



City Council

ZON25-00234

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

April 20, 2026
1



Request

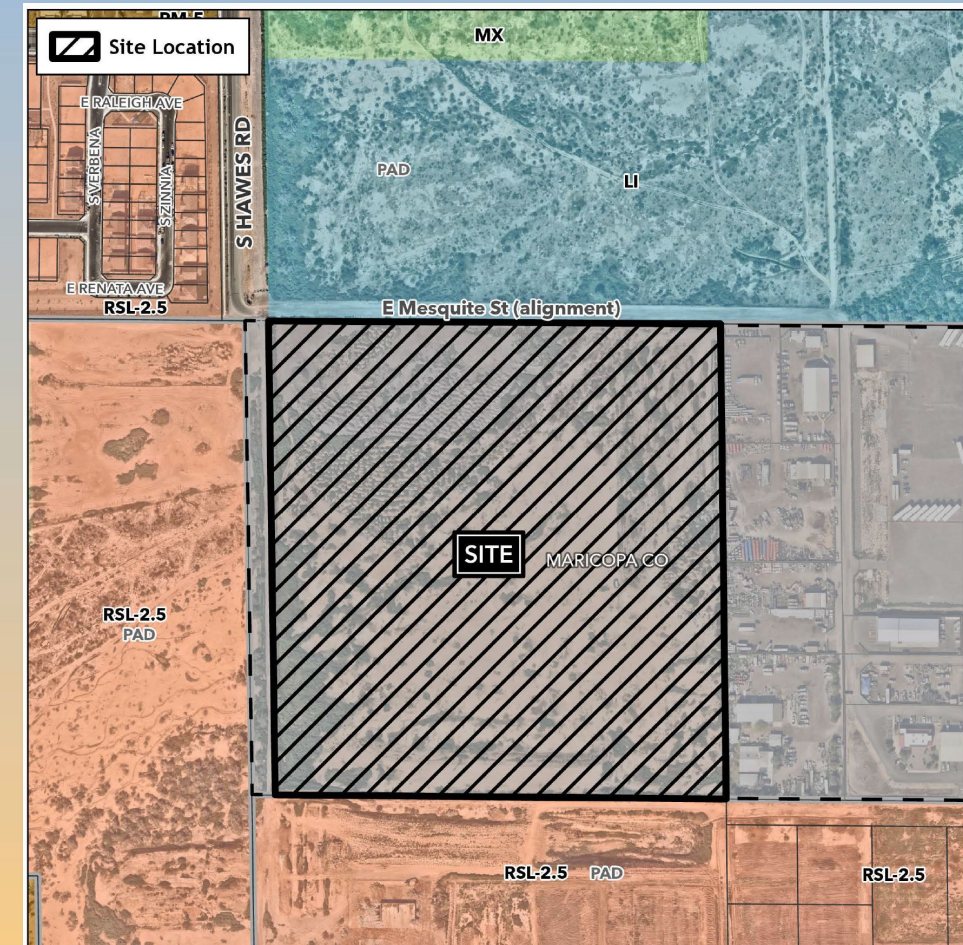
- Rezone from AG to RSL-2.5-PAD
- Product Review
- To allow for a 230-lot single-family residential subdivision





Location

- North of Warner Road and west of the 202 Freeway
- Southeast corner of Hawes Road and Mesquite Street

