



Planning and Zoning Board



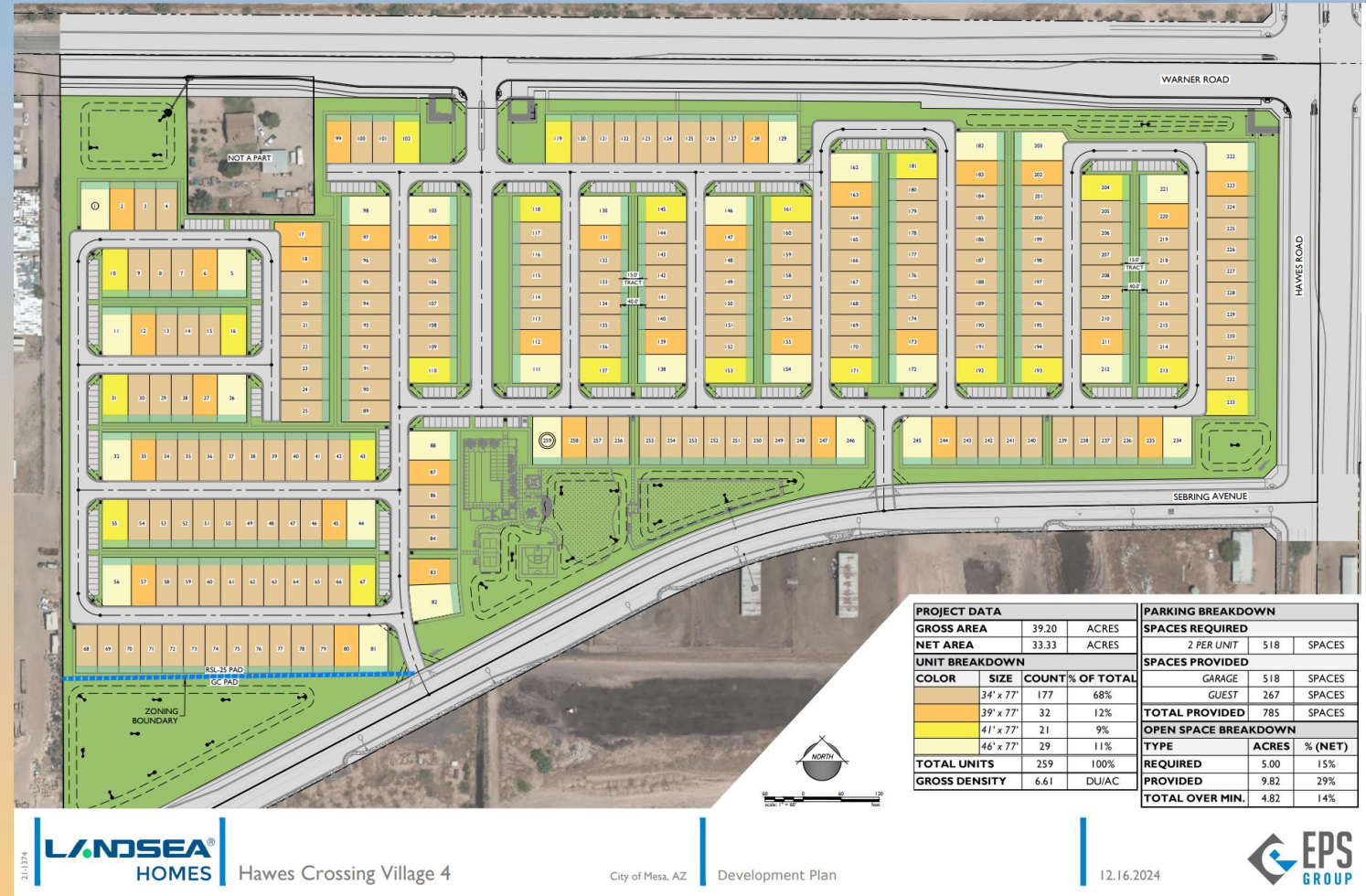
ZON24-00885

Hawes Crossing Village 4



Request

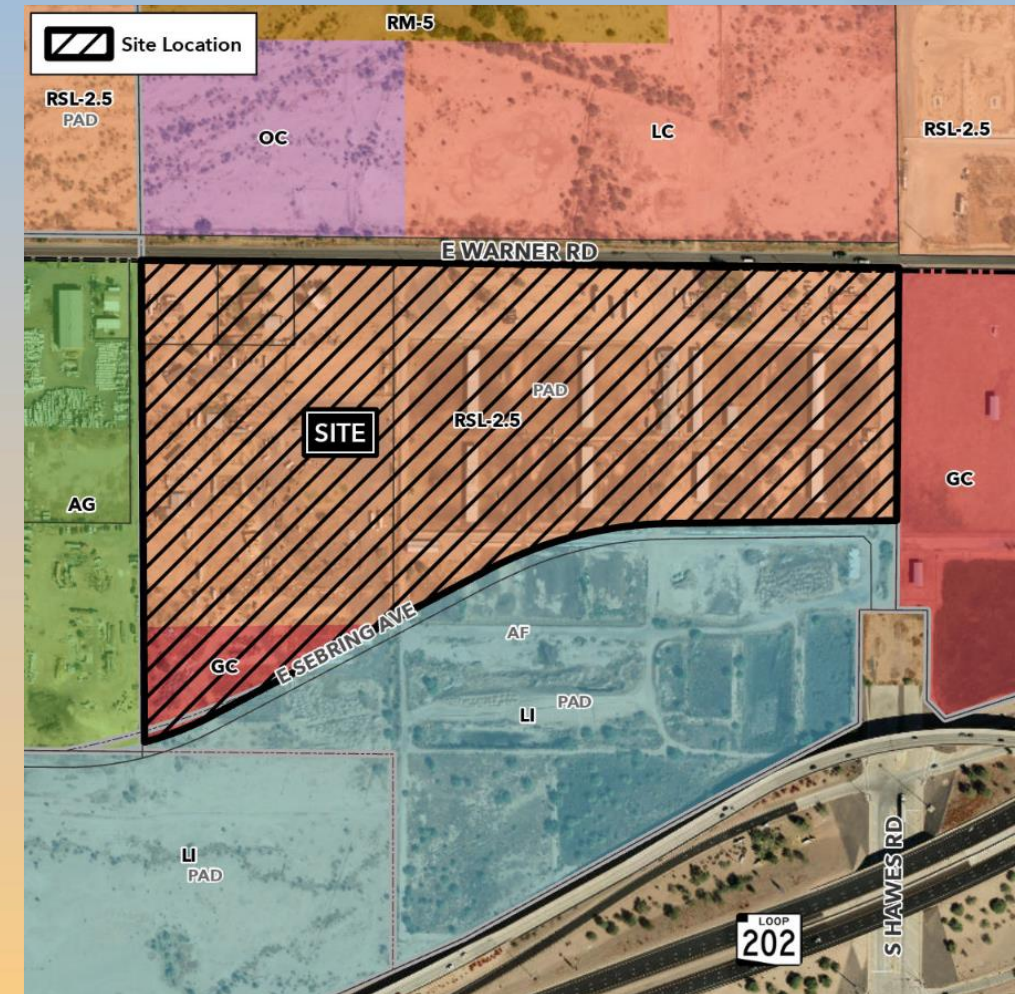
- Site Plan Review
- Preliminary Plat
- To allow for a single residence development





Location

- SWC of Warner Road and Hawes Road
- Hawes Crossing Village 4
- Approved industrial development on the south side of Sebring Avenue





