

- *4-b ZON23-00432 "Hawes Crossing Village 1 Phase 2" (District 6).** Within the 3200 to 3500 blocks of South Hawes Road (west side), within the 3200 to 3500 blocks of the South 82nd Street alignment (both sides), and within the 3200 to 3500 blocks of South 80th Street (east side). Located north of Elliot Road on the west side of Hawes Road. (98± acres). Rezone 17.4± acres from Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD with a new PAD (RSL2.5-PAD-PAD) to allow for additional modification to development standards for (Village 1, Phase 2), modification of an existing Planned Area Development on the entire 98± acres, and a Major Site Plan Modification. This request will expand the existing Hawes Crossing Village 1 PAD to include a single residence development known as Village 1 Phase 2. Heather Chadwick, Lennar Inc, Applicant; Rijlaarsdam Family Trust, Owner. (Companion case to "Hawes Crossing Village 1 Phase 2 Pre-Plat", associated with item *5-b).

Planner: Sean Pesek

Staff Recommendation: Approval with conditions

Summary: This case was on the consent agenda and was not discussed individually.

Vice Chair Pitcher motioned to approve ZON23-00432. The motion was seconded by Boardmember Crockett.

That: The Board recommends to approve case ZON23-00432 conditioned upon:

1. Compliance with Case No. ZON17-00606 except as modified with this request.
2. Compliance with the Hawes Crossing Development Agreement No. 3144 (Recorders No. 2020-0381318).
3. Compliance with the Specific Plan submitted.
4. Compliance with the Preliminary Plat submitted.
5. Compliance with all requirements of the Subdivision Regulations.
6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication whichever comes first.
7. Compliance with submitted floor plans, plot plans, and elevations for all product types.
8. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Falcon Field Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within one mile of Phoenix Mesa Gateway Airport.

- e. All final subdivision plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which states in part: “This property, due to its proximity to Phoenix Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
9. Compliance with all City development codes and regulations, except the modification to the development standards as approved with Case No. ZON17-00606 and this PAD as shown in the following tables:

Phase 1 RM-5-PAD-PAD Development Standards:

Development Standard RM-5	Approved RM-5-PAD-PAD
Minimum Lot Depth – <i>MZO Section 11-5-5</i> (Single Residence Attached)	70 Feet
Minimum Density (DU/Acre) – <i>MZO Section 11-5-5</i>	13 DU/acre
Maximum Lot Coverage (% of lot) – <i>MZO Section 11-5-5</i>	89%
Maximum Building Coverage (% of lot) – <i>MZO Section 11-5-5</i>	70.5%
Minimum Dimensions for Residential Enclosed Garages – <i>MZO Section 11-32-4(F)</i> - Double-car garage	Single Residence Attached – 21 feet wide and 19 feet 6 inches long
Attached Garages – <i>MZO Section 11-5-5(B)(4)(f)</i>	When multiple garage doors are located within 1 building, the maximum number of garage doors adjacent to one another shall be limited to 6, unless there is a break in the building façade between garage doors. The break shall contain a major architectural feature, such as a building entrance or equivalent feature

Phase 1 RS-6-PAD-PAD and RSL-2.5-PAD-PAD Development Standards:

Development Standard RS-6 and RSL-2.5	Approved RS-6-PAD-PAD and RSL-2.5-PAD-PAD
Minimum Dimensions for Residential Enclosed Garages – <i>MZO Section 11-32-4(F)</i> - Double-car garage	Single Residence Detached – 19 feet 4 inches wide and 19 feet six inches long
Building Materials – <i>MZO Section 11-5-3(B)(7)</i>	For the Spanish Colonial and Spanish Hacienda models, one material may be used on 100% of the front façade

<p>Windows – <i>MZO Section 11-5-3(B)(6)(b)</i></p>	<p>Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least:</p> <ul style="list-style-type: none"> • 4.3% the façade's area for the Traditional Series • 6.5% the façade's area for the Casita Series • 6% the façade's area for the Alley Home Series
<p>Primary Entrances – <i>MZO Section 11-5-3(B)(3)</i></p>	<p>The Spanish Colonial Model shall provide a front porch with a minimum depth of 6 feet, as measured from the building façade to the posts, and a minimum length of 8 feet; or a portico, awning, recess, or stoop measuring at least 2'6" x 5'4" which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.</p>

Phase 2 Development Standards:

Development Standard	Approved RSL-2.5-PAD-PAD
<p><u>Minimum Dimensions for Residential Enclosed Garages</u> – MZO Section 11-32-4(F) -Double-car garage</p>	<p>Single Residence Detached – 19 feet 4 inches wide and 19 feet six inches long</p>
<p><u>Primary Entrances</u> – MZO Section 11-5-3(B)(3)</p>	<p>The Spanish Colonial Model shall provide a front porch with a minimum depth of 6 feet, as measured from the building façade to the posts, and a minimum length of 8 feet; or a portico, awning, recess, or stoop measuring at least 2’6” x 5’4” which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.</p>
<p><u>Building Materials</u> – MZO Section 11-5-3(B)(7)</p>	<p>For the Spanish Colonial and Italianate models, one material may be used on 100% of the front façade</p>
<p><u>Windows</u> – MZO Section 11-5-3(B)(6)(b)</p>	<p>Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least:</p> <ul style="list-style-type: none"> • 6.5% of the façade's area for the Casita Series • 6% of the façade's area for the Alley Home Series

Vote: 4-0 (Boardmember Peterson, Blakeman and Carpenter; absent)

Upon tabulation of vote, it showed:
 AYES – Ayers, Pitcher, Crockett, Montes
 NAYS – None

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Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov