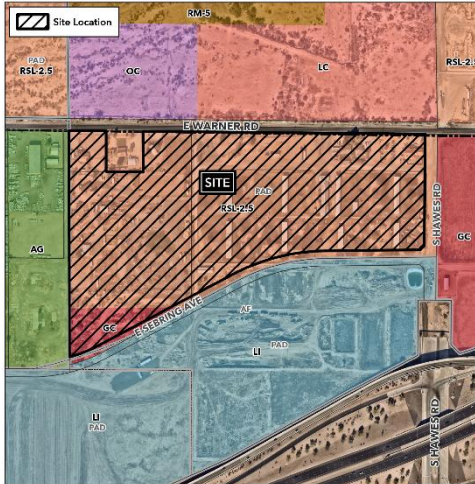




# City Council Report

Date	June 16, 2025		
Case No.	SUB25-00148		
Project Name	Hawes Crossing – Village 4		
Request	Final Plat for the creation of 259 residential small lots		
Project Location	Located at the southwest corner of South Hawes Road and East Warner Road		
Parcel No(s)	304-30-0024M		
Project Area	39.2± acres		
Council District	District 6		
Existing Zoning	Residential Small Lot 2.5 with a Planned Area Development Overlay		
General Plan Designation	Urban Residential		
Applicant	Drew Huseeth, Landsea Homes		
Owner	Billy W. and Nora D. Maynard Living Trust		
Staff Planner	Lesley Davis, Senior Planner		

## Recommendation

Staff finds that the Final Plat is in substantial conformance with the Preliminary Plat and meets the subdivision requirements of Title 9, Chapter 6 of the Mesa City Code.

**Staff recommends approval.**

## Project/Request Details

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### Final Plat:

- **Plat Name:** The applicant is requesting approval of a Final Plat titled, “Hawes Crossing – Village 4.”
- **Lots:** The Final Plat will create 259 lots ranging in size from 2,600 square feet to 4,049 square feet.
- **Tracts:** The Final Plat will create 12 tracts. Tract A is to be dedicated as a private street and various utility easements. The remainder of the tracts will include uses such as open space, drainage and utility easements as identified on the plat.
- **Right-of-Way:** The Final Plat dedicates 65 feet of right-of-way for both East Warner Road and South Hawes Road and 40 feet for East Sebring Avenue.

### Preliminary Plat Approval:

- The Preliminary Plat was approved by the Planning and Zoning Board on February 12, 2025 (ZON24-00885).
- There have been no revisions to the subdivision design following the Preliminary Plat approval.

## Exhibits

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Exhibit 1 – Vicinity Map

Exhibit 2 – Final Plat

Exhibit 3 – Preliminary Plat