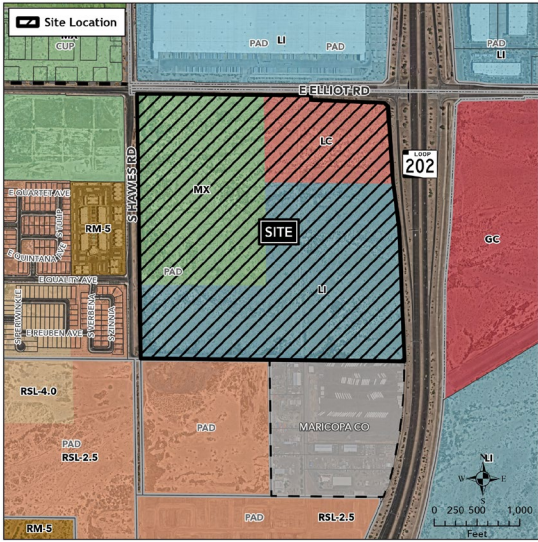




Planning and Zoning Report

Date	August 12, 2026	
Case No.	ZON26-00160	
Project Name	Hawes Crossing Village 7	
Request	Rezone 102.9± acres from Mixed Use with a Planned Area Development Overlay (MX-PAD) (29.7± acres) and Light Industrial with a Planned Area Development Overlay (LI-PAD) (73.2± acres) to Residential Small Lot - 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD). And Rezone 50.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) (23.5± acres) and MX-PAD (27.1± acres) to LC-PAD (27.8± acres) and MX-PAD (22.8± acres)	
Project Location	Southeast Corner of South Hawes Road and East Elliot Road	
Parcel No(s)	State Owned Land, no current APNs	
Project Area	153.5± acres	
Council District	District 6	
Existing Zoning	Mixed Use with a Planned Area Development Overlay (MX-PAD), Limited Commercial with a Planned Area Development Overlay (LC-PAD) and Light Industrial with a Planned Area Development Overlay (LI-PAD) (73.2± acres)	
General Plan Designation	Local Employment Center and Urban Center	
Applicant	Sean Lake, Pew and Lake, PLC	
Owner	The State of Arizona	
Staff Planner	Josh Grandlienard, AICP, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a rezoning for 102.9± acres from Mixed Use with a Planned Area Development Overlay (MX-PAD) (29.7± acres) and Light Industrial with a Planned Area Development Overlay (LI-PAD) (73.2± acres) to Residential Small Lot - 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD), and 50.6± acres from Limited Commercial with a Planned Area Development Overlay (LC-PAD) (23.5± acres) and MX-PAD (27.1± acres) to LC-PAD (27.8± acres) and MX-PAD (22.8± acres) (Proposed Project). This request will allow for future residential, commercial and mixed-use development. Any future development on the site will be processed through the Development Plan Review process in accordance with the Hawes Crossing Planned Area Development and associated development agreement.

Concurrent Applications:

- Major General Plan Amendment: The applicant is requesting a Major General Plan Amendment to change the Placetype from Urban Center to Urban Residential on 29.7± acres and Local Employment Center to Urban Residential on 73.2± acres (Case No. GPA26-00161). State statute requires two public hearings for Major General Plan amendments. The first hearing was conducted on July 29, 2026, at the Dobson Ranch library and the second required Planning and Zoning Board hearing is scheduled for August 12, 2026.

Site Context

General Plan:

- The Placetype for the project site is currently Urban Center with an Evolve Growth Strategy and Local Employment Center with an Evolve Growth Strategy.
- The requested RSL-2.5-PAD zoning is not identified as a primary or secondary zoning district and single family residential is not identified as a primary or secondary use in the Local Employment Center Placetype.
- A Major General Plan Amendment is requested concurrently with this request to change the Placetype designation from Local Employment Center and Urban Center to Urban Residential with an Evolve Growth Strategy.
- The purpose of the Urban Residential Placetype is to provide areas for a diverse mixture of uses where commercial, residential, and public/semi-public uses coexist. Urban

Residential areas can accommodate various low-, medium-, and high-density housing types, including single-family detached and attached homes, townhomes, and multi-family. Single-family residential is a principal land use in the Urban Residential Placetype, that when integrated with high-quality open space and amenities, and located with convenient access to commercial areas that provide services and amenities, create a complete community.

