



City Council

ZON23-00432

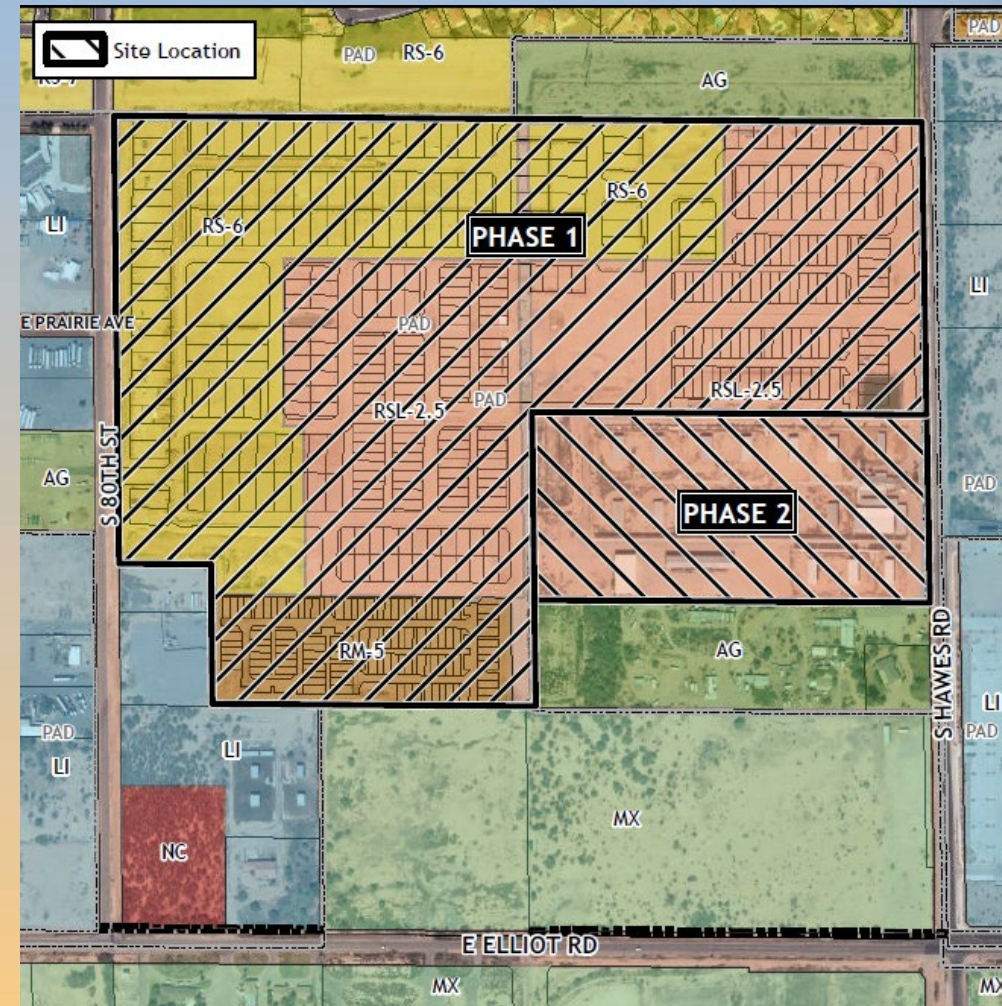
Mary Kopaskie-Brown, Planning Director

November 6, 2023
1



Request

