

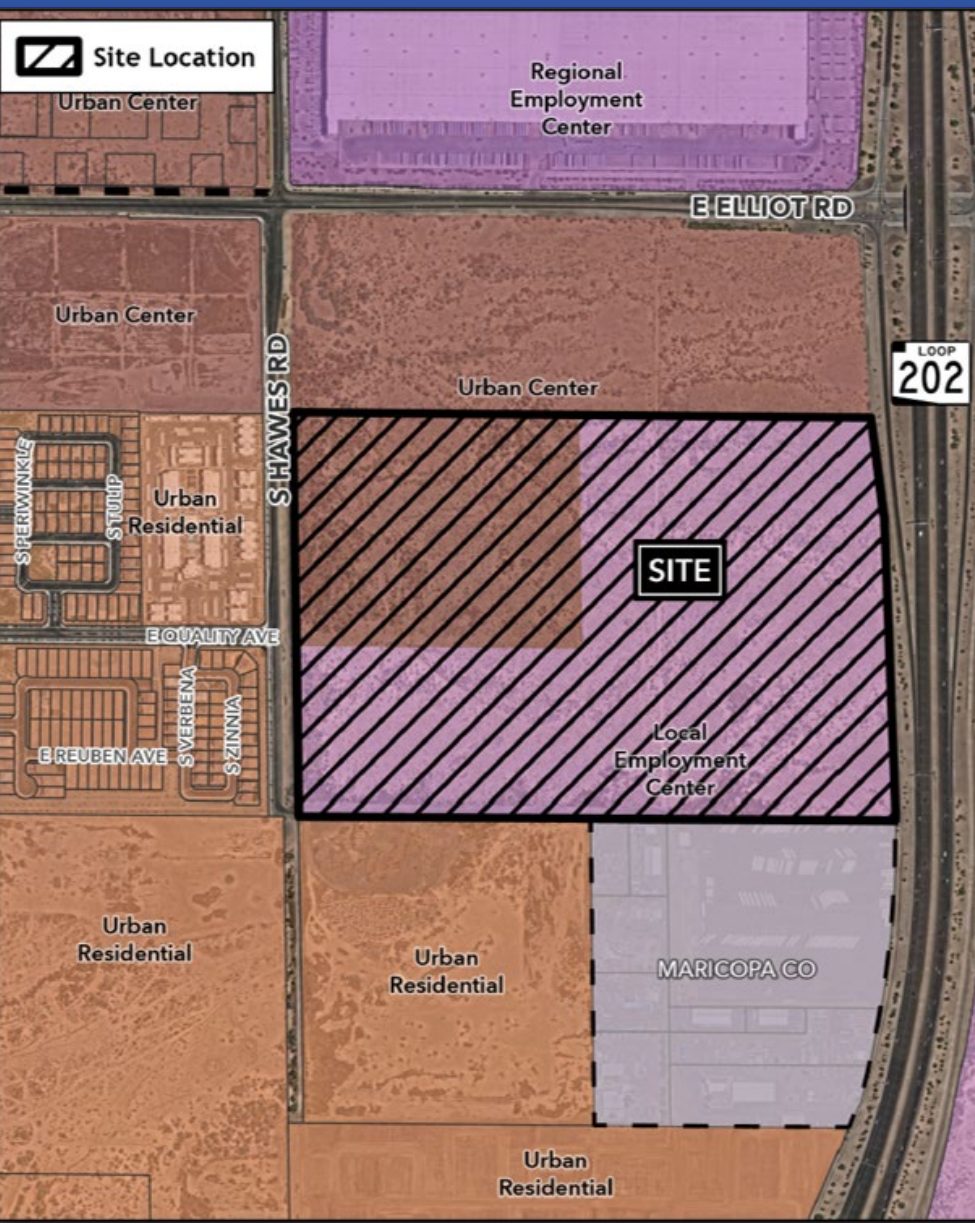
City of Mesa

Planning and Zoning Board

GPA26-00161

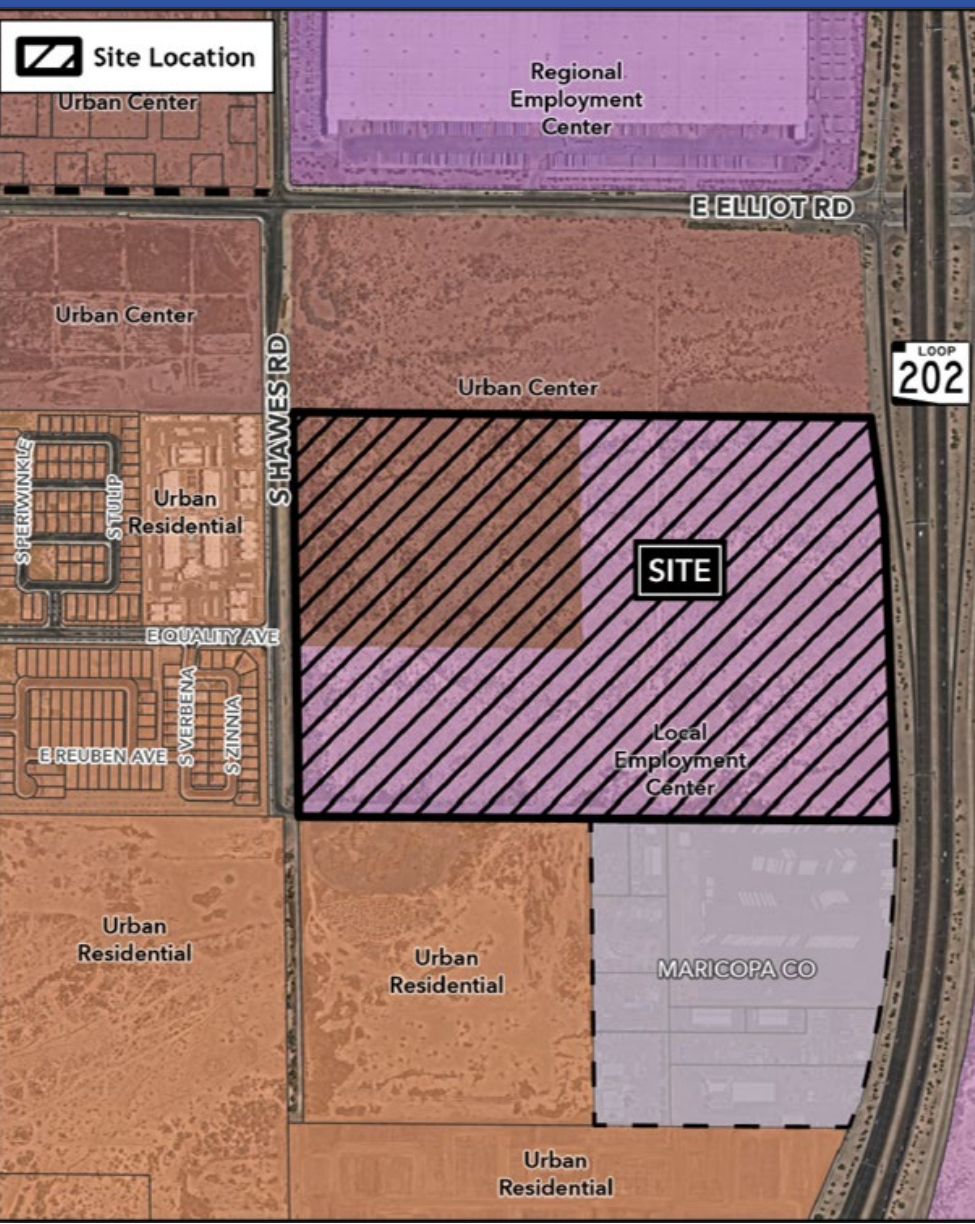
