

# **Haven at Hawes**

## **SEC Mesquite Street and Hawes Road**

### **Citizen Participation Report**

#### **Annexation, Rezoning, Preliminary Plat, & Major General Plan Amendment**

#### **September 11, 2025**

#### **Purpose:**

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Haven at Hawes.

By providing opportunities for citizen participation, the applicant ensured that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

#### **Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
Sean.lake@pewandlake.com

Sarah Prince  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
sarah.prince@pewandlake.com

#### **Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).
2. Public Notice Letters for the Planning and Zoning meeting regarding the Major General Plan Amendment were mailed on September 8, 2025 to all property owners within 1000' of the subject property.

3. Public notices will be mailed for upcoming Planning and Zoning and City Council meetings to all property owners within 1000' of the subject property.
4. The property was properly posted with notice signs installed on the subject site on September 8, 2025 for the September 23, 2025 Major General Plan Amendment meeting. The Sign posting affidavit is included in this Citizen Participation Report.
5. Future signs will be posted on the site for the upcoming Planning and Zoning and Council meetings, when those meeting dates are established.

**Schedule:**

Pre-Submittal Conference- November 22, 2024

Formal Applications- March 24, 2025

Follow-up Submittals – June 19, 2025

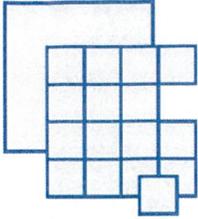
Neighborhood Meeting- July 28, 2025

Planning and Zoning Meeting (Major General Plan Amendment) – September 23, 2025

Planning and Zoning Board Hearing- TBD

City Council Introduction- TBD

City Council Final Action- TBD



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

**W. Ralph Pew**

Certified Real Estate Specialist

**Sean B. Lake**

**Reese L. Anderson**

July 11, 2025

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Ashton Woods, we are pleased to invite you to participate in a neighborhood meeting for the property located at the southeast corner of east Mesquite Street and south Hawes Road and is approximately 38.03 acres in area. The proposed development is Haven at Hawes, which is a single-family residential community.

Our project team has set up a virtual Teams meeting where we will present the project and provide more information. Please email Sarah Prince at [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) for a direct link to join the Microsoft Teams meeting. Meeting details are also listed below.

**Date:** July 28, 2025

**Time:** 6:00 p.m.

**Meeting Link:** [www.teams.com](http://www.teams.com)

**Meeting ID:** 285 248 667 218 3

**Meeting Passcode:** VD3oA9gq

Should you have any questions, please contact me or Sarah Prince in my office by email at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefings that will be prepared for public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake  
**PEW & LAKE, PLC**

11623 S 202 LLC  
1776 PEACHTREE ST NW STE 605S  
ATLANTA, GA 30309

ARIZONA STATE OF  
1616 W ADAMS ST  
PHOENIX, AZ 85007

AZ CONTRACTOR HOLDINGS LLC  
21309 E PUMMELOS RD  
QUEEN CREEK, AZ 85142

AZ CONTRACTOR HOLDINGS LLC  
20221 E MESQUITE ST  
MESA, AZ 85212

DAIRY VAN RIJN  
20102 E WARNER RD  
MESA, AZ 85212

HAWES CROSSING APARTMENTS LLC  
7918 E MCCLAIN DR STE 101  
SCOTTSDALE, AZ 85260

HAWES CROSSING VILLAGE 2  
COMMUNITY ASSOCIATION INC  
4900 N SCOTTSDALE RD STE 2200  
SCOTTSDALE, AZ 85251

KBCUSTOMS LLC  
19838 E SONOQUI BLVD  
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LIG AZ HOLDINGS LLC  
21480 E PUMMELOS RD  
QUEEN CREEK, AZ 85142

RBK FAMILY TRUST  
3914 E FARMDALE AVE  
MESA, AZ 85206

RESERVE 100 LLC CP# 53-122041  
3321 E BASELINE RD  
GILBERT, AZ 85234

STEWART DEVELOPMENT II LLC  
2929 E MAIN ST LOT 150  
MESA, AZ 852139327

TAYLOR MORRISON ARIZONA INC  
4900 N SCOTTSDALE RD STE 2200  
SCOTTSDALE, AZ 85251

VAN RIJN DAIRY  
20102 E WARNER RD  
MESA, AZ 85212

VPTM HAWES CROSSING LB LLC  
901 MARQUETTE AVE STE 3300  
MINNEAPOLIS, MN 55402

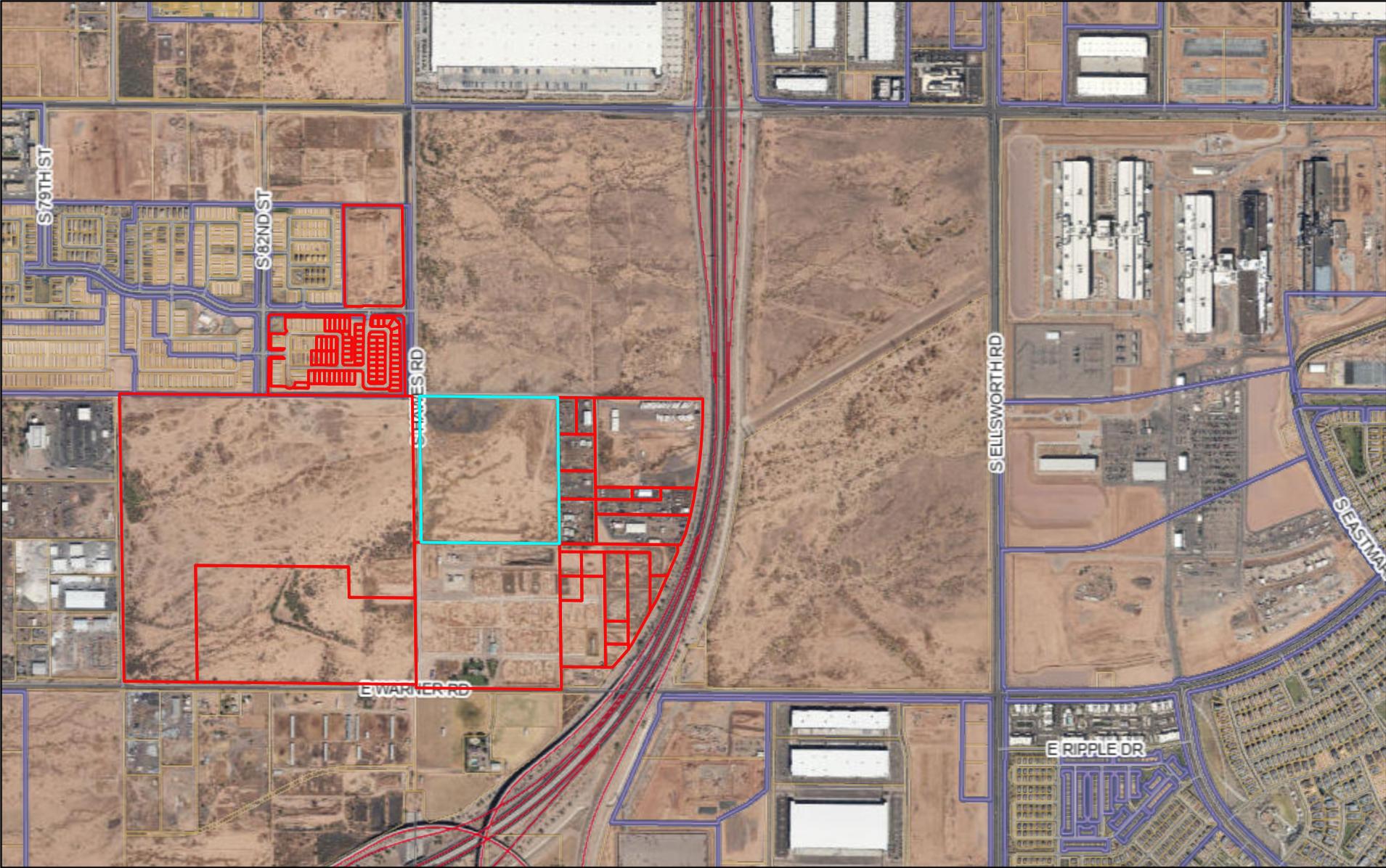
Vice Mayor Scott Somers  
PO Box 1466  
Mesa, AZ 85211-1466