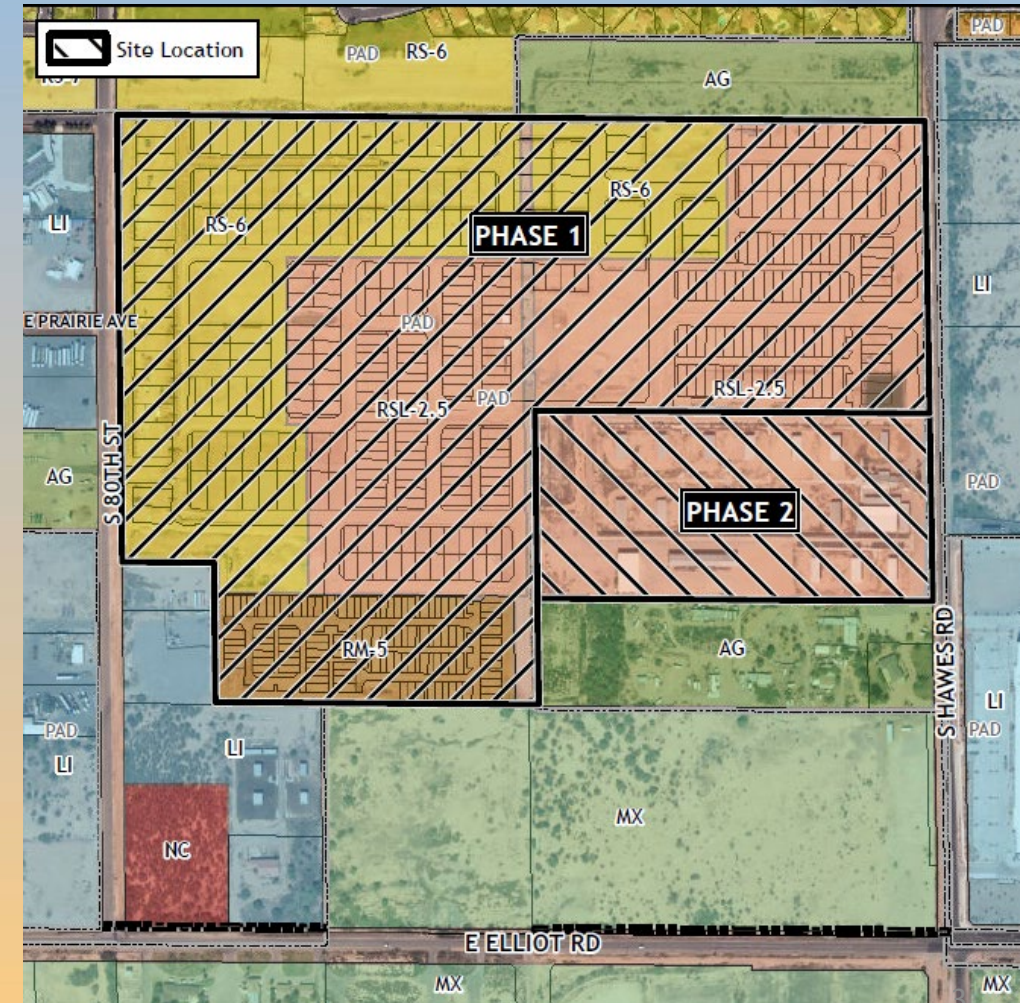
- PAD Modification to include 17.4 acres in Hawes Crossing Village 1
- Preliminary Plat Review for a single residence subdivision





