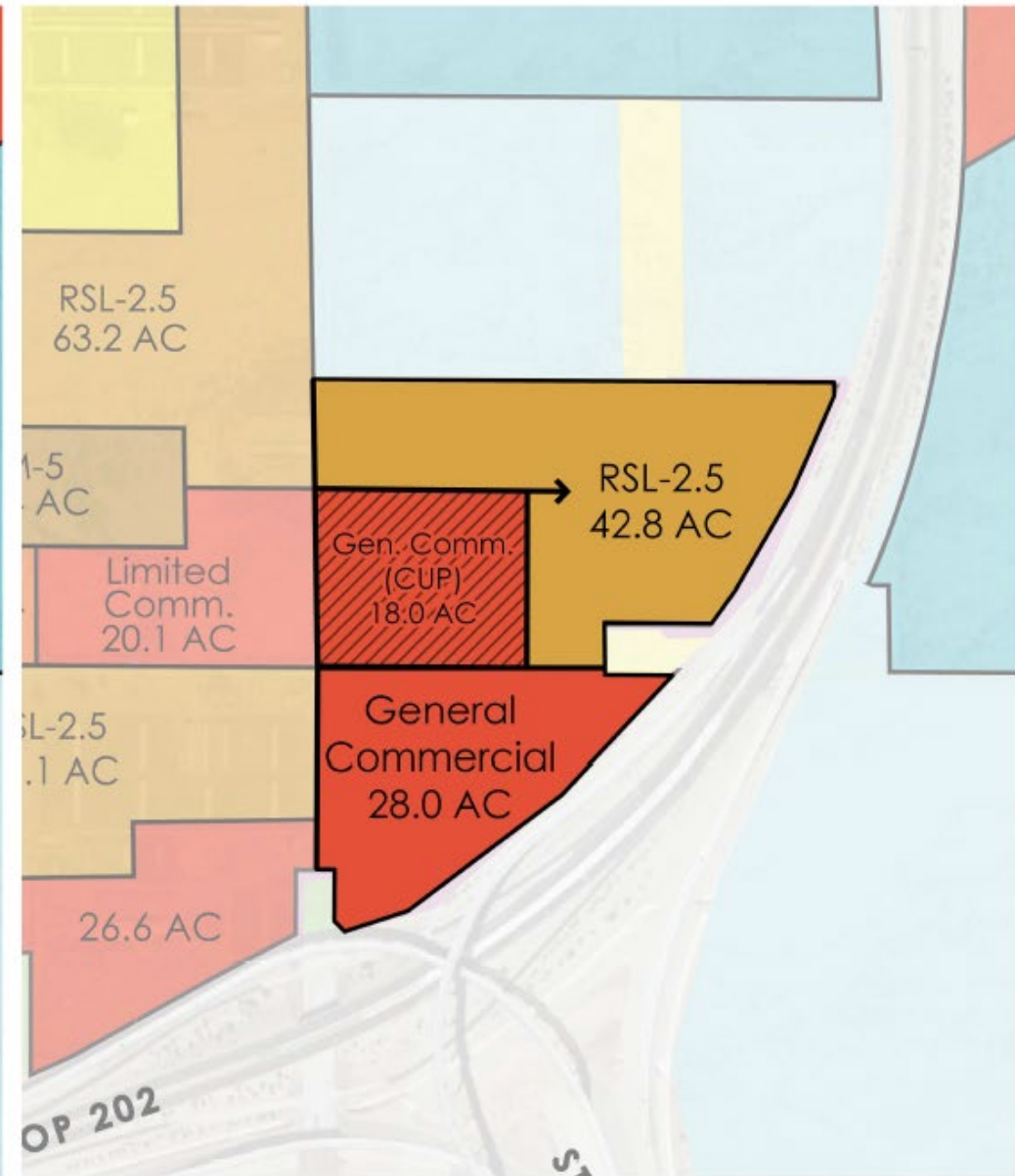
MARICOPA COUNTY (VACANT)

