

Haven at Destination

NWC of North Meridian Road and State Route 24

Citizen Participation Plan

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 Destination.

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:

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 27, 2024

Formal Applications- April 9, 2025

Follow-up Submittals – July 2, 2025

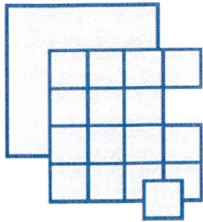
Neighborhood Meeting- July 28, 2025

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 northwest corner north Meridian Road and Arizona State Route 24 and is approximately 28.57 acres in area. The proposed development is Haven at Destination, which is a single-family residential community.

Our project team has set up an in-person meeting where we will present the project and provide more information.

Date: July 29, 2025

Time: 6:30 p.m.

Meeting Location: Silver Valley Elementary School – **Media Center**
9737 E. Toledo Ave, Mesa, AZ 85212

Should you have any questions, please contact me or Sarah Prince in my office by email at sean.lake@pewandlake.com or 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

Proposed Elevations



**Haven at Destination
Neighborhood Meeting
July 29, 2025 at 6:30 pm
Silver Valley Elementary School Library**

Hosted by: Sean B. Lake, Sarah Prince – Pew & Lake. Brand Ramirez – Ashton Woods. Alex Fish - ABLA and Eric Winters – EPS Group

Neighbors in Attendance: See Sign in Sheets

Start Time: 6:32 PM

End Time: 7:06 PM

Summary: Mr. Lake started the meeting by introducing the development team and reviewing the PowerPoint presentation which explained the purpose of the meeting, the requests to the City, the proposed development, and the expected timeline / next steps. The questions and answers listed below outline the meeting conversations between the neighbors and the development team. Overall, the neighbors in attendance were in support of the project and wanted more information regarding the infrastructure being developed to support the project and surrounding neighborhoods.

Questions & Responses:

- 1. Are the amenities provided at this site available to the existing Destination neighborhood?**
 - a. This is not a gated community, and the amenity areas will not be regulated by security.
- 2. Will this development use the same HOA management company as the adjacent Destination neighborhood?**
 - a. The HOA management company has not been determined at this time.
- 3. Will there be a gated dog park within the development?**
 - a. We have open space areas that pets will enjoy but not a specific dog park that is gated.
- 4. Will the expansion of State Route 24 change this site plan?**
 - a. No, this site plan will not change due to the expansion of State Route 24. Ashton Woods will be responsible for half street improvements along the roads directly adjacent to the site.
- 5. We are concerned with the construction workers not picking up their materials from sites which causes several flat tires.**
 - a. Acknowledged.
- 6. Does Ashton Woods own the property today?**
 - a. No. There is a purchase agreement in place, but the sale will not be completed until entitlements are approved.
- 7. Can you work on providing construction access to the site from State Route 24.**
 - a. We can work on providing designated construction access to the site.

Haven at Destination

By Ashton Woods

Neighborhood Meeting July 29, 2025

Introduction

- Proposed single-family residential community
- Northwest corner of north Meridian Road and Arizona State Route 24.
- 28.57 gross acres
- APN 304-34-057F
- Requests to the City of Mesa
 - Rezoning – From General Industrial GI to Planned Area Development RSL 3.0
 - Major General Plan Amendment Commercial to Residential



Existing and Proposed General Plan Designations



EXISTING GENERAL PLAN LAND USE

URBAN CENTER



PROPOSED GENERAL PLAN LAND USE

URBAN RESIDENTIAL

Existing and Proposed Zoning Designations



Conceptual Site Plan



SITE DATA		
GROSS AREA	28.57 AC	5.88 DU/AC
NET AREA	27.53 AC	
AMENITY	1.20 AC	
POCKET PARK	0.94 AC	
DRAINAGE CHANNEL	2.55 AC	
OPEN SPACE	4.68 AC	
TOTAL OPEN SPACE	9.36 AC	34.0%
UNIT	QTY	MIX %
39' x 80'	168 DU	100.00%
TOTAL	168 DU	

LEGEND

 PROPOSED HEADWALL

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.