Location

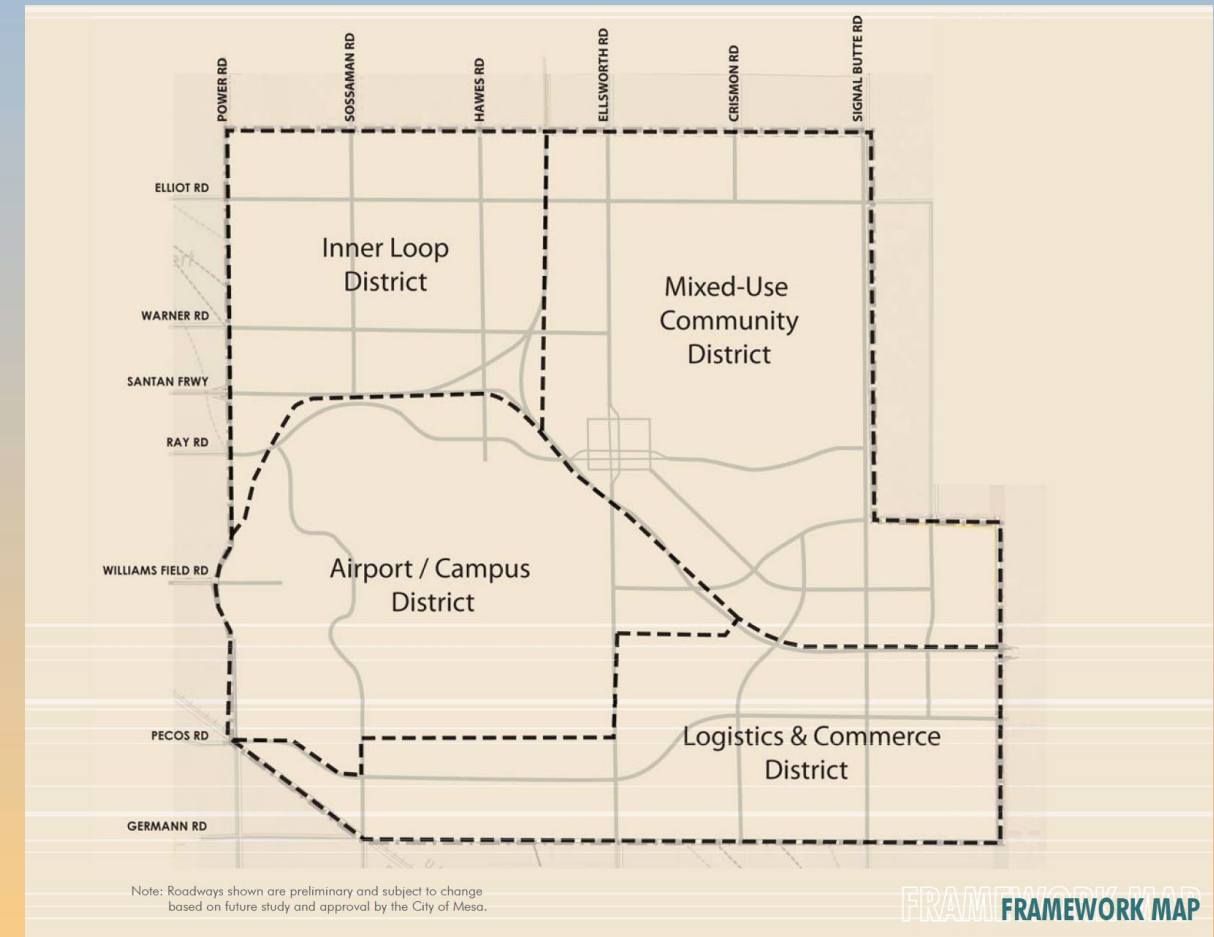
- West side of Hawes Road
- Both sides of the 82nd Street Alignment
- North of Elliot Road
- Village 1 of Hawes Crossing





2008 - Mesa Gateway Strategic Plan

- Inner Loop District Identified
- 3,100 acres
- Promote a wide variety of uses
- Ensure Flexibility
- If residential - high density/mixed use residential