DOG PARK

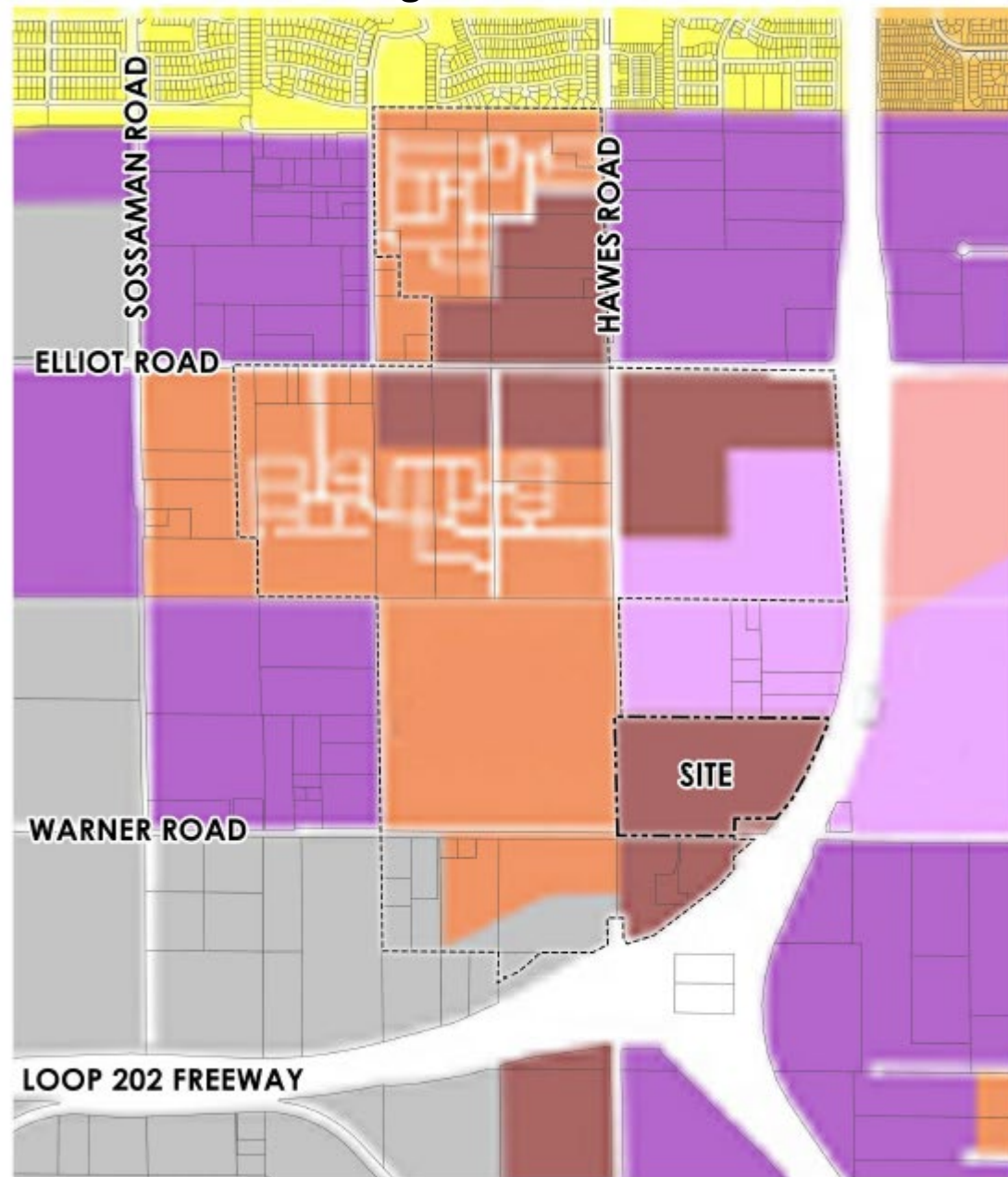
Existing Zoning



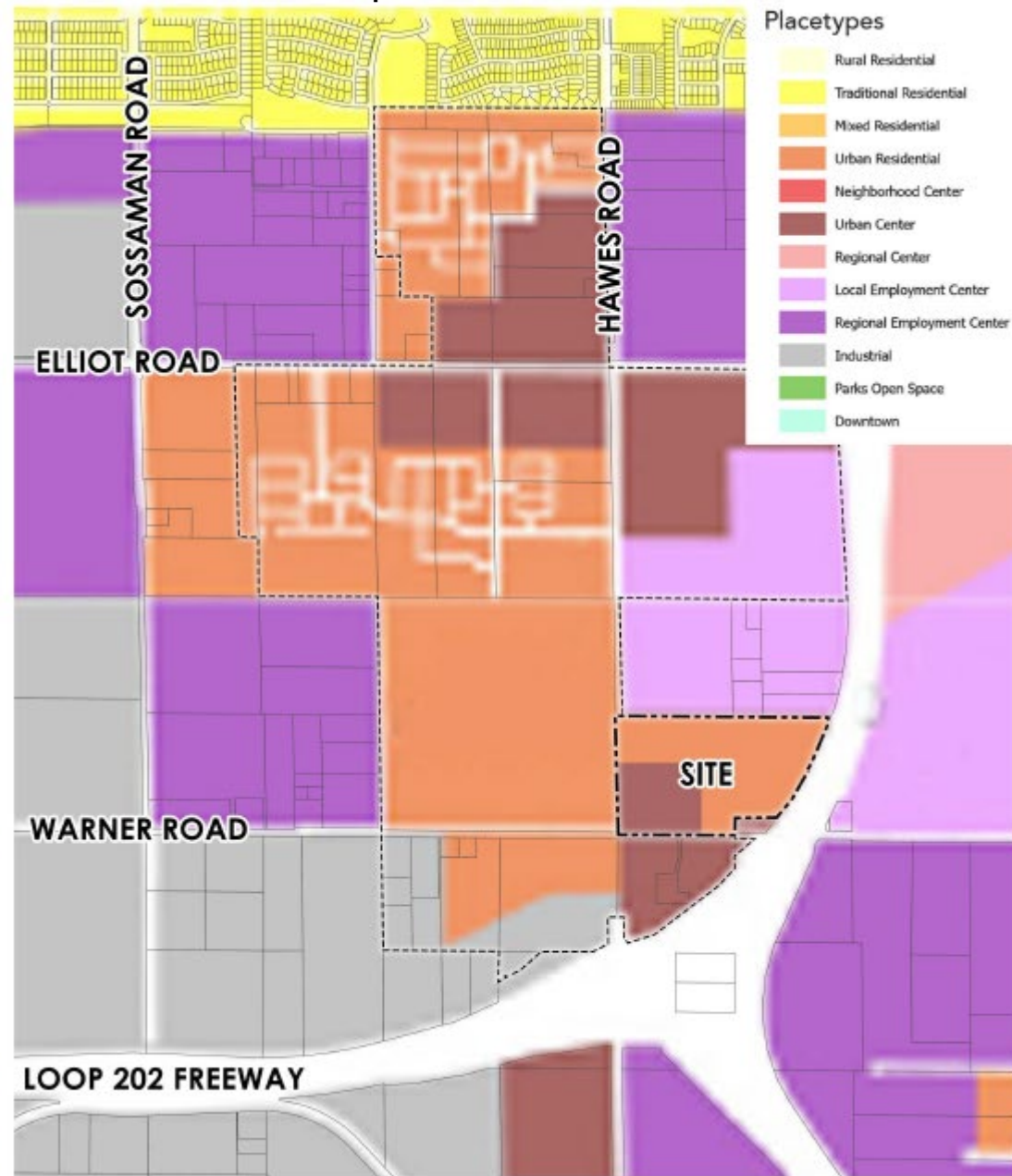
Proposed Zoning



Existing General Plan



Proposed General Plan



Dream Series – Elevations



Casita – Elevations



Casita – Elevations



Townhome – Elevations



Hawes Crossing Village Five

Neighborhood Meeting

Zoom.com at 6:00 pm

Hosted By: Pew & Lake PLC, Sean B. Lake & Sarah Prince. Lennar Homes – Heather Chadwick

Summary: Pew & Lake logged into the Zoom meeting at 5:34 pm. The team kept the meeting open until 6:17 pm. No neighbors joined the meeting.

Throughout this application and review process, the applicant has not received any phone calls or emails from neighbors.