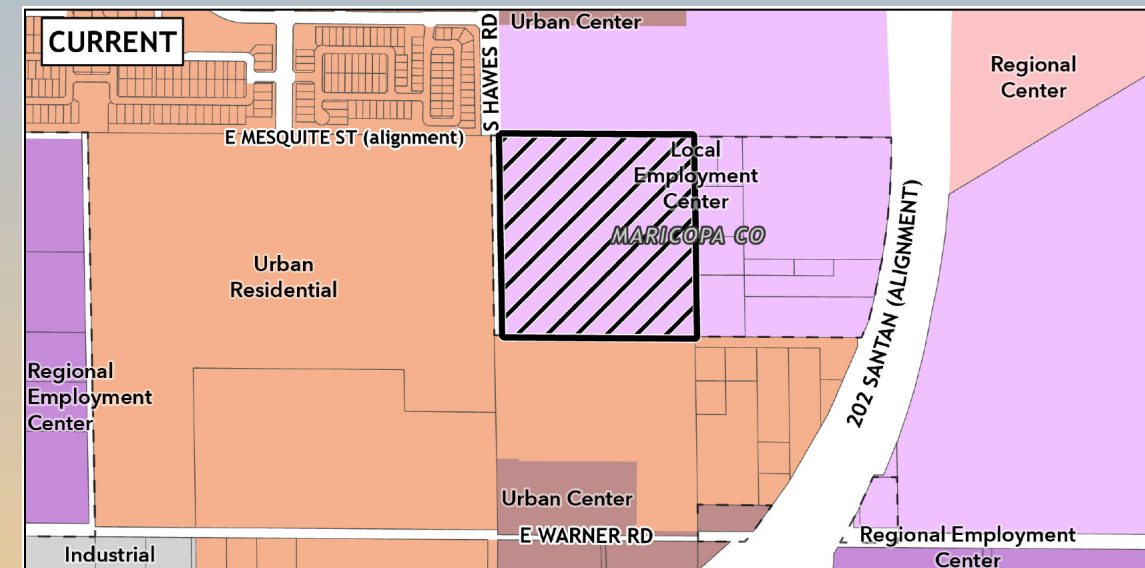




General Plan

Current – Local Employment Center

- Variety of low intensity business operations that are compatible with residential uses
- Uses include offices, medical facilities, research and development centers
- Residential zoning districts: RM-2, RM-3, RM-4, RM-5

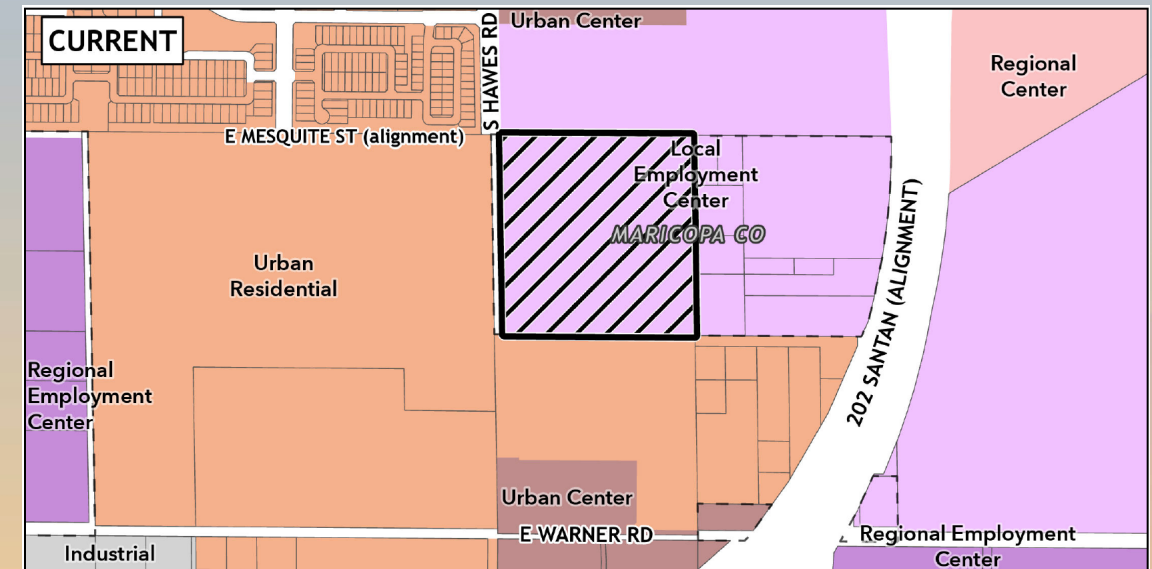




General Plan

Current – Local Employment Center

- Principal Land Uses: Business Offices, Medical Facilities, Light Industrial, & Retail
- Zoning districts: OC, NC, LC, GC, PEP, LI, EO, & PS