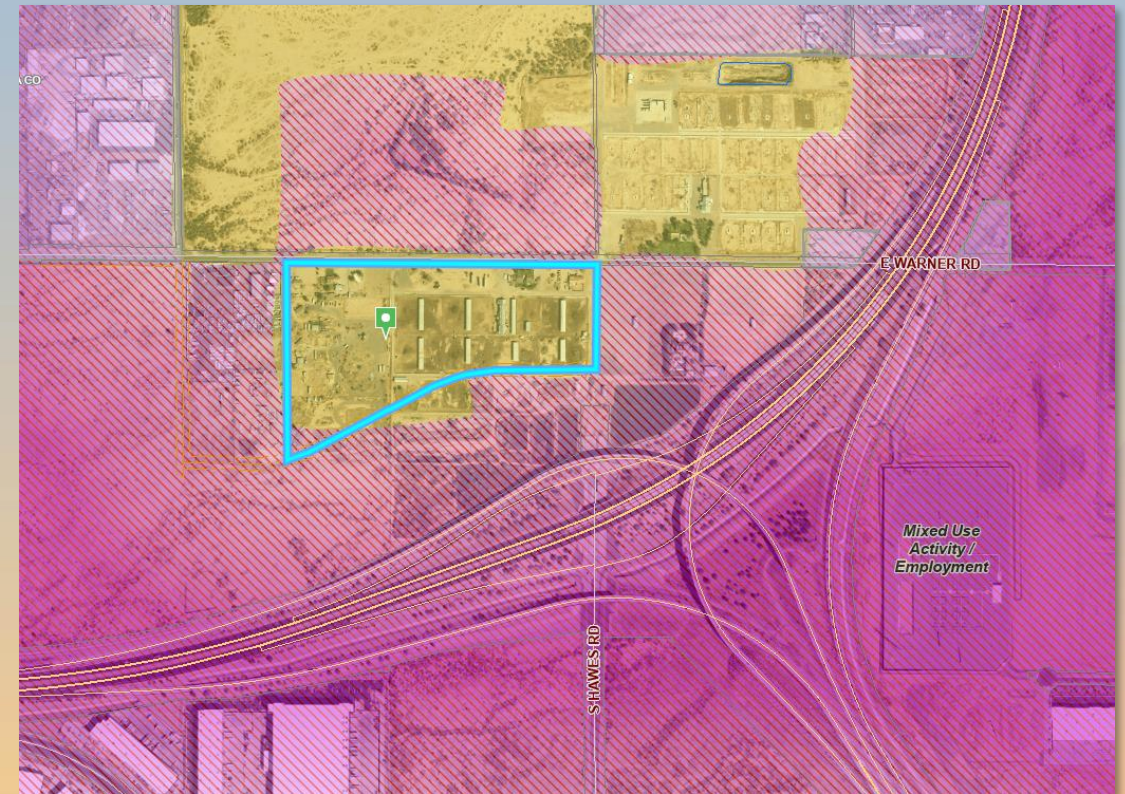
Mesa 2040 General Plan

Neighborhood, Suburban

- RSL-2.5 listed as primary zoning district
- Single residence listed as a primary land use

Gateway Strategic Development Plan - Inner Loop District

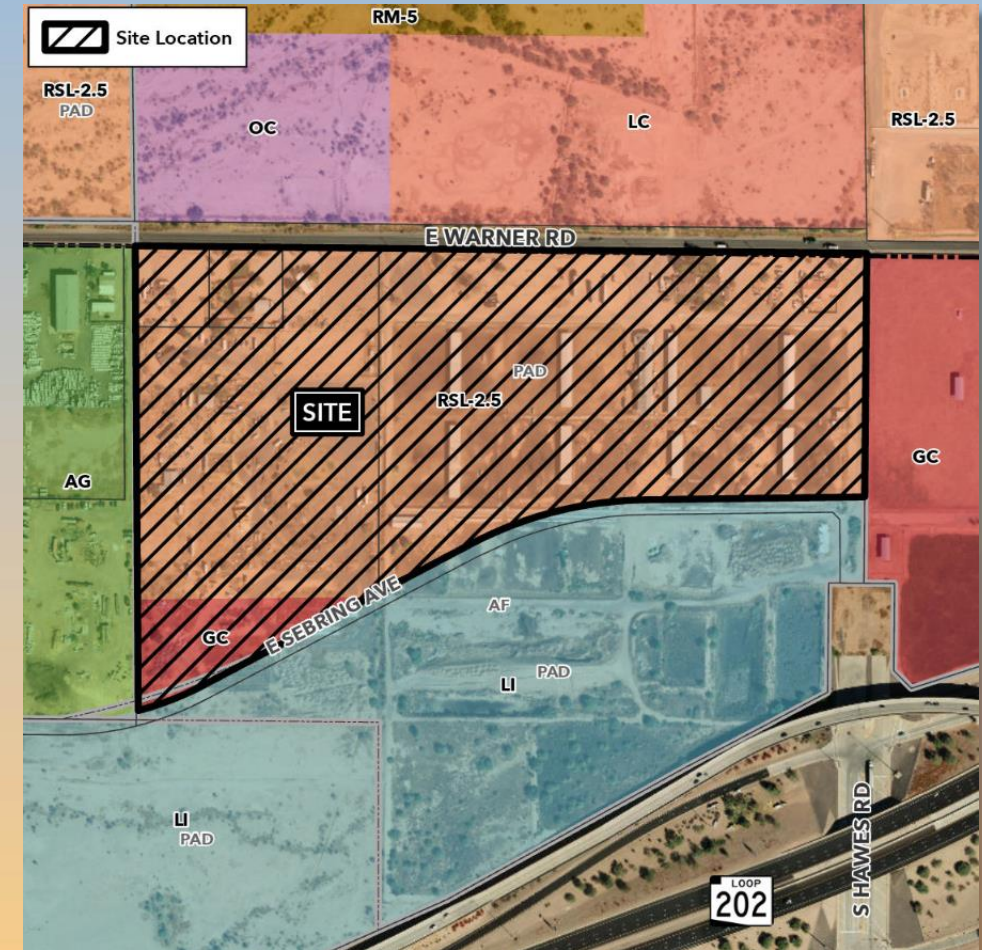
- Neo-traditional neighborhoods: Walkability; Connectivity to recreational and commercial uses