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



Conceptual Amenity Plan



LEGEND

- ① SIDEWALK
- ② OPEN PLAY TURF
- ③ SEATING AREA
- ④ RETAINING WALLS
- ⑤ BAG TOSS ON ARTIFICIAL TURF
- ⑥ AGES 2-5 PLAY EQUIPMENT
- ⑦ AGES 5-12 PLAY EQUIPMENT
- ⑧ SHADE SAILS
- ⑨ GROUP RAMADA
- ⑩ RAMADA
- ⑪ PICKLEBALL COURTS
- ⑫ BENCH

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Conceptual Pocket Park

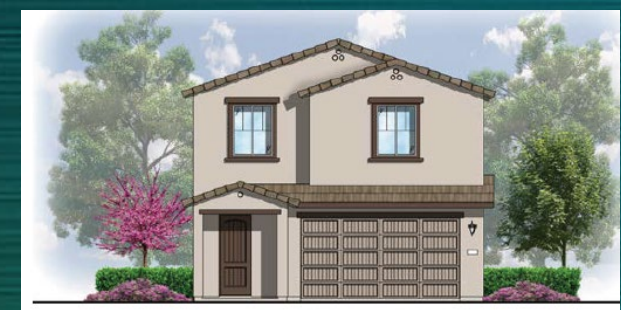


LEGEND

- ① SIDEWALK
- ② OPEN PLAY TURF
- ③ SWAY BENCH
- ④ STABLIZED DECOMPOSED GRANITE
- ⑤ RETENTION / DRAINAGE CHANNEL

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Architectural Character



General Industrial – Examples of Allowed Uses

1. Multiple Residences
2. Kennels, Pet Stores
3. Automobile Rentals, Sales, Repair, Washing
4. Service Stations
5. Banks
6. Building Materials and Services
7. Bars, Clubs, lounges, restaurants
8. Funeral Parlors and Mortuaries
9. Medical Marijuana Dispensaries and cultivation facilities
10. Business, Professional, Medical offices
11. Commercial Parking
12. Handicraft/Custom Manufacturing
13. Manufacturing General and Light
14. Research and Development
15. Recycling Facilities
16. Contractors Yards
17. Wholesales
18. Freight Truck Terminals and Warehouses
19. Solar Farms
20. Portable Storage Containers

Neighborhood Meeting
Sign-In Sheet

Applicant:

Pew & Lake, PLC/ Ashton Woods

Property Location:

NWC, north Meridian Road & Arizona SR 24 and is approximately 28.57
acres, aka “Haven at Destination” Single Family Residential Community

Date:

July 29th, 2025

Meeting Location:

Silver Valley Elementary School (Media Center)
(9737 E Toledo Ave, Mesa, AZ 85212)

Time:

6:30 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Amanda Petty (Robin Pullin)	46011 N. Moewr Rd Mesa, AZ 5	85212	amanda.r.petty@gmail.com	480-789-3328
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					



Scan QR Code to Email Comments to the Planner

This sign-in sheet will be provided to the reviewing jurisdiction and will become a part of the public record for this case.

Neighborhood Meeting
Sign-In Sheet

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Pew & Lake, PLC/ Ashton Woods

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Time:
6:30 PM

Case:

#	NAME	ADDRESS	ZIP	Email	PHONE
1	Tim & Liz Maynard	6217 S. Clancy	85212	liz_maynard48@att.net	414-378-7006
2	Robert Giordannucci	6201 S Clancy	85212	Nucci1277/camper@gmail	480 280 6460
3	EMME FORD	6041 S ADELLE	"		
4	Darren & Jenni Nibbelink	5005 S selenium	85212	nibbelink.j@gmail.com	4803873851
5					
6					
7					
8					
9					
10					
11					
12					



▶ Scan me!

Scan QR Code to Email Comments to the Planner
This sign-in sheet will be provided to the reviewing jurisdiction and will become a part of the public record for this case.

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 # GPA25-00283, on South of SWC Williams Field Rd & Meridian Rd. 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.

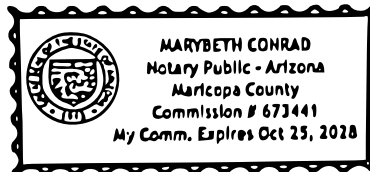
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

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: GPA25-00283

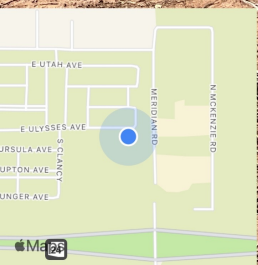
**Request: Major General Plan Amendment to
change the Placetype from Urban Center to
Mixed Residential.**