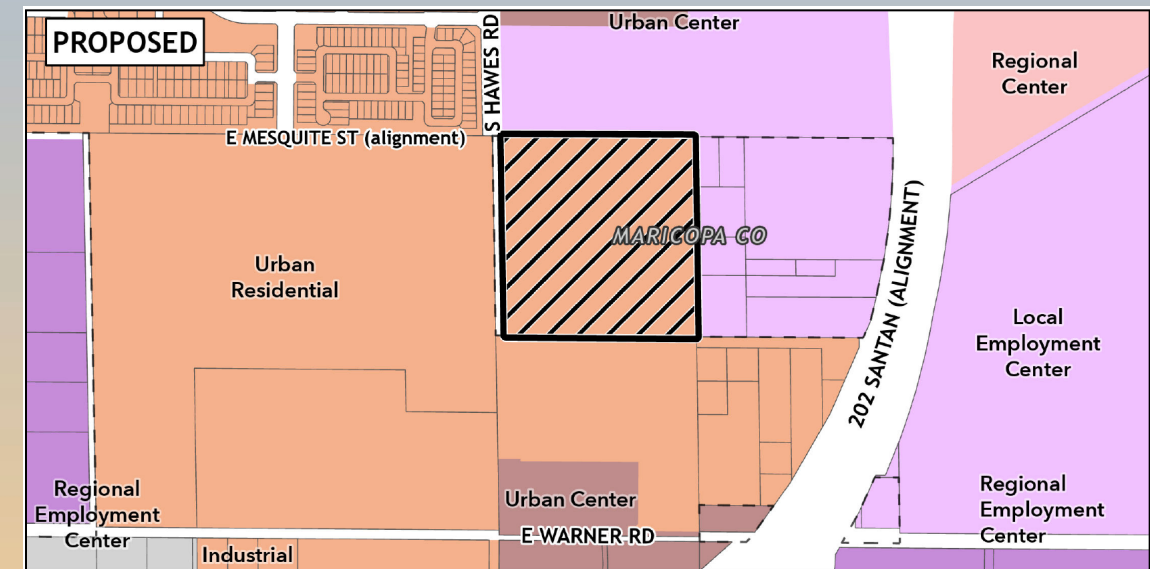




General Plan

Proposed – Urban Residential

- Principal land uses include single and multi-family residential, retail, personal services, eating and drinking establishments, and business offices
- Zoning districts: RS-9, -7, & -6, RSL-4.5, -4.0, -3.0, & -2.5, RM-2, -3, -4, & -5, OC, NC, LC, GC, MX, PC, ID-1, ID-2, LR, and PS