Alicia Martinez  
PO Box 1466  
Mesa, AZ 85211-1466

City of Mesa Development Services  
Department  
ATTN: Nana Appiah  
PO Box 1466  
Mesa, AZ 85211-1466

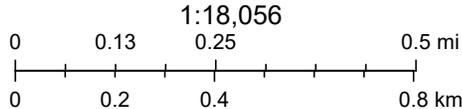
City of Mesa Development Services  
Department  
ATTN: Jennifer Merrill  
PO Box 1466  
Mesa, AZ 85211-1466

# 1000' Prop Owner Map



June 25, 2025

 Override 1



Maricopa County GIO, Maricopa County Assessor's Office

# Haven at Hawes

By Ashton Woods

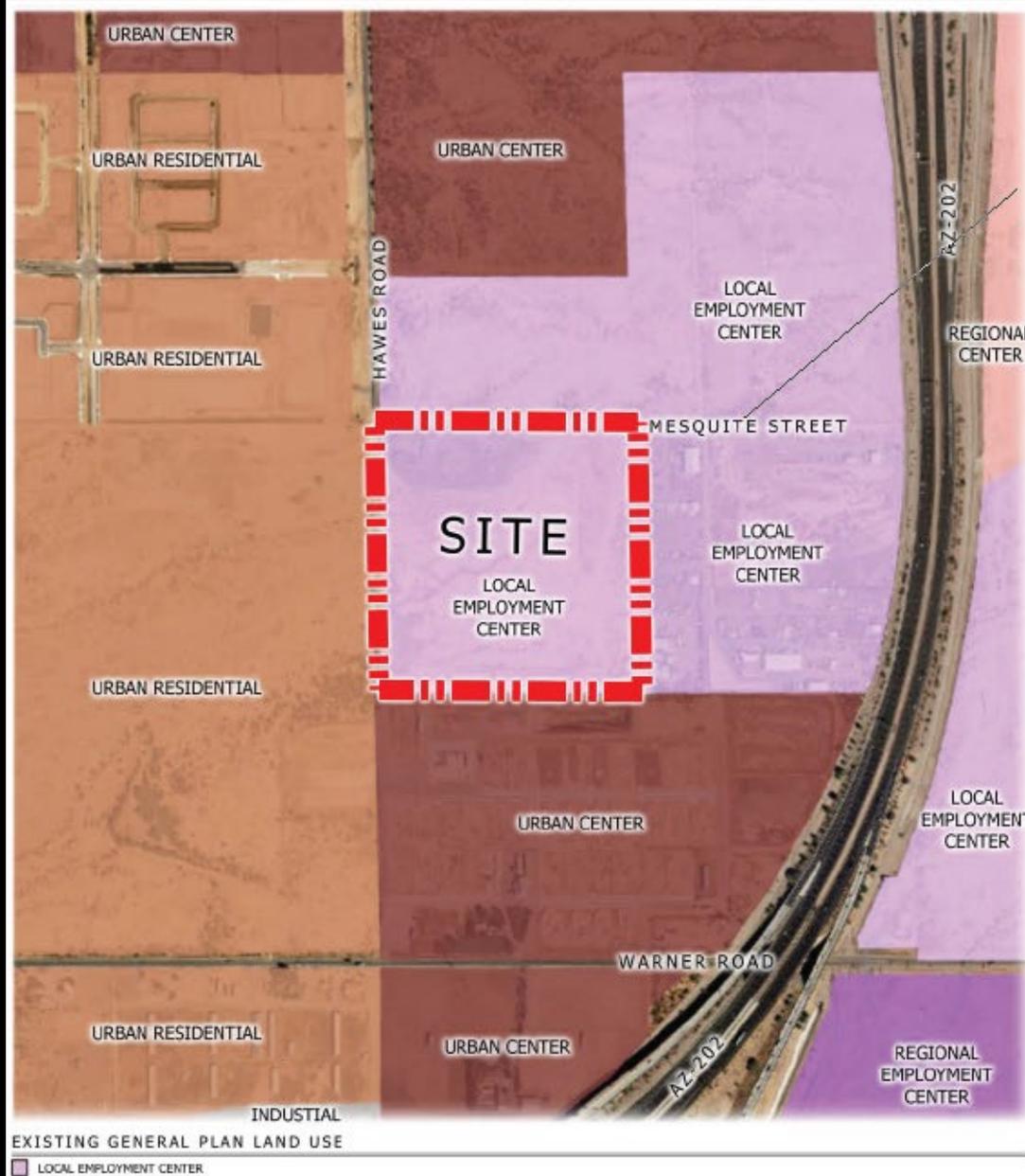
Neighborhood Meeting July 28, 2025

# Introduction

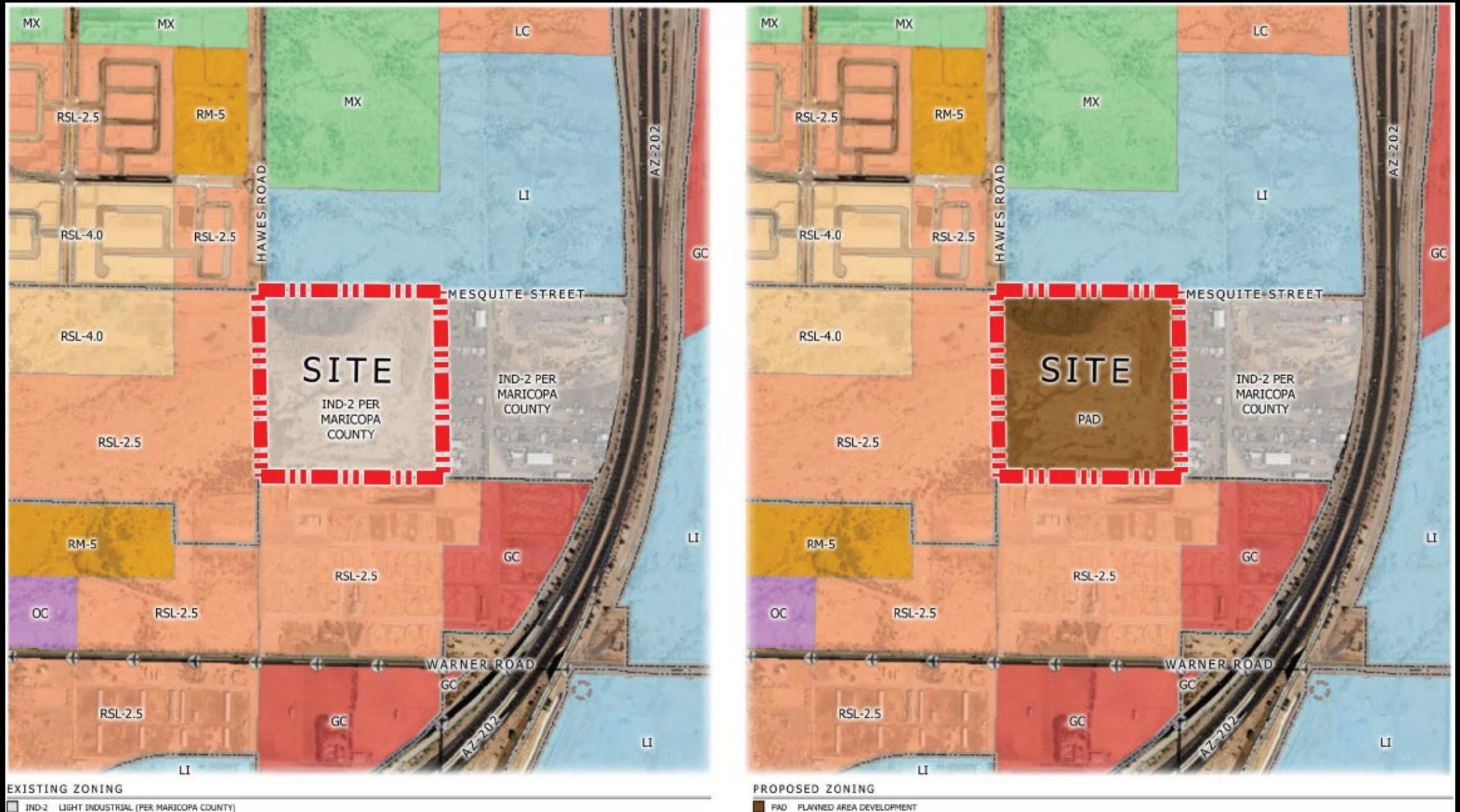
- Proposed single-family residential community
- Southeast corner of east Mesquite Street and south Hawes Road
- 38.03 gross acres
- APN 304-31-005A
- Requests to the City of Mesa
  - Rezoning – Planned Area Development
  - Annexation
  - Major General Plan Amendment