Applicant: Pew & Lake, PLC

Phone: (480) 461-4670

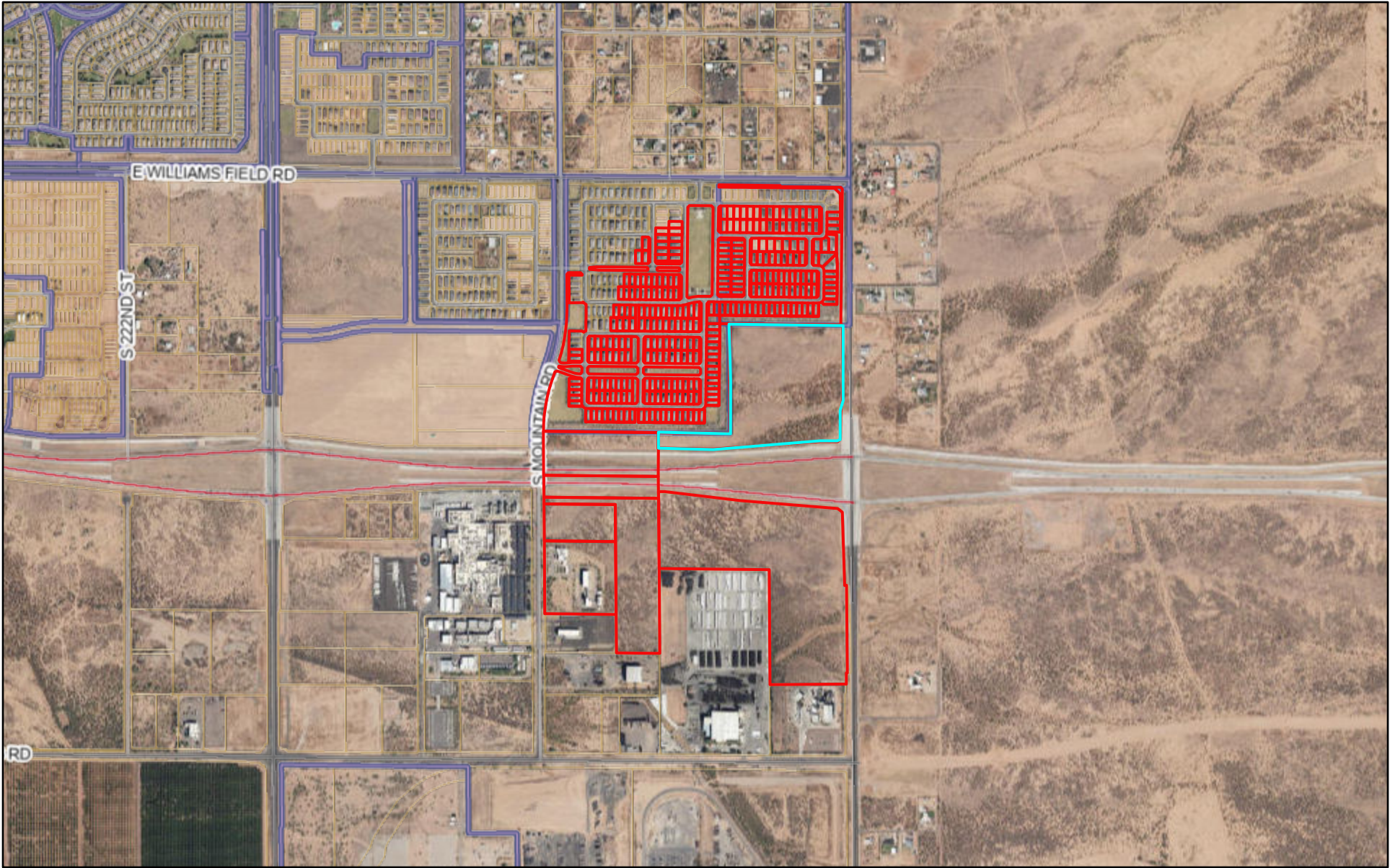
Planning Division (480) 644-2385

Posting date: 9/8/25



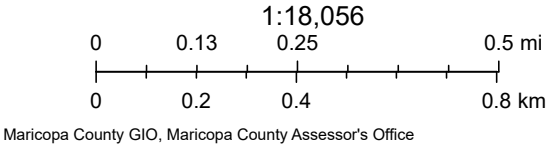
September 8, 2025 at 1:03 PM
+33 302098 - 111 583553
46611-46839 Meridian Rd
Mesa AZ 85212
United States

Maricopa County 1000' Prop Owner Map



June 25, 2025

 Override 1





City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

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

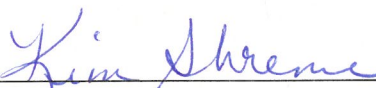
Date: 9/8/25

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 **GPA25-00283** on the 8 day of Sept, 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: 

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


Notary Public



Case Number: **GPA25-00283**

Project Name: _____