Hawes Crossing Village 7

Josh Grandlienard



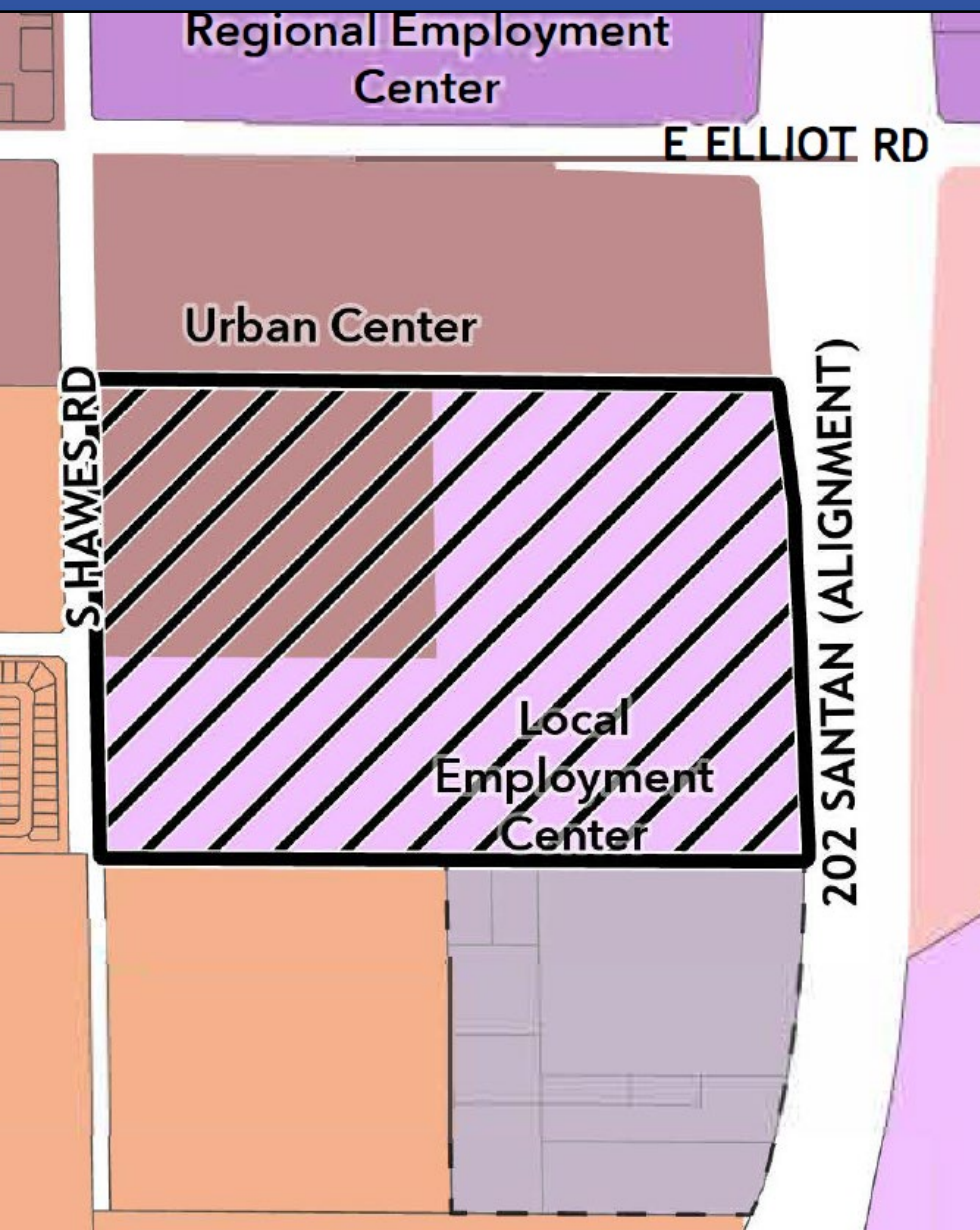
Request

- Major General Plan Amendment
- Urban Center and Local Employment Center Placetypes to Urban Residential Placetype