Zoning

- Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD)
- ~2 acres: General Commercial with a Planned Area Development Overlay (GC-PAD)





Site Photo



Looking south from Warner Road

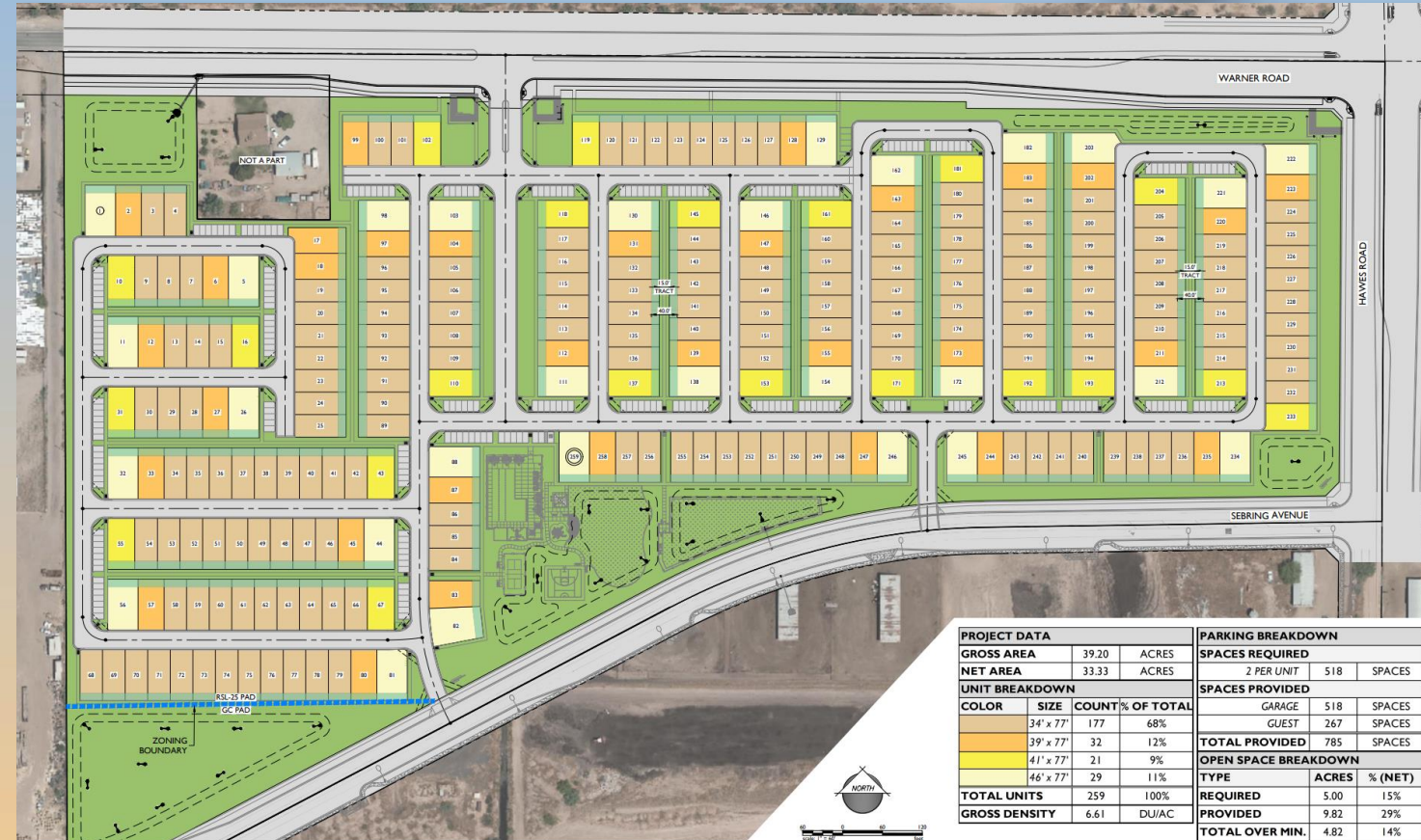


Specific Plan

259 single family lots

- (177) 34' x 77'
- (32) 39' x 77'
- (21) 41' x 77'
- (29) 46' x 77'

Variety of lot widths, floor plan offerings, and elevations - compliant with Ord. No. 5567.





- 9± acres of common areas and/or open space (29% of the total acreage)
- 2± acres of park area (22% of provided open space)
- Dedicated paseo tracts – facilitate walkability between lots, parking areas,





