



**PLANNING DIVISION**  
**STAFF REPORT**

**Planning and Zoning Board**

**September 27, 2023**

CASE No.: **ZON23-00432**

PROJECT NAME: **Hawes Crossing Village 1, Phase 2**

Owner's Name:	RIJLAARSDAM FAMILY TRUST
Applicant's Name:	Heather Chadwick, Lennar Homes
Location of Request:	Within the 3200 to 3500 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side). Located north of Elliot Road on the west side of Hawes Road.
Parcel No(s):	304-04-029C
Request(s):	Rezone 17.4± acres from Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD with a new PAD (RSL2.5-PAD-PAD) to allow for additional modification to development standards for (Village 1, Phase 2), modification of an existing Planned Area Development on the entire 98± acres, and a Major Site Plan Modification. This request will expand the existing Hawes Crossing Village 1 PAD to include a single residence development known as Village 1 Phase 2. Also consider the Preliminary Plat for "Hawes Crossing Village 1, Phase 2".
Existing Zoning District:	RSL-2.5-PAD, RSL-2.5-PAD-PAD, RS-6-PAD-PAD, RM-5-PAD-PAD
Council District:	6
Site Size:	98± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	September 27, 2023 / 4:00 p.m.
Staff Planner:	Sean Pesek, Planner II
Staff Recommendation:	APPROVAL with Conditions

## HISTORY

On **January 22, 1990**, the City Council annexed 1,721± acres of land, including the 98±-acre project site, into the City of Mesa (Ordinance No. 2482).

On **April 2, 1990**, the City Council approved a rezoning of 1,740± acres, including the 98± acre project site from Maricopa County Rural-43, Rural-43-MHR, and C-2 to City of Mesa comparable zoning of Agriculture (AG), Single Residence (SR), and Commercial (C-2) (Case No. Z90-009; Ordinance No. 2511).

On **April 20, 2020**, the City Council approved a rezoning of 535± acres, including the 90± acre project site from Agricultural (AG) and Light Industrial (LI) to Single Residence 6 (RS-6-PAD), Residential Small Lot 4.0 (RSL-4.0-PAD), Residential Small Lot 2.5 (RSL-2.5-PAD), Multiple Residence 5 (RM-5-PAD), Limited Commercial (LC-PAD), General Commercial (GC-PAD), Mixed Use (MX-PAD), and Light Industrial (LI-PAD) with a Planned Area Development (PAD) Overlay. Approval established the 'Hawes Crossing' PAD to guide the future review of specific plans of development (Case No. ZON17-00606; Ordinance No. 5566).

On **April 20, 2020**, the City Council approved a minor General Plan amendment for 323± acres, including the 98± acre subject property, changing the General Plan character designation from Mixed Use Activity/Employment to Neighborhood (Case No. ZON19-00794; Resolution No. 11488).

On **April 29, 2020**, the Hawes Crossing Development Agreement was executed. This agreement addresses requirements pertaining to vesting rights, limitation of land uses, and timing of required infrastructure improvements (Recording No. 2020-0381318; Reference No. 20-A081).

On **February 28, 2022**, the City Council approved a rezone for 80.6± acres of the project site from Multiple Residence 5 with a Planned Area Development Overlay (RM-5-PAD) to RM-5-PAD-PAD, Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD) to RS-6-PAD-PAD, and Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD-PAD (Case No. ZON21-00393, Ordinance No. 5678).

## PROJECT DESCRIPTION

### **Background:**

The applicant is requesting a PAD Modification for Hawes Crossing Village 1 to incorporate 17.4± acres into the PAD for an additional single residence development. The 17.4± acre site, known as Hawes Crossing Village 1, Phase 2 would be rezoned from Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD-PAD to allow for the development standard deviations approved in 2022 for Phase I (Ordinance No. 5678).

Per Section 2.3 of the Hawes Crossing Development Agreement No. 3144 (Recorders No. 2020-0381318), each development within Hawes Crossing is required to submit a Specific Plan (site plan) for approval. A Specific Plan for a single residence development must include at least 20

acres of contiguous real property. Since Hawes Crossing Village 1, Phase 2 is only 17.4± acres in size it is too small to be submitted as a standalone Specific Plan. Therefore, the applicant is requesting a Major Site Plan Modification to amend the Specific Plan for Village 1 to include both Phases 1 and 2. The request also includes approval of a Preliminary Plat for Hawes Crossing Village 1, Phase 2. Both phases will be developed by Lennar Homes and designed to appear and function as one cohesive development, complete with trail connections, neighborhood parks, and entryway plazas.