Location

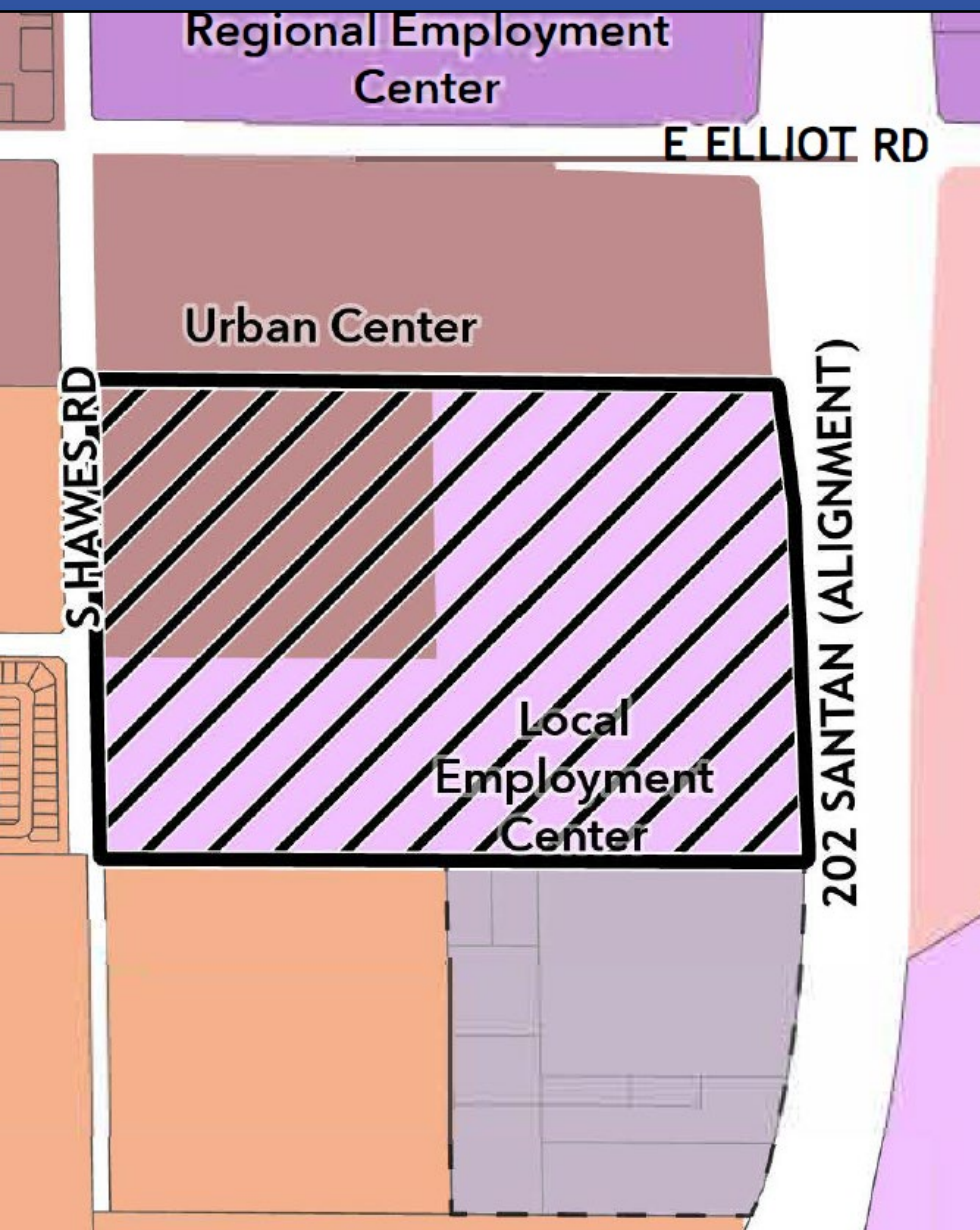
- East side of South Hawes Road
- West side of State Route 202
- South of East Elliot Road