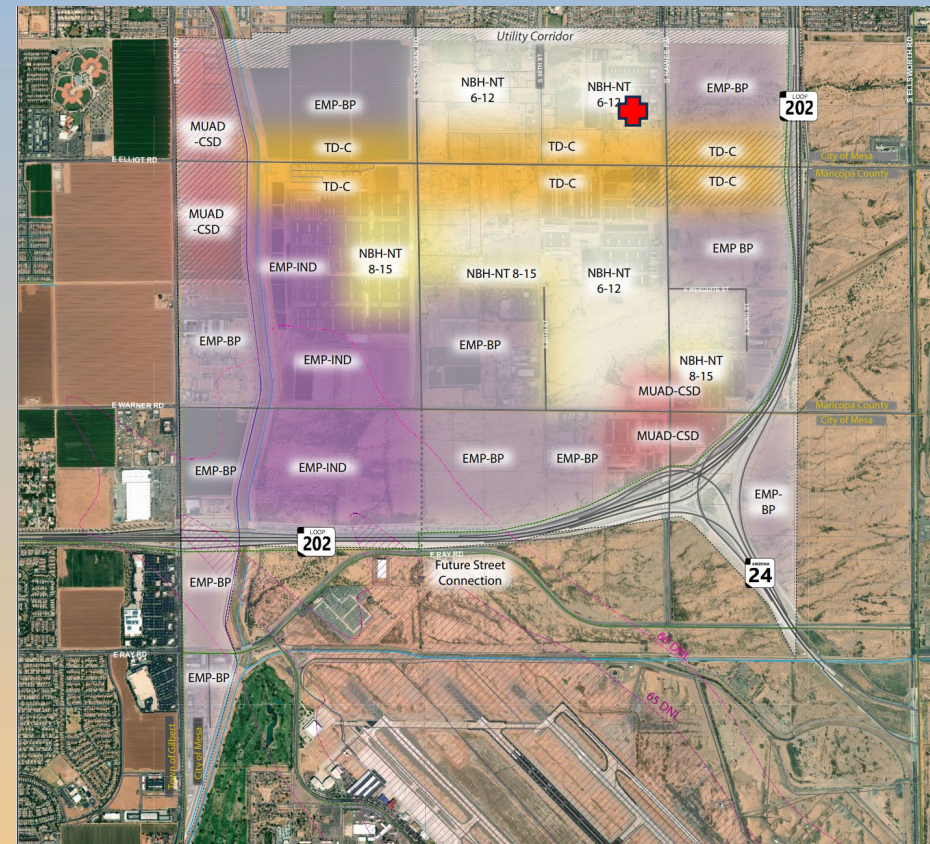
2014 General Plan

- Character Area Designation Employment /Mixed-Use District
 - Employment
 - Large Areas
 - Industrial, Office, Warehousing
 - Rarely includes Residential
 - Mixed Use
 - Mixture of Uses
 - Create Complete and Identifiable Community
 - Includes Office, Entertainment, and Residential
 - Can take on a Significant Residential Character



2018 - Inner Loop Study

- Analyzed 3,100 acres
- Concluded
 - Employment - Adjacent to the 202 corridor
 - Elliott Road - higher density of mixed-use development
 - Hawes Road - mid to high-density residential
 - Residential - as transition - neighborhoods to north



MESA GATEWAY STRATEGIC PLAN
Inner Loop District Update

Legend Items

Boundaries
 Airport Noise Exposure
 65 DNL Boundary
 600NL Boundary

Area Limits
 Planning Area Boundary
 City Boundary
 Parcel Boundary

Routes
Transportation
 FRRV
 ARTL
 Bike Paths
 Shared Use Paths
 Canal Centerline
 Future Trail

Character Area Districts
 Excludes Residential

Employment
 Business Park (EMP-BP)
 Large areas devoted primarily to enclosed industrial without outside storage, office, and related business and commercial uses (Modern Business Park). Height limited by Williams Gateway Airport. Residential not permitted.
 Industrial (EMP-IND)
 Large areas devoted primarily to industrial, warehousing and related uses; may include limited associated commercial uses. Residential not permitted.

Mixed-Use Activity District
 Community Scale Districts (MUAD-CSD)
 See General Plan Mixed Use Activity District Description and Typical Uses.

Neighborhood:
 Neo-Traditional- 6-12 du/acre (NBH-NT 6-12)
 See General Plan Land Use Category Neighborhood - Traditional - Neo Traditional. Minimum density 8 du/gross acre.
 Neo-Traditional- 8-15 du/acre (NBH-NT 8-15)
 See General Plan Land Use Category Neighborhood - Traditional - Neo Traditional. Minimum density 8 du/gross acre, maximum density 15 du/gross acre.

Transit
 Corridor (TD-C)
 See General Plan Transit District Corridor Land Use Category Form and Guidelines and Typical Uses.