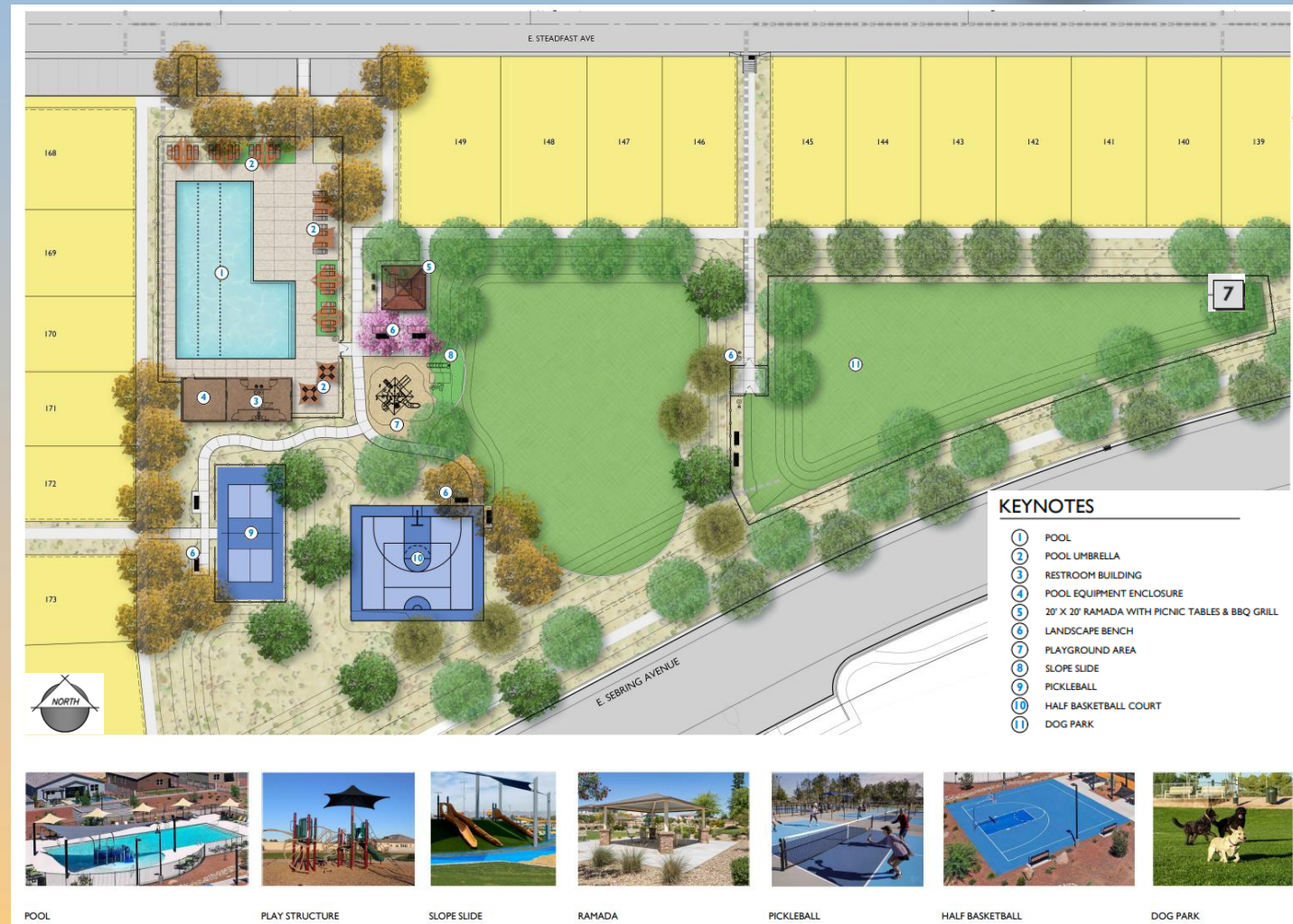
Open Space

2.4-acre Neighborhood Park

- Shaded playground
- Community pool
- Two sport courts
- Dog park
- Shaded seating areas