- The Proposed Project is consistent with the Urban Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - H1. Create more opportunities for housing options.
 - H3. Create more opportunities for high-end and executive housing to meet the needs of Mesa's expanding economy.
 - H4. Encourage the development of high-density housing in proximity to transit and major activity centers.
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - N1. Promote complete communities in both existing and new neighborhoods.
 - N5. Improve street and open space network connectivity within neighborhoods and to local amenities.

Sub-Area Plan:

- The Proposed Project is located within the Inner Loop District of the Mesa Gateway Strategic Development Plan.
- This area will contain a high-quality, mixed-use environment that is compatible with the Mesa Gateway airport including a medium-density residential character with a mix of commercial and office use as well as light industrial uses.
- The Proposed Project is consistent with the Mesa Gateway Strategic Development Plan and will strengthen the area by adding to its residential density and variety of housing types and creating a sense of place. In these ways, this request furthers the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan.

Zoning:

- The project site is zoned Mixed Use with a Planned Area Development Overlay (MX-PAD), Limited Commercial with a Planned Area Development (LC-PAD) and Light Industrial with a Planned Area Development Overlay (LI-PAD)
- At this time, specific uses and users have not been identified. Development Plan Review will be required for all future development on the site.

Surrounding Zoning & Use Activity:

The proposed rezone is compatible with surrounding land uses, which include mixed-use Residential, Multiple Residence, Single-Family Residences, and vacant land.

Northwest (Across Hawes Road) MX-PAD Vacant	North LI-PAD Warehouse	Northeast (Across SR 202) GC-PAD Vacant
West (Across Hawes Road) RM-5-PAD Multiple Residence	Project Site MX-PAD / LI-PAD / LC-PAD Vacant	East (Across SR 202) GC-PAD Vacant
Southwest (Across Hawes Road) RSL-2.5-PAD Single Residences	South (Across E Mesquite Alignment) RSL-2.5-PAD Single Residences	Southeast (Across E Mesquite Alignment) Maricopa County IND-2 Outdoor Storage

Site History:

- April 20, 2020: City Council annexed 659± acres, including the project site, into the City of Mesa (Ordinance No. 5565, Case No. ANX19-00420).
- April 20, 2020: City Council approved a rezoning for 580± acres, including the project site, from AG to RSL-4.0, RSL-2.5, RM-5, LR, OC, LC, GC, LI, and MX with a PAD Overlay as a part of the Hawes Crossing PAD (Case No. ZON17-00607; Ordinance No. 5567).

Project/Request Details

Planned Area Development Overlay:

The Proposed Project is located within the existing Hawes Crossing PAD. The applicant is not requesting a new PAD or additional deviations from Zoning Ordinance requirements. Any future development on the subject property will be required to comply with all the standards of the Hawes Crossing PAD.

The intent of this rezone is to better align the property with development patterns in the area based on current market conditions. While the State of Arizona is the current property owner, the land will eventually be auctioned by the State and sold to a private party for development. The requested rezoning will ensure that future development of the property will be complementary to existing and proposed development in the area and further the vision of Hawes Crossing.

Staff reviewed the request against the Hawes Crossing PAD and determined that the proposed rezoning and associated Major General Plan Amendment is consistent with the overall Hawes Crossing PAD, existing and proposed development in the area, and the overall vision for the area.

Per Section 11-22-1 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlying zoning district and general plan.

Because the Proposed Project will keep what already exists through the Hawes Crossing PAD and is not requesting any further deviations, staff finds the Proposed Project meets the requirements of Title 11, Chapter 22.

Citizen Participation

The applicant conducted a citizen participation process, notifying surrounding property owners within 1,000 feet, and surrounding HOAs and registered neighbors, and invited them to a neighborhood meeting.

Neighborhood Meeting:

A virtual neighborhood meeting was held on April 28, 2026. Two interested parties attended this meeting and were in support of the request.

Required Notification:

- Property owners within 1,000 feet of the subject site were notified of the public hearing.
- 60 Day Comment Period for outside agencies to provide comments. Mesa Gateway Airport provided general comments.
- Staff has not received any additional questions or comments on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the proposed Rezone, subject to the following conditions:

1. Compliance with all requirements of GPA26-00161.
2. Compliance with all conditions of approval for Case No. ZON17-00607 (Ordinance No. 5567).
3. Compliance with the Hawes Crossing Development Agreement No. 3145 (Recorders No. 20200379927).
4. Compliance with all applicable City development codes and regulations.
5. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Citizen Participation Plan

Exhibit 4 – Citizen Participation Report

Exhibit 5 – Power Point Presentation