General Plan

Current – Urban Center

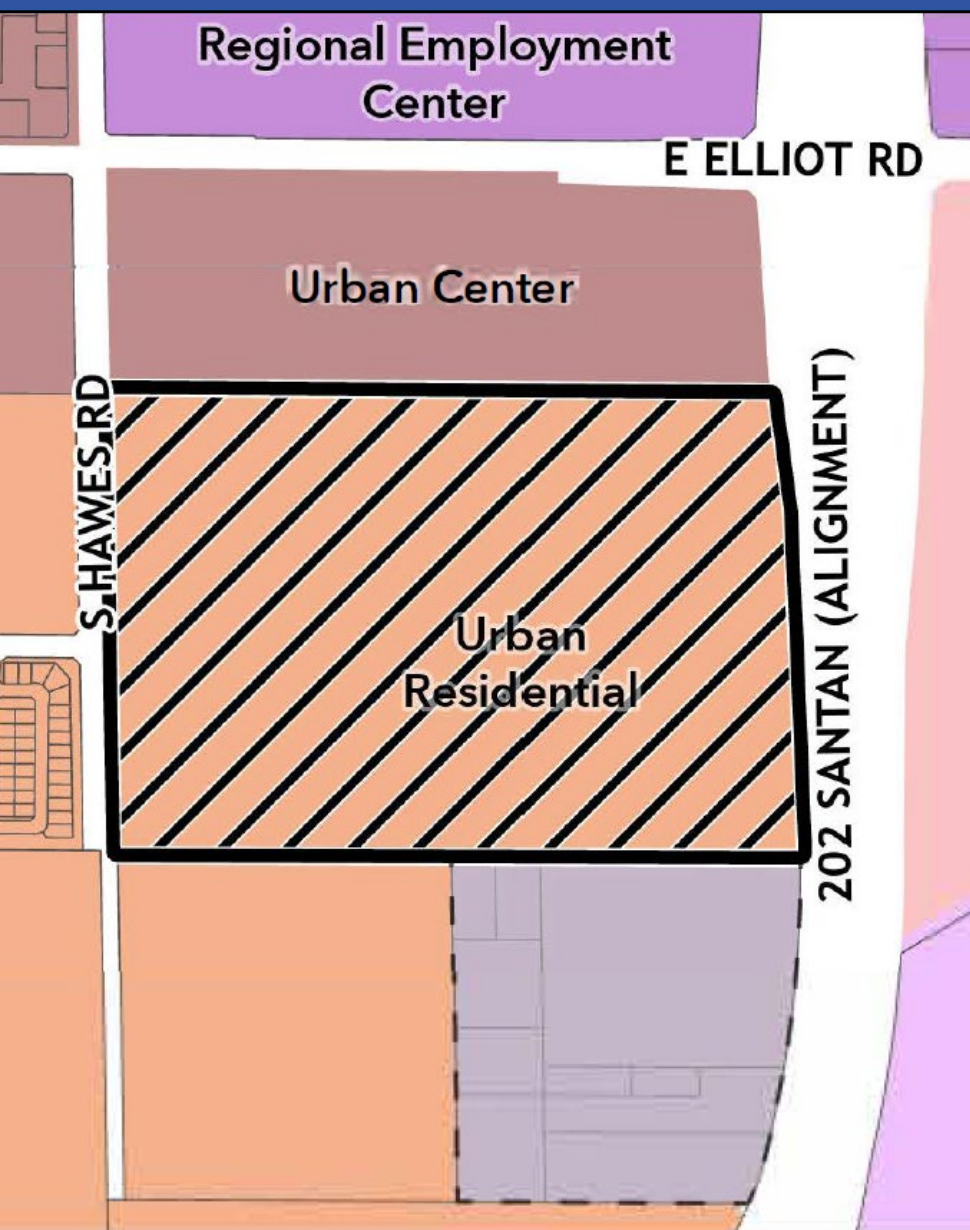
- Compact mixed-use areas with pedestrian-oriented development
- Contain retail, personal services, entertainment and recreation facilities, eating and drinking establishments, limited multi-family residential
- Residential zoning districts: RM-2, RM-3, RM-4, RM-5



General Plan

Current – Local Employment Center

- Areas that support a variety of low-intensity business operations that are compatible with residential uses
- Principal Land Uses include: Business Offices, Medical Facilities, Light Industrial, & Retail
- Zoning districts: OC, NC, LC, GC, PEP, LI, EO, & PS



General Plan

Proposed – Urban Residential

- Areas that contain a diverse mixture of uses where commercial, residential, and public/semi-public uses coexist
- Principal Land Uses: Single Family Residential, Multi-family Residential, Retail, Personal Services, Eating and Drinking Establishments, Business Offices
- Zoning districts: RS-9, 7, 6, RSL-4.5, 4, 3, 2.5, RM-2, 3, 4, 5, OC, NC, LC, GC, MX, PC, ID-1, 2, LR, and PS