0 0.5 1 Miles

Bowman CONSULTANTS Elliott D. Pollack & Company
PLANet The Planning Center

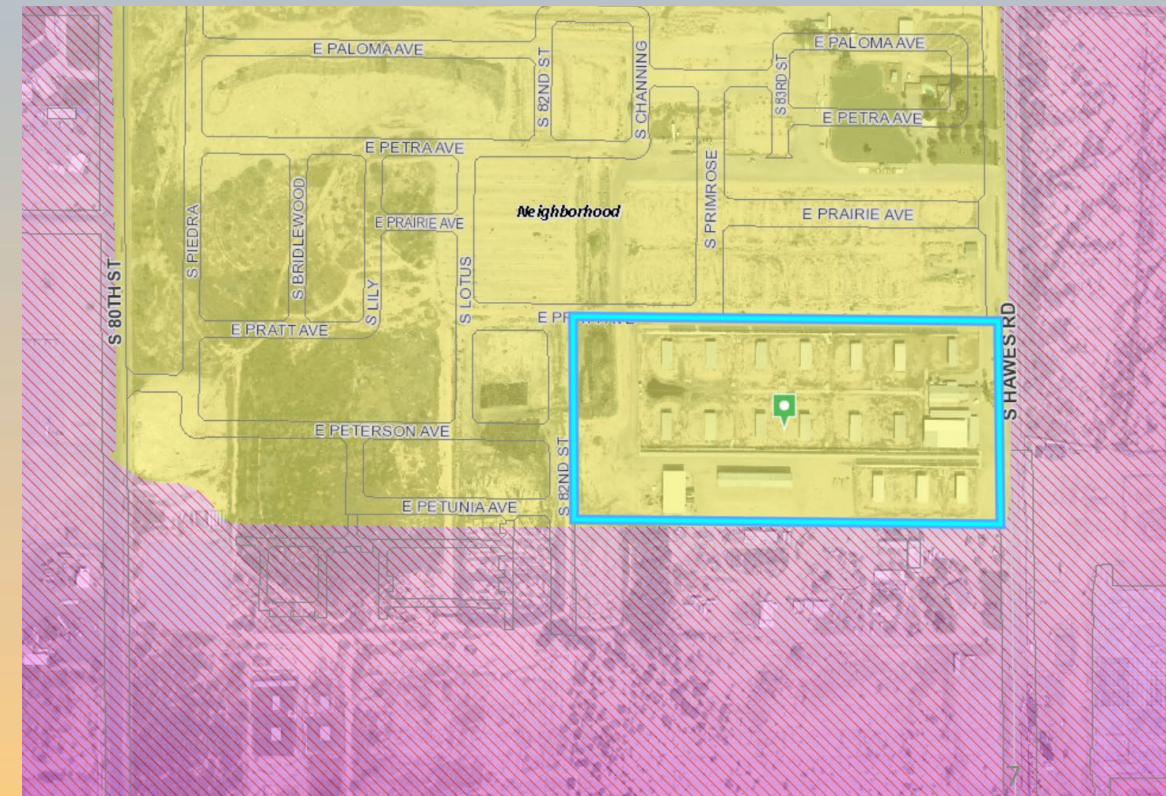
TOOLS FOR CHANGE



2019 Hawes Crossing General Plan Amendment

Neighborhood (Suburban Subtype)

