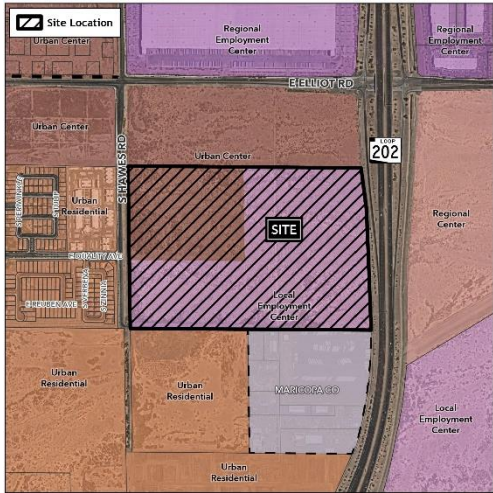




Planning and Zoning Report

Date	July 29, 2026	
Case No.	GPA26-00161	
Project Name	Hawes Crossing Village 7	
Request	Major General Plan Amendment to change the Placetype from Urban Center to Urban Residential on 29.7± acres and Local Employment Center to Urban Residential on 73.2± acres.	
Project Location	Located at the Southeast Corner of South Hawes Road and East Elliot Road	
Parcel No(s)	N/A, Currently State-Owned Land	
Project Area	103± acres	
Council District	District 6	
Existing Zoning	Mixed Use (MX), Limited Commercial (LC), and Light Industrial (LI)	
General Plan Designation	Urban Center and Local Employment Center	
Applicant	Sean Lake, Pew and Lake	
Owner	The State of Arizona	
Staff Planner	Josh Grandlienard, AICP, Senior Planner	

Recommendation

Staff finds that the proposal furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, including the General Plan amendment criteria outlined in Chapter 5.

Staff recommends adoption.

Project Overview

Request:

The applicant is requesting a Major General Plan Amendment to change the designation for 103± acres of the project site from the Urban Center Placetype with an Evolve Growth Strategy and Local Employment Center Placetype with an Evolve Growth Strategy to the Urban Residential Placetype with an Evolve Growth Strategy. (Proposed Project)

Per Chapter 3 of the Mesa 2050 General Plan, the purpose of the current General Plan Placetype designation, Urban Center, is to provide for mixed-use areas where many people live, work and play. The Local Employment Center Placetype is intended to support a variety of low-intensity business operations that are compatible with residential uses. The requested RSL-2.5-PAD District and associated Single Residence use are not consistent with the Urban Center or Local Employment Center Placetypes.

As a result, the applicant is requesting to change the Placetype designation to Urban Residential, which allows RSL-2.5 zoning district as well as a variety of housing types such as single-family detached and attached homes, as well as more dense multiple residences, not to exceed 43 dwelling units per acre.

Per Table 2 (Placetype Change – Minor and Major Criteria) of the Mesa 2050 General Plan, the requested change is a Major General Plan Amendment.

Concurrent Applications:

- **Rezoning:** The applicant is requesting to rezone the project site from Mixed Use with a Planned Area Development Overlay (MX-PAD), Limited Commercial with a Planned Area Development Overlay (LC-PAD), and Light Industrial with a Planned Area Development Overlay (LI-PAD) to MX-PAD, LC-PAD, and Residential Small Lot – 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to allow for future residential development. The Planning and Zoning Board public hearing is scheduled for August 12, 2026, to review the proposed zoning request (Case No. ZON26-00160).

Site Context

General Plan:

- The applicant is requesting to change the Placetype from Urban Center to Urban Residential on 29.7± acres and Local Employment Center to Urban Residential on 73.2± acres.
- Per Chapter 3 of the 2050 General Plan, the purpose of the Urban Residential Placetype contains a diverse mixture of uses where commercial, residential, and Public/semi-public uses coexist. Urban Residential areas can accommodate various low, medium, and high-density housing types, including single-family detached and attached homes, townhomes, and multi-family.
- The Proposed Project, and the concurrent rezoning, is consistent with Urban Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies of the 2050 Mesa General Plan.

General Plan Amendment Approval Criteria Analysis:

Approval Criteria – Chapter 5 of the Mesa 2050 General Plan (pg. 135):

- 1. Whether the proposed amendment will result in a shortage of land for other planned uses, such as, whether the change will result in a substantial and undesirable reduction in the amount of available land for employment or housing:**

The subject property is located within the larger Hawes Crossing Planned Area Development, an 1,115± acre master planned, mixed-use community. While large portions of Hawes Crossing have developed for a variety of residential and commercial development, substantial amounts of vacant land remain available for residential and commercial uses, including 50± acres of the subject property with frontage on Elliot Road, which will retain the Urban Center Placetype. The proposed amendment 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, making the proposed amendment appropriate:** Since the establishment of the 2050 Mesa General Plan, 38± acres directly adjacent to the subject property was annexed into the City of Mesa. As part of that request, City Council approved a Major General Plan Amendment to change the Placetype of that property from Local Employment Center to Urban Residential and also approved a rezoning to Residential Small Lot-2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to allow for the development of a 230 lot single-family residential development.