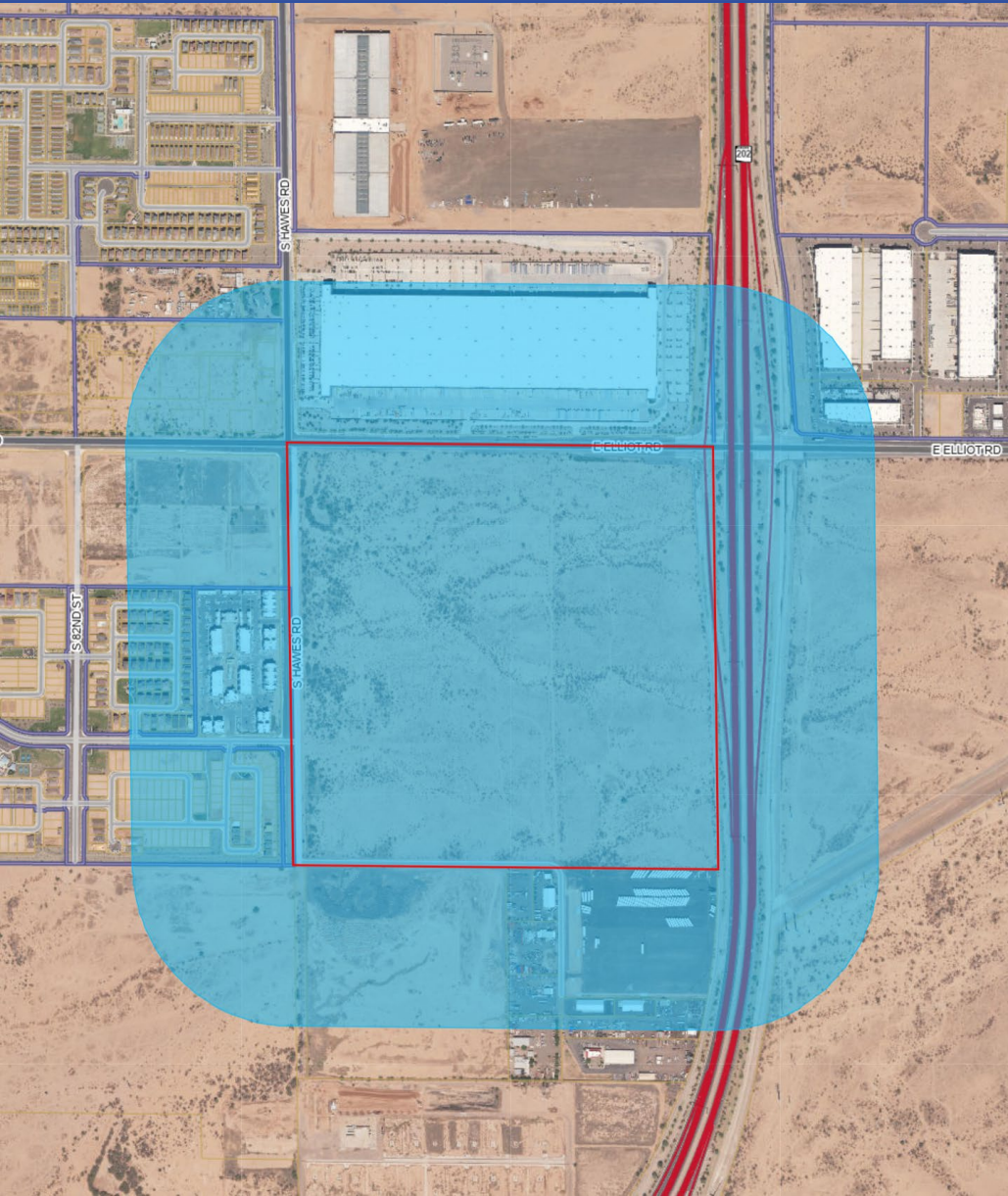
GPA Approval Criteria

1. Whether the amendment will result in a shortage of land for other planned uses
2. Whether events after the adoption of the General Plan have changed the character or condition of the area, making the amendment appropriate
3. The degree to which the proposed amendment will impact the community by:
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies of the General Plan
 - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands
 - 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 or transit



GPA Approval Criteria

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan
5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa
6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Neighborhood meetings
 - Virtual: April 28, 2026, two residents in attendance



Recommendation

Staff Recommends Adoption

City of Mesa

Planning and Zoning Board