# Existing and Proposed General Plan Designations



# Existing and Proposed Zoning Designations



# Conceptual Site Plan

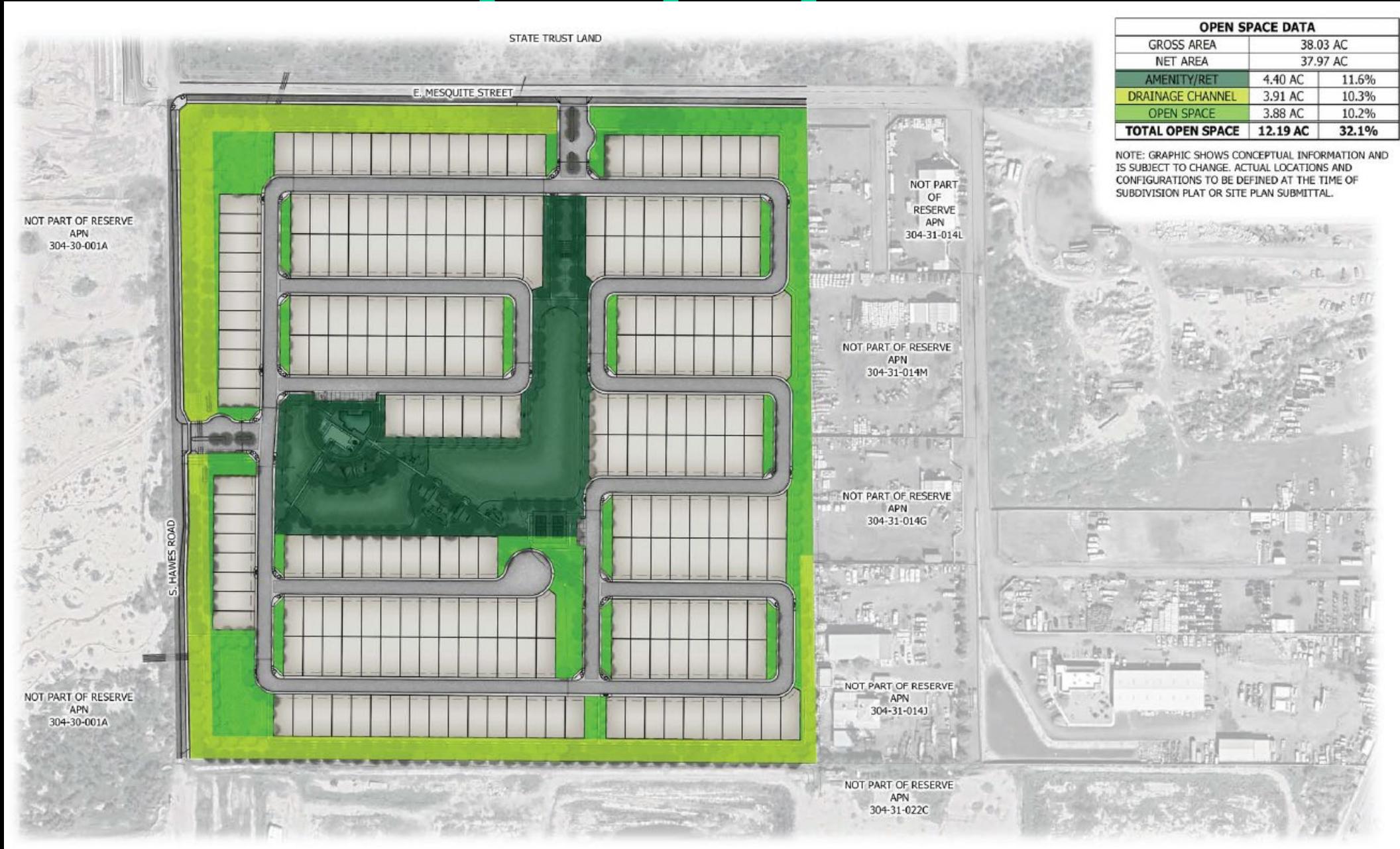


# Proposed Development Standards

TABLE 5.1.2: PAD DEVELOPMENT STANDARDS		
Development Standard	RSL-2.5 Required	Proposed PAD
Lot Standards		
Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	3,120
Minimum Individual Lot Area (sq. ft.)	2,000	2,750
Minimum Lot Width -Interior Lot (ft.)	25	39
Minimum Lot Width - Corner Lot (ft.)	30	39
Minimum Lot Depth (ft.)	75	80
Maximum Lot Coverage (% of lot)	80%	80%
Building Form and Location		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.)		
Front - Building Wall	12	12
Front - Garage	20	18
Front - Porch	7	8
Street Side	10	10
Interior Side: Minimum each side	3	5
Interior Side: Minimum aggregate of 2 sides	8	10
Rear	15	12
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
Open Space (sq. ft.) per unit		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120

Decrease from City standard shown in red  
Increase from City standard shown in purple

# Conceptual Open Space Plan



OPEN SPACE DATA		
GROSS AREA	38.03 AC	
NET AREA	37.97 AC	
AMENITY/RET	4.40 AC	11.6%
DRAINAGE CHANNEL	3.91 AC	10.3%
OPEN SPACE	3.88 AC	10.2%
<b>TOTAL OPEN SPACE</b>	<b>12.19 AC</b>	<b>32.1%</b>

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

# Conceptual Amenity Plan A



### LEGEND

- ① SIDEWALK
- ② STABILIZED DECOMPOSED GRANITE TRAIL
- ③ OPEN PLAY TURF
- ④ POOL
- ⑤ CLUB HOUSE
- ⑥ AGES 2-5 PLAY EQUIPMENT
- ⑦ AGES 5-12 PLAY EQUIPMENT
- ⑧ SHADE SAILS
- ⑨ GROUP RAMADA
- ⑩ BBQ GRILL
- ⑪ BAG TOSS ON ARTIFICIAL TURF
- ⑫ PICKLEBALL COURTS
- ⑬ BENCH

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# Conceptual Amenity Plan B

**LEGEND**

- ① SIDEWALK
- ② STABILIZED DECOMPOSED GRANITE
- ③ OPEN PLAY TURF
- ④ ARTIFICIAL TURF
- ⑤ GAME TABLES
- ⑥ PICNIC TABLES
- ⑦ FESTOON LIGHTING
- ⑧ GROUP RAMADA
- ⑨ BBQ GRILL

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# Architectural Character



