



City Council

GPA25-00462

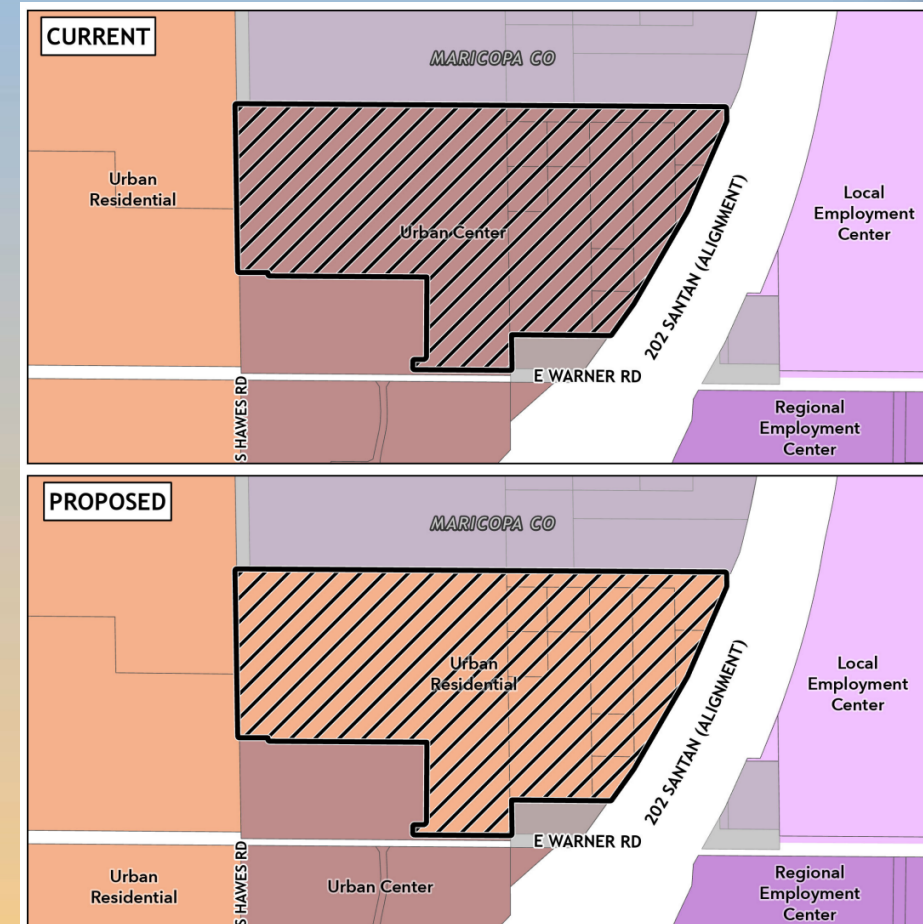
Mary Kopaskie-Brown, Planning Director
Evan Balmer, Assistant Planning Director