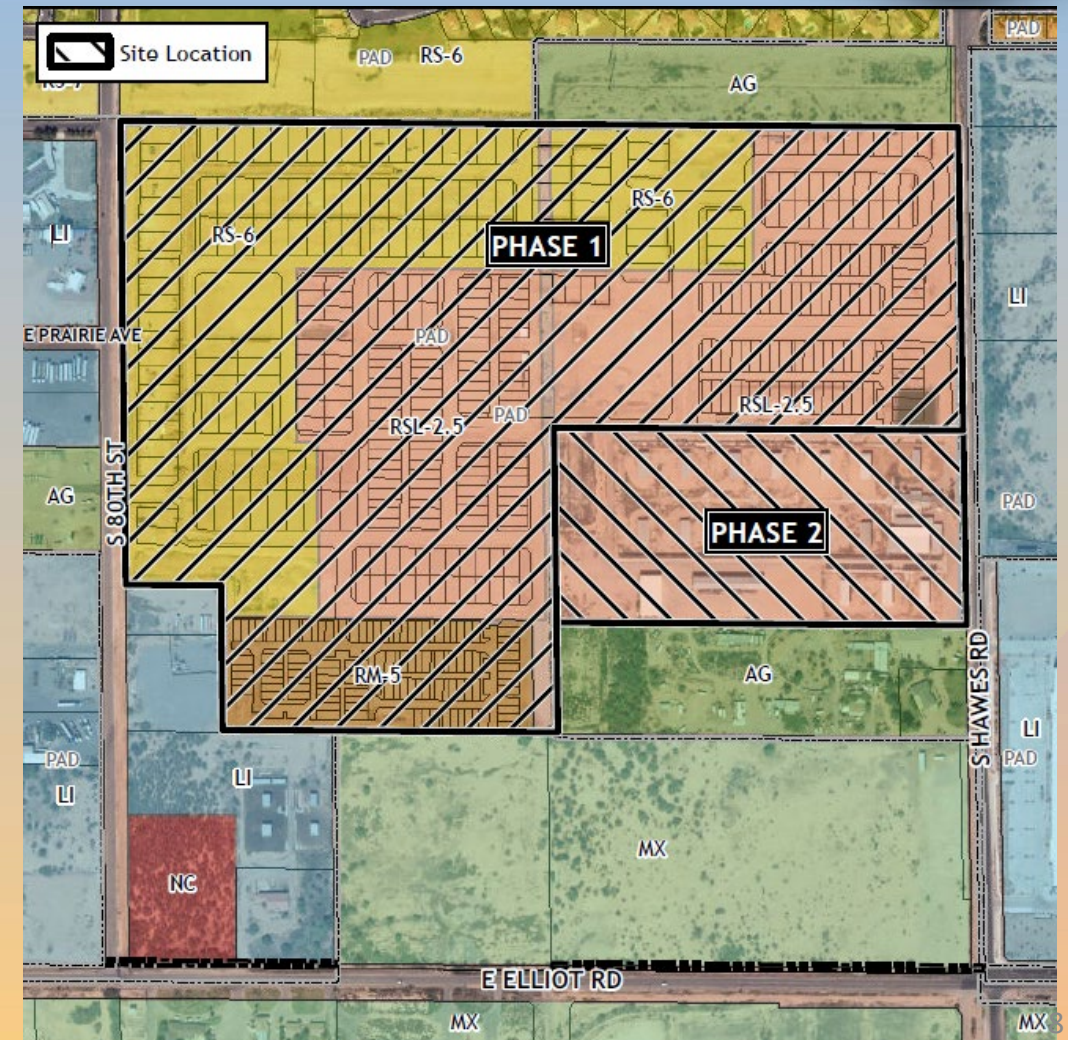
- RSL-2.5 is listed as a primary zoning district in the General Plan
- Single residence listed as a primary land use in the General Plan





Zoning

- RS-6-PAD-PAD, RSL-2.5-PAD-PAD, RM-5-PAD-PAD, RSL-2.5-PAD
- Proposed use permitted within RSL-2.5