**Haven at Hawes Neighborhood Meeting**

**July 28, 2025**

**6:00 PM – Teams Meeting**

**Hosted by:** Sean B. Lake & Sarah Prince, Pew & Lake, PLC. Brandon R., from Ashton Woods, Eric Winters, from EPS Group, Alex Fish from ABLA Studios.

**City of Mesa Representative:** Jennifer Merrill (assigned planner).

**Neighbors in attendance:** None

**Summary:** Sarah Prince from Pew & Lake opened the meeting at 5:30pm and monitored emails to ensure access to troubleshooting any technical issues from neighbors attempting to join. The meeting formally started at 6:00 pm. The development team and Jennifer Merrill stayed on the meeting until 6:15pm. No neighbors joined the meeting or reached out with technical issues.

The applicant has not received any calls or emails from neighbors or interested parties.

City of Mesa Planning Division

# AFFIDAVIT OF PUBLIC POSTING

Date: 09/08/25

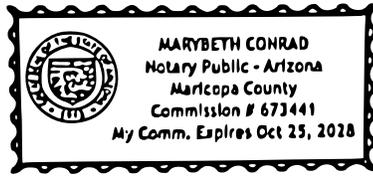
I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # GPA25-00233, on SEC Hawes & Mesquite. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5” BY 11” SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature: *meghan liggett*

SUBSCRIBED AND SWORN before me on 09/08/25

*Marybeth Conrad*  
Notary Public



CITY OF MESA  
PUBLIC NOTICE

# ZONING HEARING

PLANNING & ZONING BOARD  
2425 SOUTH DOBSON ROAD  
MESA, ARIZONA

**TIME: 3:00 PM DATE: September 23, 2025**

**CASE: GPA25-00233**

**Request: Major General Plan Amendment to change  
the Placetype from Local Employment Center to  
Urban Residential.**

Applicant: Pew & Lake, PLC

Phone: (480) 461-4670

Planning Division (480) 644-2385

Posting date: 9/8/25

September 8, 2025 at 12:09 PM

+33.343097, -111.650795

20001-20257 E Mesquite St

Mesa AZ 85212

United States





City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by September 8, 2025.

Date: 9/8/25

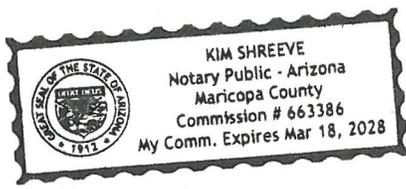
I, Sarah Prince being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Case GPA25-00233 on the 8th day of Sep, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

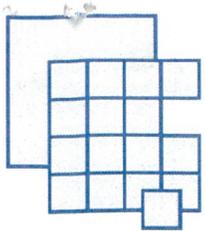
Applicant's/Representative's signature: [Signature]

SUBSCRIBED AND SWORN before me this 8th day of Sept., 2025.

