




# City Council Report

Date	August 18, 2025	
Case No.	ANX25-00231	
Project Name	Haven at Hawes	
Request	Release of Annexation Petition	
Project Location	Located at the southeast corner of South Hawes Road and East Mesquite Street	
Parcel No(s)	304-31-005A	
Project Area	40± acres	
Council District	District 6	
Existing Zoning	Maricopa County Light Industrial (IND-2)	
General Plan Designation	Local Employment Center	
Applicant	Sean Lake / Sarah Prince, Pew & Lake, P.L.C.	
Owner	Stewart Development II LLC	
Staff Planner	Jennifer Merrill, Senior Planner	

## Purpose

Conduct a public hearing prior to the release of the petition for signatures for the proposed annexation of 40± acres of property.

## Background

State Statute requires the blank annexation petition to be recorded prior to the public hearing (A.R.S. §9-471-A). The blank petition was recorded on July 21, 2025.

Following the public hearing and the 30 day holding period, the annexation petition will be released for property owner signature(s).

Once the signatures have been received, the annexation ordinance will be scheduled for the City Council's consideration and adoption.

## **Site Context**

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### **Contiguity:**

The Property is completely surrounded by the existing City of Mesa corporate boundaries and is within the City of Mesa Planning Area.

### **Zoning:**

State Statute requires the City to adopt a zoning classification that permits densities and uses no greater than those permitted by the County on newly annexed land (A.R.S. §9-471-M).

- The subject property is zoned Maricopa County Light Industrial (IND-2).
- The annexation ordinance will establish City of Mesa zoning designation of Agricultural (AG) on the subject property.

### **General Plan:**

- **Placetype:** Local Employment Center
- **Growth Strategy:** Evolve

### **Site Data:**

- **Area:** 40± acres
- **Population:** 0
- **Dwelling Units:** 0
- **Existing Businesses:** 0
- **Arterial Streets:** 1 – the east half of Hawes Road
- **Property Owners:** 1
- **Total Assessed Value of Private Land:** \$1,140,030

## **Impact Analyses**

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### **Fiscal Impact:**

Annexation of the property will result in the collection of future secondary property tax, construction tax, and development fees generated from the property.

### **Utilities:**

If annexed the City will supply water and gas utilities. Utilities and City services are already provided in the area and extension of these services will have minimal impact on the City.

**Compliance with City Standards:**

If annexed, any development of the property will be required to comply with City of Mesa development standards, including storm water retention, street improvements, landscaping, screening, and signage.

**Required Notification**

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The property was posted, and notifications were sent to all property owners and county agencies as required by state statute (A.R.S. §9-471).

**Exhibits**

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Exhibit 1 – Annexation Map

Exhibit 2 – Overall City Location Map

Exhibit 3 – Blank Petition