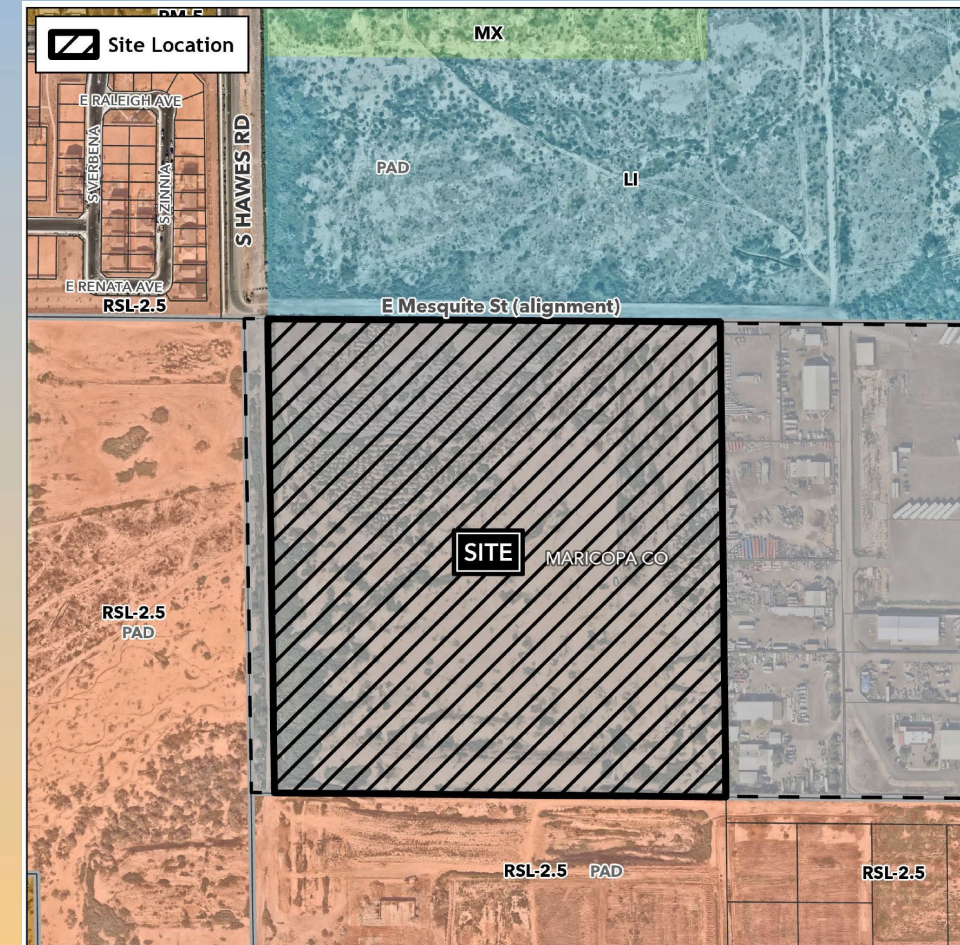
Zoning

Existing:

- Maricopa County, Light Industrial (IND-2)

Proposed:

- Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD)





Site Photos



Looking southwest towards the project site from Mesquite Street



Site Photos



Looking southeast towards the project site from Mesquite Street



Preliminary Plat

- 230 lots
- Typical lot – 3,120 sq. ft.
- Lot width minimum – 39 ft.
- Oversized lot width – 50 ft.
- Lot depth minimum – 80 ft.
- Oversized lot width – 80 ft.
- Enhanced architecture at corner lots (*)





Landscaping & Amenities

- Native and low-water-use trees and shrubs including shade trees for sustainability
- 20- to 49-foot-wide landscaped buffer along east property line
- The large amenity area stretches between the main entries and includes a swimming pool, open-air clubhouse, ramadas, seating, pickleball, play structures and fitness stations, picnic tables and game areas





Planned Area Development

Development Standard	MZO Required	PAD Proposed
<u>Garage Standard</u> – Aggregate Width of Garage Doors	50%	56%
<u>Minimum Yards</u> (ft.) – Front – Garage Rear	20 feet 15 feet	18 feet 8 feet
<u>Encroachments</u> -	Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 15 feet to a rear property line	Attached open porches, open patios, open carports or open balconies may encroach into a required rear yard, but shall be no closer than 5 feet to a rear property line



Planned Area Development

Development Standard	MZO Required	PAD Proposed
<p><u>RSL Open Space Requirements –</u> Minimum Depth</p>	<p>6 feet as an upper story balcony 8 feet as a porch or patio 10 feet as a courtyard or lawn area</p>	<p>6 feet as an upper story balcony 8 feet as a porch, patio, courtyard or lawn area</p>
<p><u>Materials –</u> Primary Materials</p>	<p>Minimum of 2 kinds of primary exterior materials required that are distinctive in texture or masonry</p>	<p>Spanish elevations may contain only one primary exterior material</p>