November 3, 2025
1



Request

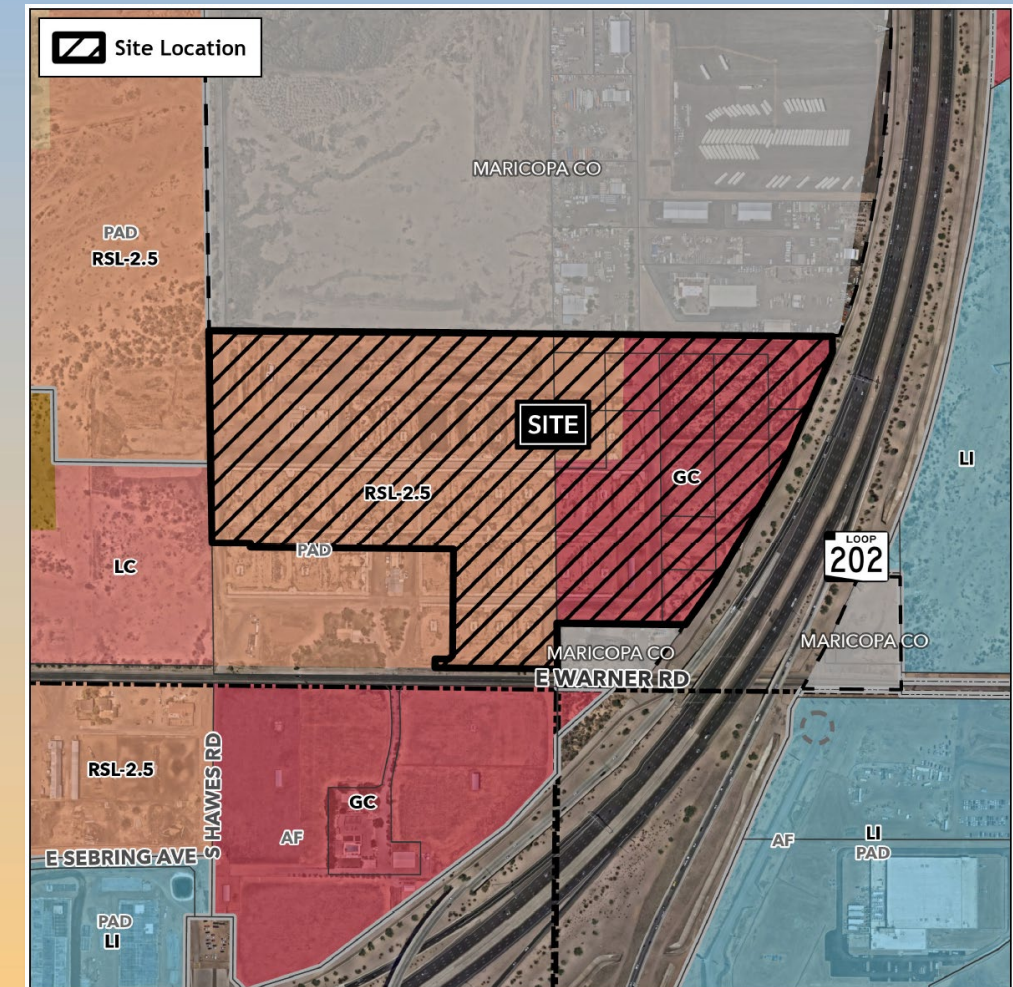
- Major General Plan Amendment
- Urban Center Placetype to Urban Residential Placetype





Location

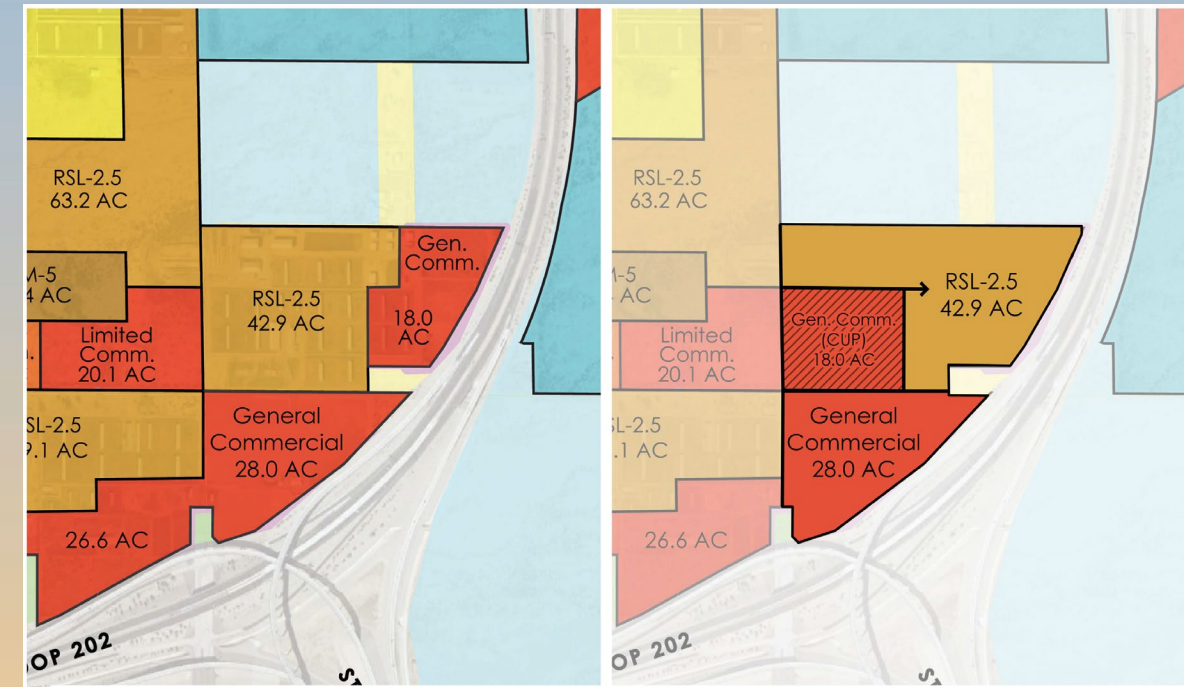
- NEC of Warner Road and Hawes Road
- Hawes Crossing Village 5
- Hawes Crossing Village 5 commercial crosses over to the SEC of Warner Road and Hawes Road