The subject request is consistent with the evolving development patterns that have occurred in the area since the adoption of the 2050 Mesa General Plan in November 2024.

- 3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:**

- a. Altering acceptable existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan:** The requested General Plan amendment and concurrent rezoning further the vision of the General Plan by promoting a balance of land uses to enhance the quality of life for current and future generations. The Proposed Project accomplishes this by minimizing the potential negative impacts of Light Industrial zoning on the existing residential developments immediately adjacent to the subject property. Additionally, the proposed rezoning will better configure the existing Mixed Use (MX) and Limited Commercial (LC) zoning districts along the Elliot Road frontage to allow for placemaking opportunities to reinforce the unique character of Hawes Crossing. The Proposed Project is consistent with the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan.

- b. Requiring larger or more extensive improvements to roads, sewer or water systems than are necessary to support the prevailing land uses that may negatively impact development of other lands:** The Proposed Project and concurrent rezoning will require the applicant to make improvements to roads, water and sewer systems. These improvements have been anticipated as part of

the Hawes Crossing development and will be required to be in conformance with the approved Hawes Crossing infrastructure plans and reports.

- 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:** The Proposed Project will not adversely affect surrounding development due to increased traffic congestion. The rezoning of the property from LI-PAD to RSL-2.5-PAD will help to limit the amount of heavy truck traffic on this portion of Hawes Road. Additionally, all future development will be required to comply with the Master Transportation Plan requirements of Hawes Crossing and provide additional roadway improvements as required.

4. **Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan:** The proposed amendment is consistent with the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan including the following Strategies:

- H1. Create more opportunities for housing options.
- H3. Create more opportunities for high-end and executive housing to meet the needs of Mesa's expanding economy.
- H4. Encourage the development of high-density housing in proximity to transit and major activity centers.
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- N1. Promote complete communities in both existing and new neighborhoods.
- N5. Improve street and open space network connectivity within neighborhoods and to local amenities.

5. **Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa:** By facilitating the development of a currently vacant State Land parcel, the proposed amendment constitutes an overall improvement to both the General Plan and the City of Mesa. The proposed amendment ensures consistent development patterns in the area and provides for additional housing opportunities.

6. **The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria:** The removal of the Local Employment Center Placetype and the Light Industrial zoning better aligns the subject property with the goals of both the General Plan and the Hawes Crossing master planned community. The proposed amendment will help to create a more compatible land use pattern in the area and ensure the subject site is consistent with the vision for Hawes Crossing.

Mesa Gateway Strategic Development Plan:

- The Proposed Project is located within the Inner Loop District of the Mesa Gateway Strategic Development Plan.

- This area will contain a high-quality, mixed-use environment that is compatible with the Mesa Gateway airport including a medium-density residential character with a mix of commercial and office use as well as light industrial uses.
- The Proposed Project is consistent with the Mesa Gateway Strategic Development Plan and will strengthen the area by adding to its residential density and variety of housing types and creating a sense of place; in these ways this furthers the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan.

Citizen Participation

The applicant conducted a citizen participation process, notifying surrounding property owners within 1,000 feet, and surrounding HOAs and registered neighbors, and invited them to a neighborhood meeting.

Neighborhood Meeting:

A virtual neighborhood meeting was held on April 28, 2026. Two interested parties attended this meeting and were in support of the request.

Required Notification:

- Property owners within 1,000 feet of the subject site were notified of the public hearing.
- 60 Day Comment Period for outside agencies to provide comments, general comments only received from Mesa Gateway Airport.
- Staff has not received any additional questions or comments on the Proposed Project.

Staff Recommendation

The requested Major General Plan Amendment to change the Placetype from Local Employment Center and Urban Center to Urban Residential furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, and conforms to the General Plan Amendment criteria outlined in Chapter 5 and Section 11-75-1 of the Zoning Ordinance.

Staff recommends adoption

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Staff Report

Exhibit 3 – Project Narrative

Exhibit 4– Citizen Participation Plan

Exhibit 5 – Citizen Participation Report

Exhibit 6 – PowerPoint Presentation