#### **General Plan Character Area Designation and Goals:**

The General Plan character area designation for the property is Neighborhood with a Suburban Sub-type. Per Chapter 7 of the General Plan, the primary focus of the Neighborhood character area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Residential Small Lot (RSL) zoning is listed as a primary zoning district within the Suburban Sub-type and single residence is listed as a primary land use.

The subject property is also located within the Inner Loop District of the Gateway Strategic Development Plan. This district refers to the area south of Guadalupe Road, between Power Road and Loop 202. Per the Mesa Gateway Strategic Development Plan – Inner Loop District Update, the property is in an area designated for Neo-Traditional residential development with 6-12 dwelling units per acre (NBH-NT 6-12). Neotraditional neighborhoods promote walkability by having shorter block lengths and perimeters and have greater connectivity to recreational and commercial uses than typical suburban development. Additionally, to promote community health, residential development in the Inner Loop District shall provide areas for outdoor activities that are not highly noise sensitive (for example, sports fields, active play areas/ playgrounds, and/or swimming pools). The subject request conforms to the intent of the NBH-NT 6–12-character area by providing ample open space and recreational amenities throughout both phases.

The Proposed Project is consistent with the Neighborhood character area, the Suburban Sub-type, and the Inner Loop District of the Gateway Strategic Development Plan.

#### **Zoning District Designations:**

Phase 1 is zoned RSL-2.5-PAD-PAD, RS-6-PAD-PAD, and RM-5-PAD-PAD. Phase 2 is currently zoned RSL-2.5-PAD, and the applicant is proposing a zoning designation of RSL-2.5-PAD-PAD to include the same set of development standards approved with Phase 1. Per Section 11-5-1 of the MZO, the general purpose of Mesa’s residential districts is to provide for the orderly, well-planned, and balanced growth of residential neighborhoods. Single residence is allowed by-right in the RSL-2.5 zoning district.

#### **Airport Overflight Areas:**

Per Section 11-19 of the MZO, the site is located within the City of Mesa Airfield (AF) Overlay District; specifically, within the Airport Overflight Area Three (AOA 3). The location of the property within the AOA 3 is due to its proximity to the Phoenix-Mesa Gateway Airport. There are no residential use restrictions on properties subject to AOA 3.

#### **Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest</b> RS-6-PAD Single Residence	<b>North</b> RS-6-PAD Single Residence	<b>Northeast</b> (Across S. Hawes Road) LI-PAD Industrial
<b>West</b> (Across 80 <sup>th</sup> Street) LI Industrial	<b>Project Site</b> RSL-2.5-PAD, RSL-2.5-PAD-PAD, RS-6-PAD-PAD, RM-5-PAD-PAD Vacant	<b>East</b> (Across S. Hawes Road) LI-PAD Industrial
<b>Southwest</b> LI Industrial	<b>South</b> MX-PAD Vacant	<b>Southeast</b> (Across S. Hawes Road) LI-PAD Industrial

#### **Compatibility with Surrounding Land Uses:**

Parcels to the east, across S. Hawes Road, are LI-PAD and either developed or under construction for industrial uses. Parcels to the south are zoned MX-PAD and undeveloped. Parcels to the north are zoned RS-6-PAD and developed with single residential homes. Lastly, parcels to the west are zoned LI and developed with industrial uses. Overall, the proposed rezone, specific plan update, and Preliminary Plat for Hawes Crossing Village 1 (Phase 2) are commensurate with surrounding development.

The Proposed Project is consistent with development expected in the surrounding area.

#### **Planned Area Development Overlay:**

The Hawes Crossing PAD established a master plan describing the development themes, guidelines, and allowed uses for the community. The applicant is requesting a new PAD overlay for the 17.4± acre Hawes Crossing Village 1, Phase 2 to modify certain RSL-2.5 development standards set forth in the MZO. Of note, the requested development standards are the same development standards approved by Mesa City Council in 2022 for Hawes Crossing Village 1, Phase 1 (Ordinance No. 5678). The Phase 1 development standards are being incorporated into this request and are reflected in the conditions of approval.

Table 1 below shows the required MZO standards and the applicant's proposed RSL-2.5 PAD standards that are being requested specifically for Phase 2. The PAD modifications as approved by City Council for Phase 1 (Ordinance No. 5678) remain the same.