Zoning

- Existing: Small Lot Single Residence 2.5 & GC with a Planned Area Development Overlay
(RSL-2.5-PAD & GC-PAD)
- Proposed: RSL-2.5-PAD-PAD & GC-PAD-PAD





Mesa 2050 General Plan

Existing General Plan Placetype:

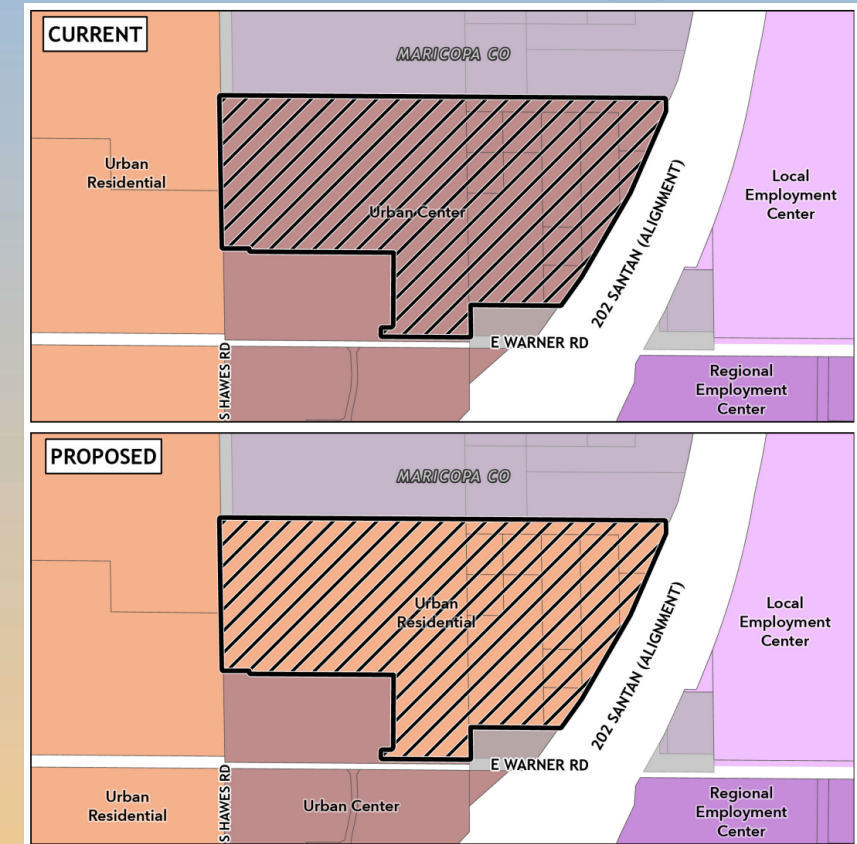
- Urban Center

- RSL-2.5 not listed as a zoning district
- Single residence not listed as a land use

Proposed General Plan Placetype:

- Urban Residential

- RSL-2.5 and GC are listed as allowed zoning districts
- Single residence is listed as a primary land use
- Multiple commercial uses listed as primary land uses





General Plan Amendment Approval Criteria

1. The Proposed Project will not 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
3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in 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



General Plan Amendment 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 on June 23, 2025
- Neighborhood meeting was held on October 29, 2024 – No residents attended the meeting
- No correspondence received by staff





Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan and Chapter 75 of the Mesa Zoning Ordinance

***Staff Recommends Adoption
Planning and Zoning Board recommends Adoption (5-0)***



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