3 Pedestrian Plazas

- Shade structures & seating
- Decorative landscaping and paving



POOL



PLAY STRUCTURE



SLOPE SLIDE



RAMADA



PICKLEBALL



HALF BASKETBALL



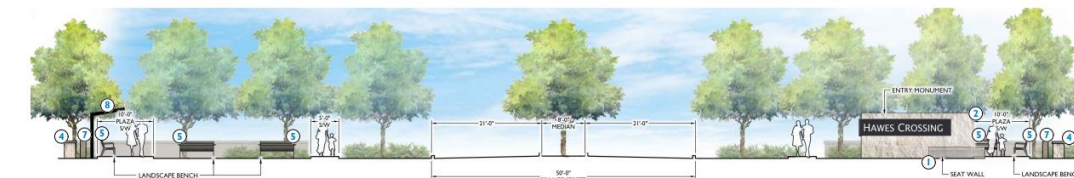
DOG PARK



Plaza Areas



1 URBAN PLAZA WITH ENTRY MONUMENT PLAN VIEW (WARNER ROAD)
Scale: 1" = 10'-0"



2 URBAN PLAZA WITH ENTRY MONUMENT ELEVATION (WARNER ROAD)
Scale: 1/8" = 1'-0"



1 ENTRY MONUMENT PLAN VIEW (SEBRING AVE. & HAWES RD.)
Scale: 1" = 10'-0"



2 URBAN PLAZA PLAN VIEW (WARNER RD. & HAWES RD.)