[Signature]
Notary Public



Case Number: GPA25-00233
Project Name:



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

**W. Ralph Pew**  
Certified Real Estate Specialist  
**Sean B. Lake**  
**Reese L. Anderson**

February 18, 2026

## NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Ashton Woods, we are pleased to invite you to participate in a follow-up neighborhood meeting for the property located at the southeast corner of east Mesquite Street and south Hawes Road and is approximately 38.03 acres in area. The proposed development is Haven at Hawes, which is a single-family residential community.

Nothing substantial has changed from the last neighborhood meeting but the City policy requires a follow-up meeting if it has been more than four months. Accordingly, a virtual neighborhood meeting has been scheduled to give adjacent property owners in this area an additional opportunity to meet with the applicant and learn more about the proposed project. If you wish to join the virtual meeting, or submit any questions in advance, please send an email to Sarah Prince at [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) no later than 5:00 pm on the day of the meeting. Sarah will email you with a direct link to join the meeting.

**Date:** March 3, 2026

**Time:** 6:30 p.m.

**Place:** Microsoft Teams

**Email [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) for the link to join the meeting.**

Should you have any questions, please contact me or Sarah Prince in my office by email at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [sarah.prince@pewandlake.com](mailto:sarah.prince@pewandlake.com) or by phone at 480-461-4670. We welcome any comments and feedback on this case and would be happy to discuss it with citizens or groups upon request. All comments shared will be submitted to the City and incorporated into the reports and briefings that will be prepared for public hearings for this case.

At this time, no public hearings before the City of Mesa have been scheduled. When any meeting date is known, the property will be properly noticed, and anyone who reaches out to us and provides their contact information will also be notified.

Sincerely,

Sean B. Lake  
**PEW & LAKE, PLC**

11623 S 202 LLC  
1776 PEACHTREE ST NW STE 605S  
ATLANTA, GA 30309

Alicia Martinez  
PO Box 1466  
Mesa, AZ 85211-1466

ARIZONA STATE OF  
1616 W ADAMS ST  
PHOENIX, AZ 85007

AZ CONTRACTOR HOLDINGS LLC  
21309 E PUMMELOS RD  
QUEEN CREEK, AZ 85142

AZ CONTRACTOR HOLDINGS LLC  
20221 E MESQUITE ST  
MESA, AZ 85212

City of Mesa  
ATTN: Marc Hershberg  
20 E Main St Ste 750  
Mesa, AZ 85211-1466

City of Mesa Dev. Services Department  
ATTN: Nana Appiah  
PO Box 1466  
Mesa, AZ 85211-1466

City of Mesa Development Services  
Department  
ATTN: Jennifer Merrill PO Box 1466  
Mesa, AZ 85211-1466

Eastmark Community Alliance, Inc.  
Kessalee Ogren 10100 E Ray Road  
Mesa, AZ 85212

Eastmark Community Alliance, Inc.  
Payton Welter  
10100 E Ray Road  
Mesa, AZ 85212

Eastmark Community Alliance, Inc.  
Chris Gonzalez  
10100 East Ray Road  
Mesa, AZ 85212

GHIMIRE SUNIL/PURI MANILA  
3947 S ZINNIA  
MESA, AZ 85212

HAWES CROSSING APARTMENTS LLC  
7918 E MCCLAIN DR STE 101  
SCOTTSDALE, AZ 85260

HAWES CROSSING VILLAGE 2  
COMMUNITY ASSOCIATION INC  
4900 N SCOTTSDALE RD STE 2200  
SCOTTSDALE, AZ 85251

JIMENEZ DANIEL/ESTEBAN  
3939 S VERBENA  
MESA, AZ 85212

KB CUSTOMS LLC  
19838 E SONOQUI BLVD  
QUEEN CREEK, AZ 85142

KELLY KHIRY/DEARMOND KAELA  
3957 S ZINNIA  
MESA, AZ 85212

LIG AZ HOLDINGS LLC  
21480 E PUMMELOS RD  
QUEEN CREEK, AZ 85142

NGUYEN NI THI NGOC  
7112 BRENTWOOD LN  
WESTMINSTER, CA 92683

RBK FAMILY TRUST  
3914 E FARMDALE AVE  
MESA, AZ 85206

RESERVE 100 LLC CP# 53-122041  
3321 E BASELINE RD  
GILBERT, AZ 85234

RUBIO JUSTIN/CAMILLE  
3941 S ZINNIA  
MESA, AZ 85212

SCAFFIDI ANTHONY  
3951 S ZINNIA  
MESA, AZ 85212

STEWART DEVELOPMENT II LLC  
2929 E MAIN ST LOT 150  
MESA, AZ 85213-9327

TAYLOR MORRISON ARIZONA INC  
4900 N SCOTTSDALE RD STE 2200  
SCOTTSDALE, AZ 85251

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4900 N SCOTTSDALE RD  
STE 2200  
SCOTTSDALE, AZ 85251