Site Photo

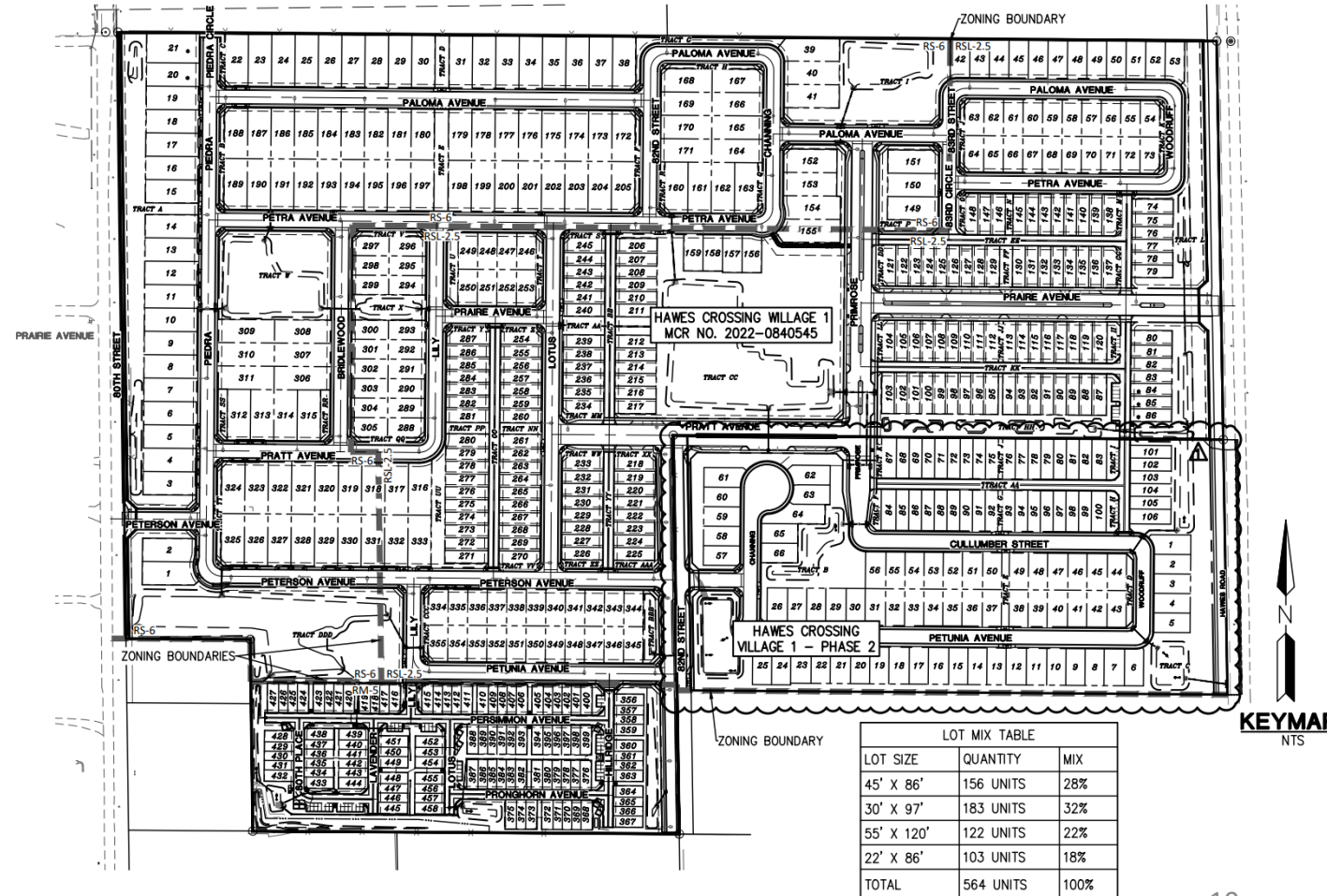


West from Hawes Road



Specific Plan

- Phase 1 - 458 lots (already approved)
- Phase 2 - 106 lots
 - 40 (30' x 96')
 - 66 (45' x 86')
 - 6.1 DU/AC





Landscape Plan

- Approximately 4 acres dedicated to common areas and open space
- Approximately 0.5 acres dedicated to parks
 - Playground
 - Grill Area
 - Ramada
 - Outdoor Game Area





Phase 2 – PAD Overlay

| Development Standard | MZO Required | PAD Proposed |
|---|---|--|
| <p><u>Minimum Dimensions for Residential Enclosed Garages</u> - MZO Section 11-32-4(F) -Double-car garage</p> | <p>20-foot-wide and 22-foot-long</p> | <p>19 feet 4 inches wide and 19 feet six inches long</p> |
| <p><u>Primary Entrances</u> - MZO Section 11-5-3(B)(3)</p> | <p>A portico, awning, recess, or stoop measuring at least four (4) by four (4) feet</p> | <p>The Spanish Colonial Model shall provide a portico, awning, recess, or stoop measuring at least 2'6" x 5'4"</p> |
| <p><u>Building Materials</u> - MZO Section 11-5-3(B)(7)</p> | <p>Any one material must be used on at least 15% of the front façade</p> | <p>For the Spanish Colonial and Spanish Hacienda models, one material may be used on 100% of the front façade</p> |
| <p><u>Windows</u> - MZO Section 11-5-3(B)(6)(b)</p> | <p>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.</p> | <ul style="list-style-type: none"> • 6.5% of the façade's area for the Casita Series • 6% of the façade's area for the Alley Home Series |



Elevations

- Submitted elevations comply with the Hawes Crossing PAD design guidelines
- Consistent with Phase 1 elevations, approved in 2022.





Citizen Participation

- Notified property owners within 1,000 ft., HOAs, and registered neighborhoods
- Staff has not been contacted from interested parties





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Meets the review criteria for Site Plan Review
- ✓ Meets the approval criteria for a PAD overlay
- ✓ Complies with the Hawes Crossing Development Agreement and PAD conditions

***Staff recommends Approval with Conditions
Planning and Zoning Board Recommendation: Approval with
Conditions (Vote 4-0)***



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