Scale: 1" = 10'-0"



1 ENTRY MONUMENT PLAN VIEW (SEBRING AVE. & HONEYSUCKLE RD.)
Scale: 1" = 10'-0"

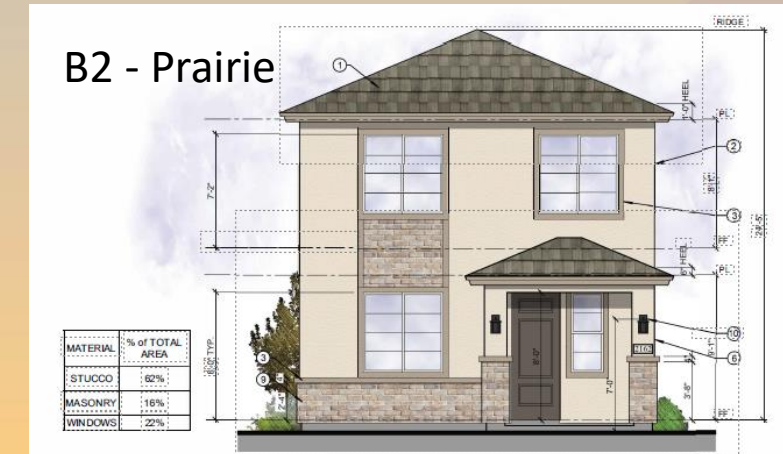
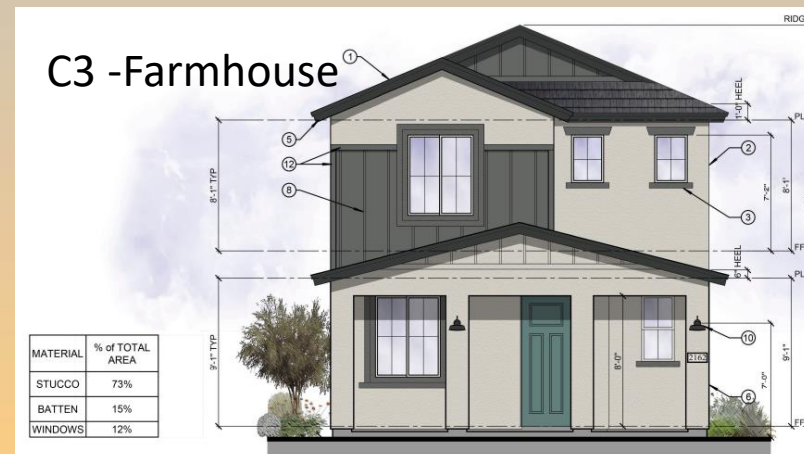
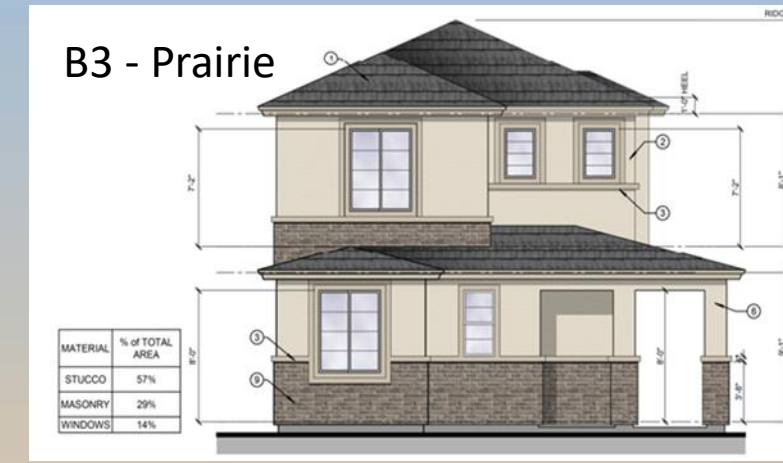
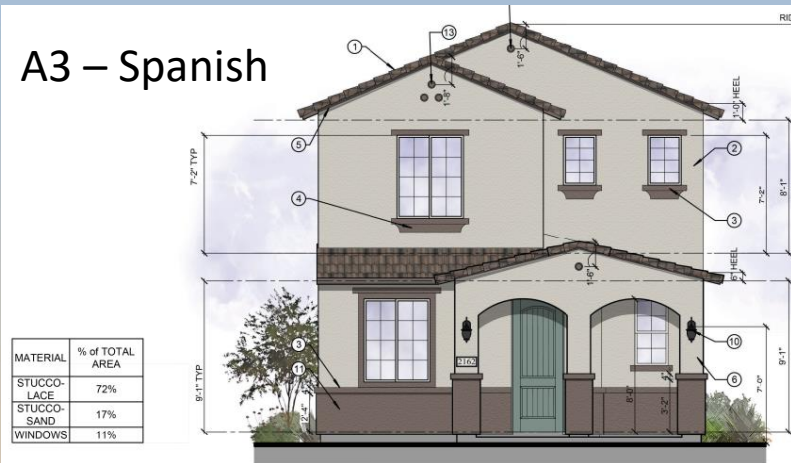


1 ENTRY MONUMENT DETAILS
Scale: 1/2" = 1'-0"



Residential Product

- Two-story product
- Sizes range from 1,500sf to 2,100sf
- 4 floor plans
- 12 elevations (3 per floor plan)
- 'A' – Spanish, 'B' – Prairie, and 'C' – Farmhouse