TAYLOR MORRISON/ARIZONA INC  
4900 N SCOTTSDALE RD STE 2200  
SCOTTSDALE, AZ 85251

TPG AG EHC III LEN MULTI STATE 1  
LLC  
1665 W ALAMEDA DR STE 130  
TEMPE, AZ 85282

VAN RIJN DAIRY  
20102 E WARNER RD  
MESA, AZ 85212

Vice Mayor Scott Somers  
PO Box 1466  
Mesa, AZ 85211-1466

VPTM HAWES CROSSING LB LLC  
901 MARQUETTE AVE STE 3300  
MINNEAPOLIS, MN 55402

# Haven at Hawes

By Ashton Woods

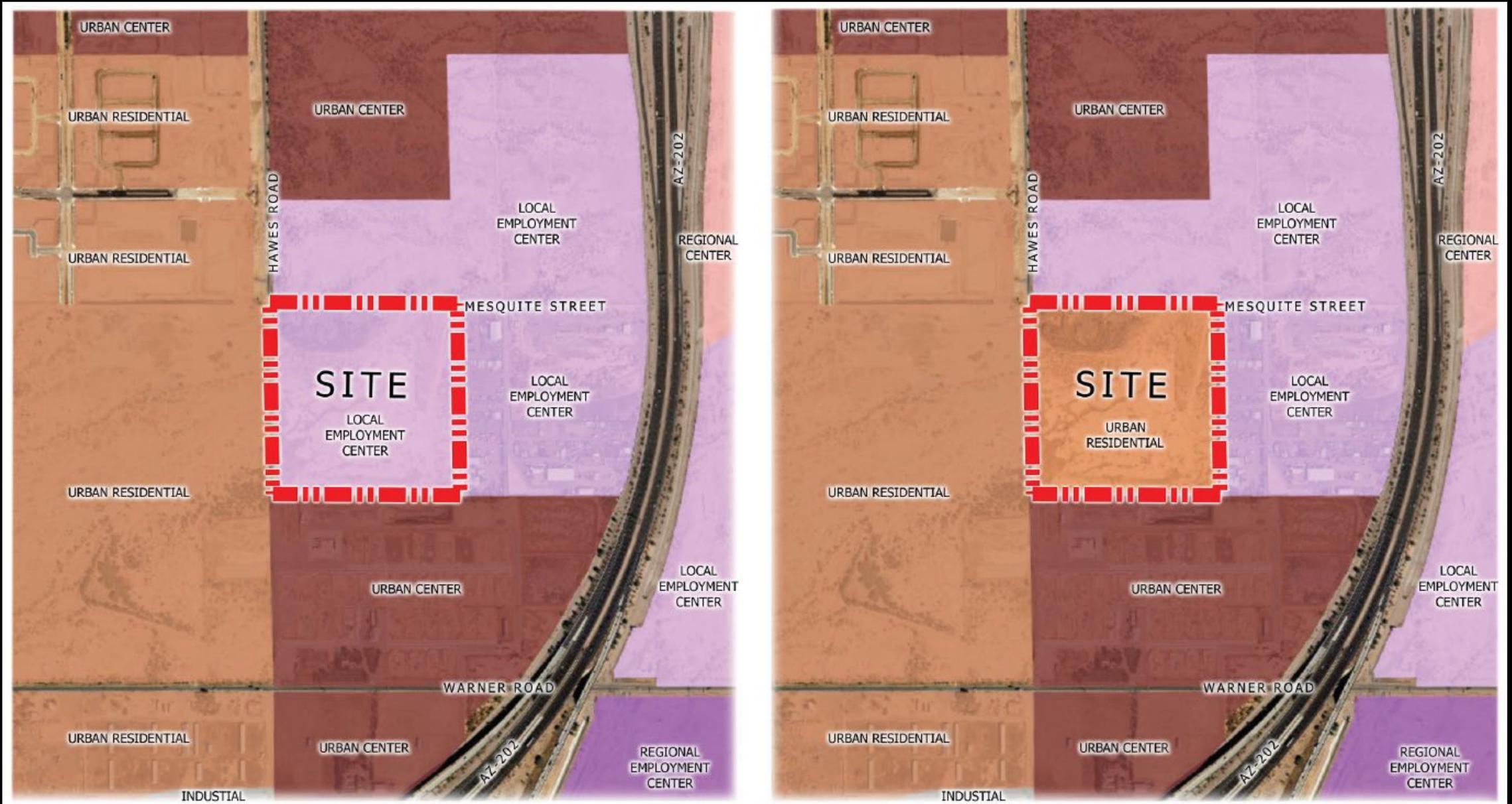
Neighborhood Meeting March 3, 2026

# Introduction

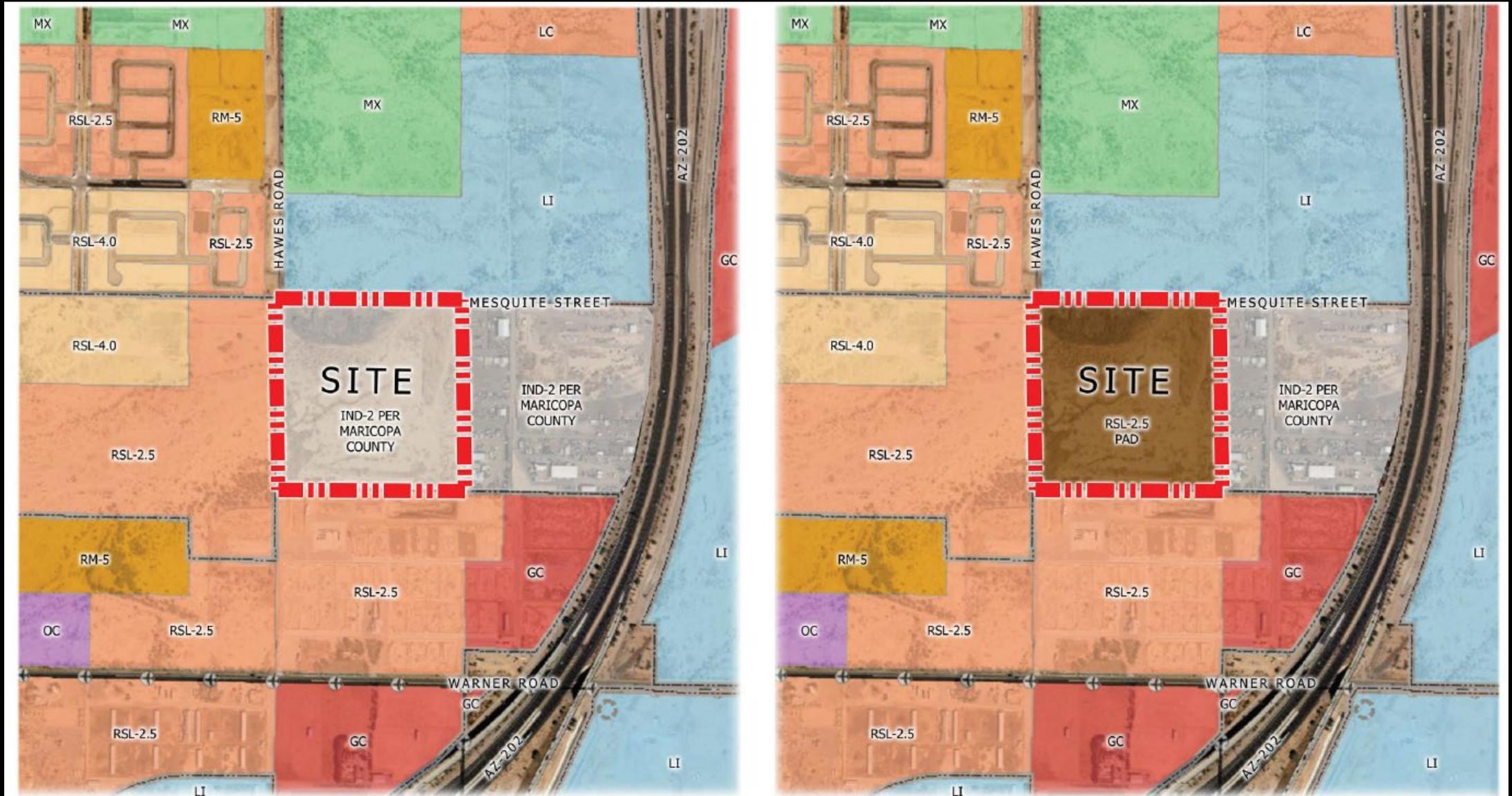
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- Southeast corner of east Mesquite Street and south Hawes Road
- 38.03 gross acres
- APN 304-31-005A
- Requests to the City of Mesa
  - Rezoning – Planned Area Development
  - Annexation
  - Major General Plan Amendment