*Table 1: Phase 2 Development Standards*

<b>Development Standard</b>	<b>MZO Standard</b>	<b>Proposed PAD Modification</b>	<b>Staff Recommendation</b>
<u>Minimum Dimensions for Residential Enclosed Garages</u> – MZO Section 11-32-4(F) -Double-car garage	20-feet-wide and 22-feet-long	<b>Single Residence Detached – 19 feet 4 inches wide and 19 feet six inches</b>	As proposed

		long	
<u>Primary Entrances</u> – MZO Section 11-5-3(B)(3)	A portico, awning, recess, or stoop measuring at least four (4) by four (4) feet which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.	<b>The Spanish Colonial Model shall provide a front porch with a minimum depth of 6 feet, as measured from the building façade to the posts, and a minimum length of 8 feet; or a portico, awning, recess, or stoop measuring at least 2’6” x 5’4” which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.</b>	As proposed
<u>Building Materials</u> – MZO Section 11-5-3(B)(7)	Any one material must be used on at least 15% of the front façade	<b>For the Spanish Colonial and Italianate models, one material may be used on 100% of the front façade</b>	As proposed
<u>Windows</u> – MZO Section 11-5-3(B)(6)(b)	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.	<b>Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least:</b> <ul style="list-style-type: none"> <li>• 6.5% of the façade's area for the Casita Series</li> <li>• 6% of the façade's area for the Alley Home Series</li> </ul>	As proposed

Minimum Dimensions for Double Residential Enclosed Garages:

Per Section 11-32-4(F) of the MZO, double-car enclosed garages shall be at least 20-feet-wide and 22-feet-long.

The applicant is requesting to reduce the minimum double-car garage dimensions from 20-feet-wide and 22-feet-long to 19 feet 4 inches wide and 19 feet 6 inches long.

Primary Entrances:

Per Section 11-5-3(B)(3) of the MZO, primary entrances must be covered by either a front porch measuring at least eight-feet-wide by six-feet deep or by defined by a portico, awning, recess, or stoop measuring at least four feet by four feet.

The applicant is requesting a deviation for plan 2020 Elevation A, Spanish Colonial which has a covered entry that measures 5'-4" wide by 2'-6" deep.

**Building Materials:**

Per Section 11-5-3(B)(7) of the MZO, buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco. Any one material must be used on at least 15% of the front façade.

The applicant is requesting to reduce the required number of primary materials from two (2) to one (1) for the Spanish Colonial and Italianate models.

**Windows:**

Per Section 11-5-3(B)(6) of the MZO, dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least ten percent (10%) of the façade's area.

The applicant is requesting to reduce the minimum required window area (for street-facing facades on a corner lot) from 10% to 6.5% for the Casita Series and 6% for the Alley Home Series.

**PAD Justification:**

Per Section 11-22-1 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards when it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way.

Per the submitted documents, approximately 9.6 acres of park space is proposed between both phases of development complete with high-quality amenities such as paved pathways, turf areas, seating, shade structures, sport courts, and playground equipment. Approximately 20.3 acres, or 25% of the total area of Hawes Crossing Village 1, consists of common areas and/or open space, which exceeds the required 15% minimum.

**Preliminary Plat:**

Section 9-6-2 of the Mesa Subdivision Regulations requires subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series, and includes the evaluation of lot configuration, utility layout, street improvements, and drainage requirements. The Preliminary Plat is reviewed and approved by the Planning and Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

As shown on the provided Preliminary Plat, Village 1, Phase 2 is a proposed detached single residence development with 106 individually platted lots, at a density of approximately 6.1 du/ac. Typical lot sizes range from 2,900 square feet to 4,100 square feet.

Overall, the subject request meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

**School Impact Analysis:**

The Gilbert Public School District reviewed the request for its potential impact on the district and indicated that the existing schools in the area have capacity to serve the anticipated students.

*Table 2: School Impact Analysis*

<b>Proposed Development (106 lots)</b>	<b>Name of School</b>	<b>Annual Estimated Demand</b>	<b>Adequate Capacity to Serve</b>
Boulder Creek Elementary (PK-6)	Elementary	Not provided	Yes
Desert Ridge Junior High (7-8)	Middle School	Not provided	Yes
Desert Ridge High School	High School	Not provided	Yes

**Neighborhood Participation Plan and Public Comments:**

As part of the completed Citizen Participation Process, the applicant conducted a neighborhood meeting on July 13, 2023. The meeting had two attendees who asked general questions about project timing.

The applicant also mailed notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site.

As of writing this report, staff has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on September 27, 2023.

**Staff Recommendation:**

The subject request is consistent with the Mesa 2040 General Plan, the Mesa Gateway Strategic Development Plan, and the Hawes Crossing PAD, the Hawes Crossing Development Agreement No. 3144, the criteria for site plan review in Section 11-69-5 of the MZO, approval criteria for a PAD overlay outlined in Section 11-22-1 of the MZO, and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

Staff recommends approval with the following **Conditions of Approval:**

1. Compliance with Case No. ZON17-00606 except as modified with this request.
2. Compliance with the Hawes Crossing Development Agreement No. 3144 (Recorders No. 2020-0381318).
3. Compliance with the Specific Plan submitted.
4. Compliance with the Preliminary Plat submitted.
5. Compliance with all requirements of the Subdivision Regulations.