Alternative Compliance

- MZO Section 11-5-3(B)(3): Primary entrance front porch must be 6-ft deep
 - Requesting 3'-7" for plans 22-1700 and 23-1900 (wraparound porch)
- MZO Section 11-5-3(B)(6)(b): Dwellings on corner lots shall include windows on 10% of the area of the street-facing façade
 - Requesting 5% window coverage for plans 22-1700 and 23-1900



Alternative Compliance



5%

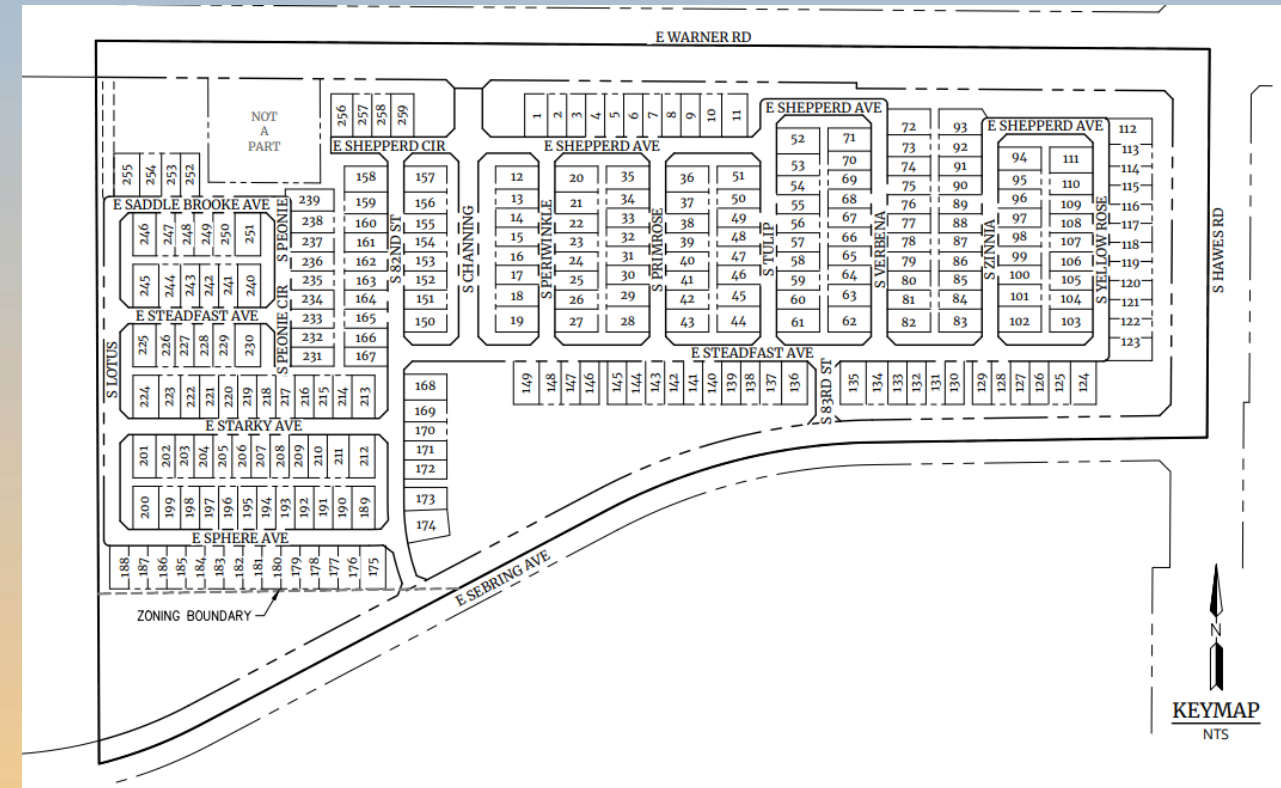


6%



Preliminary Plat

- Allow for a 259 individually platted lots and 12 dedicated tracts
- Tracts will serve a variety of purposes – drainage, private streets, open space, and public utilities





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods on November 12, 2024
- Neighborhood meeting was held on November 21, 2024 – No residents attended the meeting
- No correspondence received by staff





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Criteria in Subdivision Regulations Section 9-6-2

Staff recommends Approval with Conditions



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