# Existing and Proposed General Plan Designations



# Existing and Proposed Zoning Designations



# Conceptual Site Plan



Previous Plan

SITE DATA		
GROSS AREA	38.03 AC	6.57 DU/AC
NET AREA	37.97 AC	
AMENITY/RET	4.40 AC	
DRAINAGE CHANNEL	3.91 AC	
OPEN SPACE	3.88 AC	
<b>TOTAL OPEN SPACE</b>	<b>12.19 AC</b>	<b>32.1%</b>
<b>UNIT</b>	<b>QTY</b>	<b>MIX %</b>
39' x 80'	250 DU	100.00%
<b>TOTAL</b>	<b>250 DU</b>	

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.



Current Plan

SITE DATA		
GROSS AREA	38.03 AC	6.05 DU/AC
NET AREA	37.98 AC	6.06 DU/AC
AMENITY/RET	4.42 AC	
DRAINAGE CHANNEL	3.79 AC	
OPEN SPACE	3.00 AC	
<b>TOTAL OPEN SPACE</b>	<b>11.20 AC</b>	<b>29.5%</b>
<b>UNIT</b>	<b>QTY</b>	<b>MIX %</b>
39' x 80'	149 DU	64.78%
50' x 80'	81 DU	35.22%
<b>TOTAL</b>	<b>230 DU</b>	

## LEGEND



OVERSIZED LOT WITH ENHANCED CORNER ARCHITECTURE

## NOTES:

1. PERIMETER LOTS AND LOTS ADJACENT TO OPEN SPACE REQUIRE ENHANCED REAR AND/OR SECOND STORY ARCHITECTURAL ELEMENTS. PLEASE REFER TO PRELIMINARY PLAT.
2. GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION PLAT OR SITE PLAN SUBMITTAL.

## Changes

- Amenity/retention increased
- Drainage channel decreased
- Open space decreased
- Number of lots decreased

# Conceptual Open Space Plan

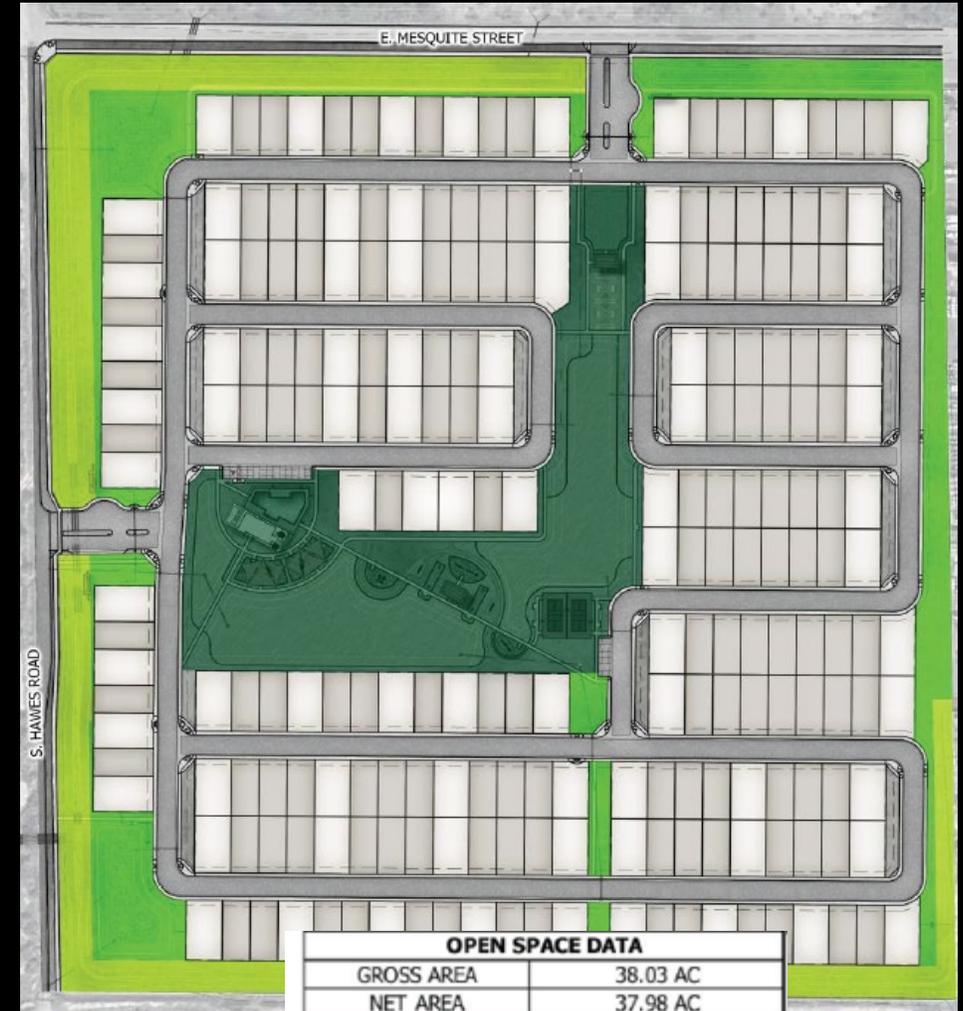
## Previous Plan



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## Current Plan



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AMENITY/RET	4.42 AC	11.6%
DRAINAGE CHANNEL	3.79 AC	10.0%
OPEN SPACE	3.00 AC	7.9%
<b>TOTAL OPEN SPACE</b>	<b>11.20 AC</b>	<b>29.5%</b>

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# Proposed Development Standards

## Previous

TABLE 5.1.2: PAD DEVELOPMENT STANDARDS		
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Building Form and Location		
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Maximum Number of Stories	2	2
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Open Space (sq. ft.) per unit		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120