6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
7. Compliance with submitted floor plans, plot plans, and elevations for all product types.
8. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
  - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
  - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
  - d. Provide written notice to future property owners that the project is within one mile of Phoenix Mesa Gateway Airport.
  - e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: "This property, due to its proximity to Phoenix Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
9. Compliance with all City development codes and regulations, except the modification to the development standards as approved with Case No. ZON17-00606 and this PAD as shown in the following tables:

**Phase 1 RM-5-PAD-PAD Development Standards:**

<b>Development Standard RM-5</b>	<b>Approved RM-5-PAD-PAD</b>
Minimum Lot Depth – <i>MZO Section 11-5-5</i> (Single Residence Attached)	70 Feet
Minimum Density (DU/Acre) – <i>MZO Section 11-5-5</i>	13 DU/acre
Maximum Lot Coverage (% of lot) – <i>MZO Section 11-5-5</i>	89%
Maximum Building Coverage (% of lot) – <i>MZO Section 11-5-5</i>	70.5%
Minimum Dimensions for Residential Enclosed Garages – <i>MZO Section 11-32-4(F)</i> - Double-car garage	Single Residence Attached – 21 feet wide and 19 feet 6 inches long
Attached Garages – <i>MZO Section 11-5-5(B)(4)(f)</i>	When multiple garage doors are located within 1 building, the maximum number of garage doors adjacent to one another shall be limited to 6, unless there is a break in the building façade between



	garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature
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**Phase 1 RS-6-PAD-PAD and RSL-2.5-PAD-PAD Development Standards:**

<b>Development Standard RS-6 and RSL-2.5</b>	<b>Approved RS-6-PAD-PAD and RSL-2.5-PAD-PAD</b>
Minimum Dimensions for Residential Enclosed Garages – <i>MZO Section 11-32-4(F)</i> - Double-car garage	Single Residence Detached – 19 feet 4 inches wide and 19 feet six inches long
Building Materials – <i>MZO Section 11-5-3(B)(7)</i>	For the Spanish Colonial and Spanish Hacienda models, one material may be used on 100% of the front façade
Windows – <i>MZO Section 11-5-3(B)(6)(b)</i>	Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least: <ul style="list-style-type: none"> <li>• 4.3% the façade's area for the Traditional Series</li> <li>• 6.5% the façade's area for the Casita Series</li> <li>• 6% the façade's area for the Alley Home Series</li> </ul>
Primary Entrances – <i>MZO Section 11-5-3(B)(3)</i>	The Spanish Colonial Model shall provide a front porch with a minimum depth of 6 feet, as measured from the building façade to the posts, and a minimum length of 8 feet; or a portico, awning, recess, or stoop measuring at least 2'6" x 5'4" which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.

**Phase 2 Development Standards:**

<b>Development Standard</b>	<b>Approved RSL-2.5-PAD-PAD</b>
<u>Minimum Dimensions for Residential Enclosed Garages</u> – <i>MZO Section 11-32-4(F)</i> -Double-car garage	Single Residence Detached – 19 feet 4 inches wide and 19 feet six inches long

<u>Primary Entrances</u> – MZO Section 11-5-3(B)(3)	The Spanish Colonial Model shall provide a front porch with a minimum depth of 6 feet, as measured from the building façade to the posts, and a minimum length of 8 feet; or a portico, awning, recess, or stoop measuring at least 2'6" x 5'4" which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.
<u>Building Materials</u> – MZO Section 11-5-3(B)(7)	For the Spanish Colonial and Italianate models, one material may be used on 100% of the front façade
<u>Windows</u> – MZO Section 11-5-3(B)(6)(b)	<p>Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least:</p> <ul style="list-style-type: none"> <li>• 6.5% of the façade's area for the Casita Series</li> <li>• 6% of the façade's area for the Alley Home Series</li> </ul>

**Exhibits:**

- Exhibit 1 – Staff Report
- Exhibit 2 – Vicinity Map
- Exhibit 3 – Project Narrative
- Exhibit 4 – Specific Plan
- Exhibit 5 – Landscape Plan
- Exhibit 6 – Grading and Drainage Report
- Exhibit 7 – Floor Plans, Plot Plan, Elevations
- Exhibit 8 – Preliminary Plat
- Exhibit 9 – Citizen Participation Plan
- Exhibit 10 – Citizen Participation Report
- Exhibit 11 – Power Point Presentation