Planned Area Development

- Front porches exceed minimum requirements; courtyard wall provided with Spanish elevations
- 4.38 acres of amenity and retention areas (0.63 acres of common open space required)
- Amenity areas include swimming pool, clubhouse, ramadas, pickleball, play structures and fitness stations, picnic tables and game areas
- Building design and site design
- Driveway parking and on-street parking is available



Renderings





Renderings





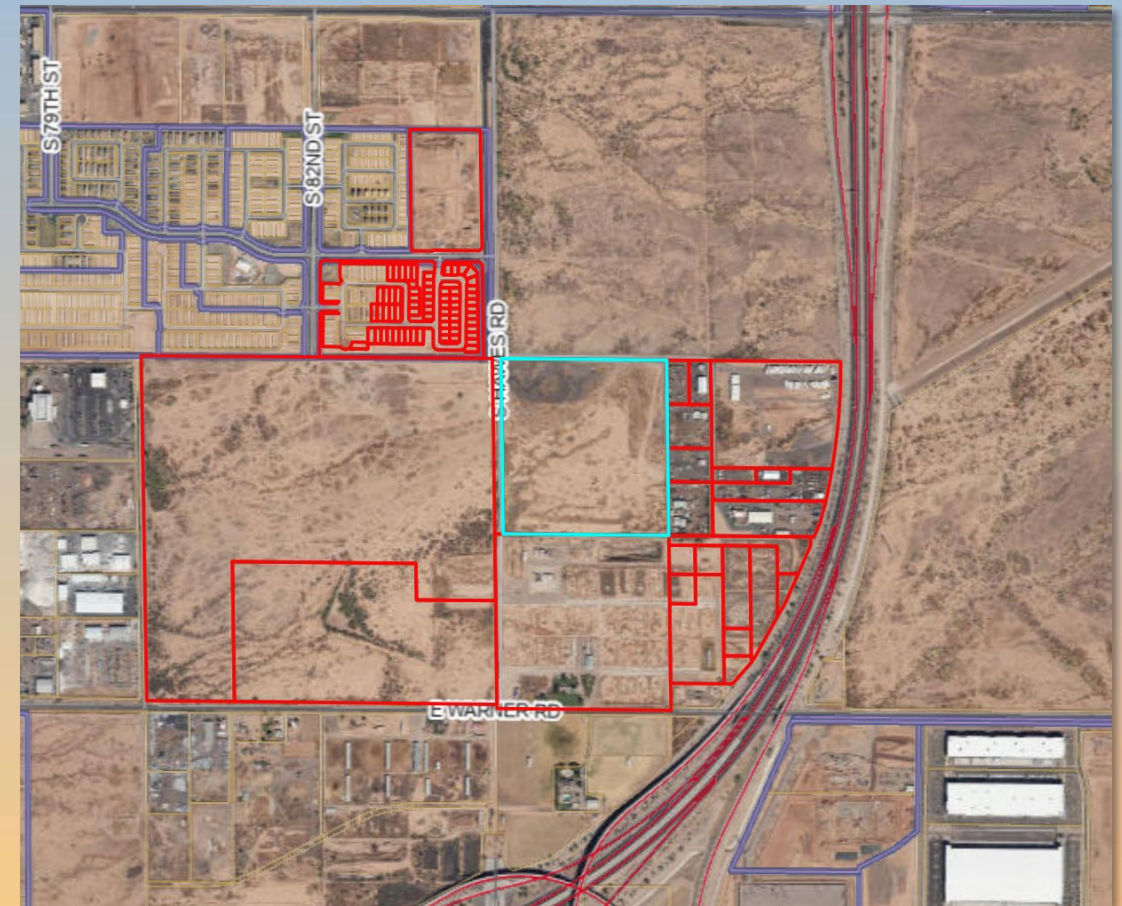
Renderings





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods and invited them to a virtual neighborhood meeting
- Virtual neighborhood meetings
 - July 28, 2025 – No residents attended the meeting
 - March 3, 2026 – No residents attended the meeting
- No comments received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Criteria in Chapters 22 & 69 for PAD & Site Plan Review

*Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (6-0)*



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Elevations





Elevations