Decrease from City standard shown in **red**

Increase from City standard shown in **purple**

## Current

TABLE 5.1.2: PAD DEVELOPMENT STANDARDS		
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Minimum Average Lot Area of Subdivision (sq. ft.)	2,500	<b>3,120</b>
Minimum Individual Lot Area (sq. ft.)	2,000	<b>2,750</b>
Minimum Lot Width -Interior Lot (ft.)	25	<b>39</b>
Minimum Lot Width - Corner Lot (ft.)	30	<b>39</b>
Minimum Lot Depth (ft.)	75	<b>80</b>
Maximum Lot Coverage (% of lot)	80%	80%
Garage Standards		
Aggregate Width of garage doors	50%	<b>56%</b>
Building Form and Location		
Maximum Height (ft.)	30	30
Maximum Number of Stories	2	2
Minimum Yards (ft.)		
Front - Building Wall	12	12
Front - Garage	20	<b>18</b>
Front - Porch	7	<b>8</b>
Street Side	10	10
Interior Side: Minimum each side	3	<b>5<sup>1</sup></b>
Interior Side: Minimum aggregate of 2 sides	8	<b>10<sup>1</sup></b>
Rear	15	<b>8</b>
Rear Patio	10	<b>5</b>
Rear or Side - Garage, Accessed by Alley or Common Drive Shared by 3 or More Lots; Measured to Construction Centerline of Alley or Drive	13	13
Open Space (sq. ft.) per unit		
Minimum on lot private open space (sq. ft.) per unit	280	280
Minimum Common Open Space (sq. ft.) per unit	120	120
Minimum Dimension Required for Open Space per unit	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and ten (10) feet as a courtyard or lawn area.	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and <b>eight (8) feet</b> as a courtyard or lawn area.

Note:

1. Courtyard walls are permitted to encroach into required side yard setbacks.

Decrease from City standard shown in **red**

Increase from City standard shown in **purple**

Haven at Hawes – PAD Justification Table

Development Standard	RSL 2.5 Required	Proposed PAD	Justification
Garage Standard – Aggregate Width of Garage Doors	50%	56%	<p>The front porches have increased in size to exceed The City’s minimum design requirements and to further enhance the streetscape and reduce the garage dominance.</p> <p>A courtyard wall has been added to all Spanish elevations.</p> <p>Bases and mid-section columns have been increased on the Craftsman elevation.</p> <p>Additional wood posts have been added to the Farmhouse elevation.</p> <p>The heel heights on the Craftsman &amp; Farmhouse porches have increased.</p> <p>Lighting, pavers, and exterior door details further enhance the design and reduce the garage dominance of the homes.</p>
Minimum Yards (ft.) Front – Garage	20’	18’	<p><b>Open Space Provided 29.5%, Open Space required 18%</b></p> <p><b>Parking exceeds the City’s requirements</b>                      On street parking – 123 spaces                      Garage Parking – 460 spaces                      Driveway parking – 230 spaces                      Parking at amenity – 19 spaces                      Required parking – 460 spaces  <b>Provided Parking – 832 spaces</b></p>
Minimum Yards (ft.) Rear	15’	8’ for rear building setback and 5’ for rear patio setback	<p>The amenity area provides active community space to enhance the livability of the community.</p> <p>A minimum of 400 square feet of usable open space is provided for every unit. Which exceeds the required 280 square feet of usable open space in the RSL 2.5 District.</p>

# Conceptual Amenity Plan A



No Change from previous meeting.



The specific amenity design will be reviewed at approved during the Site Plan application process. These images are conceptual.

# Conceptual Amenity Plan B

## Previous Plan



## Current Plan



Minor changes. However, the specific amenity Design will be reviewed at approved during the Site Plan application process. These images are conceptual.

# Architectural Character

Current



Added fence  
around patio

Enhanced pillars

Enhanced pillars

Enhanced pillars

Previous



# Architectural Character



# Architectural Character



# Next Steps

City of Mesa Planning and Zoning Meeting – March 25, 2026

Anticipated City Council Dates

Study Session: April 2, 2026

Introduction: April 6, 2026

Final Action: April 20, 2026

Notices will be mailed to all property owners within 1000' of the Site and signs will be installed on site at least two weeks prior.

# Comments or Questions?

Pew & Lake, PLC

480-461-4670

Sean B. Lake

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Sarah Prince

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**Haven at Hawes**

**ZON25-00234 & GPA25-00233**

**Neighborhood Meeting Summary**

**March 3, 2026**

**Virtual Teams Meeting**

**Meeting Host:** Pew & Lake, PLC – Sean Lake & Sarah Prince. Ashton Woods – Brandon Ramirez.

**Meeting Attendees:** Jennifer Merrill – City of Mesa Planning

**Meeting Summary:** Meeting started at 6:30pm. No neighbors attended the meeting or contacted the Development Team with questions. Meeting ended at 6:45 pm.

# **Haven at Hawes**

## **SEC Mesquite Street and Hawes Road**

### **Citizen Participation Report**

#### **Annexation, Rezoning, Preliminary Plat, & Major General Plan Amendment**

#### **March 5, 2026**

**Purpose:**

The purpose of the Citizen Participation Report is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for Haven at Hawes.

By providing opportunities for citizen participation, the applicant ensured that those affected by this application will have an adequate opportunity to learn about and comment on the proposed plan.

**Contact Information:**

Those coordinating the Citizen Participation activities are as follows:

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sarah.prince@pewandlake.com

**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities for feedback from surrounding property owners:

1. A neighborhood meeting was held with property owners, citizens and interested parties to discuss the proposed project. The notification list for the neighborhood meeting included 1) all property owners within 1000' of the subject property west. Additionally, registered neighborhood contacts within 1-mile of the property were also notified (the registered neighborhood contacts list were obtained from the City of Mesa Neighborhood Outreach Division).
2. A second neighborhood meeting was held on March 3, 2026. No neighbors were in attendance. The notice letter and presentation is included in this report.

3. Public Notice Letters for the Planning and Zoning meeting regarding the Major General Plan Amendment were mailed on September 8, 2025 to all property owners within 1000' of the subject property.
4. Public notice letter for the Planning and Zoning meeting regarding the Rezoning and Major General Plan Amendment were mailed on March 9, 2026 to all property owners within 1000' of the subject property.
5. The property was properly posted with notice signs installed on the subject site on September 8, 2025 for the September 23, 2025 Major General Plan Amendment meeting. The Sign posting affidavit is included in this Citizen Participation Report.
6. The property was property posted with notice signs and installed on the subject site on March 10, 2026 for the March 25, 2026 Planning and Zoning meeting. The sign posting affidavit is included in this Citizen Participation Report.

**Schedule:**

Pre-Submittal Conference- November 22, 2024

Formal Applications- March 24, 2025

Follow-up Submittals – June 19, 2025 – February 2026.

Neighborhood Meeting- July 28, 2025 and March 3, 2026.

Planning and Zoning Meeting (Major General Plan Amendment) – September 23, 2025

Planning and Zoning Board Hearing- March 25, 2026

City Council Introduction- TBD

City Council Final Action- TBD