



HAVEN AT DESTINATION

Major General Plan Amendment



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1. INTRODUCTION

Located at the northwest corner of North Meridian Road and Arizona State Route 24 (“SR24”), Haven at Destination (the “Site”), is an undeveloped parcel encompassing approximately 28.57 gross acres (27.53 net acres) within the City of Mesa (the “City”). The Site is currently designated as a Urban Center within the City of Mesa’s 2050 General Plan (“General Plan”). Refer to **Exhibit 1: Vicinity Map** for further details on the Site’s location.

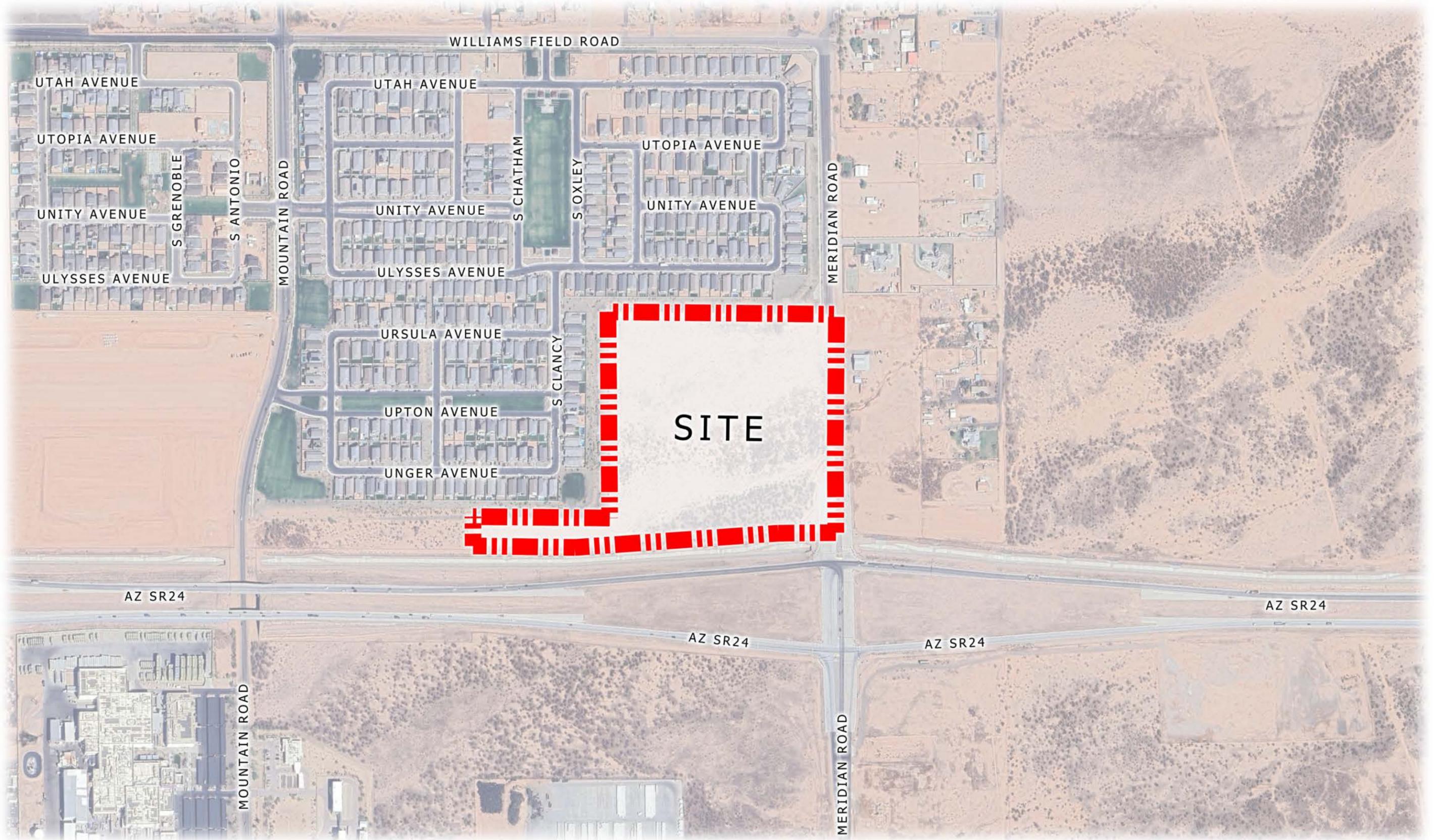
1.1 PURPOSE OF REQUEST

The proposed Major General Plan Amendment (“MGPA”) seeks to amend the General Plan land use designation for the Site from Urban Center to Mixed Residential to allow for the development of a single-family residential community. The MGPA aligns with the surrounding land use pattern and supports the City’s vision for quality residential growth adjacent to key transportation corridors. The MGPA supports the development of approximately one hundred fifty-five (155) single-family detached residential units at an overall density of 5.43 dwelling units per acre (du/ac). A Planned Area Development (“PAD”) overlay is proposed concurrently to establish customized Development Standards that reflect the character and goals of the Haven at Destination.

Haven at Destination provides one (1) primary access point along Meridian Road and includes half-street improvements to enhance circulation, support connectivity, and accommodate future growth in the area. Internal streets will be public.

The amenity, located near the community’s entry, will serve as the primary recreational space for residents and offer a variety of active and passive features designed to accommodate a range of ages and interests. The amenity is prominently visible upon entry and within one-quarter (1/4) mile of all homes, making it accessible from all areas of the Site. Haven at Destination features native and regionally appropriate landscape to support sustainability and long-term maintenance.

The MGPA reflects the City’s vision for well-balanced growth by facilitating the transition of an undeveloped parcel into a thoughtfully designed residential neighborhood. The development will support City goals related to housing diversity, infrastructure investment, and recreational accessibility in a location with strong transportation connectivity and proximity to existing and planned development.



2. EXISTING RELATIONSHIP TO SURROUNDING PROPERTIES

The Site is currently designated as Urban Center under the General Plan and is zoned General Industrial (GI). The MGPA changes the land use designation to Mixed Residential and establishes a RSL-2.5PAD zoning overlay to allow for the development of a single-family residential community.

Table 2: Relationship with Surrounding Properties summarizes the existing land use, zoning and uses of adjacent properties.

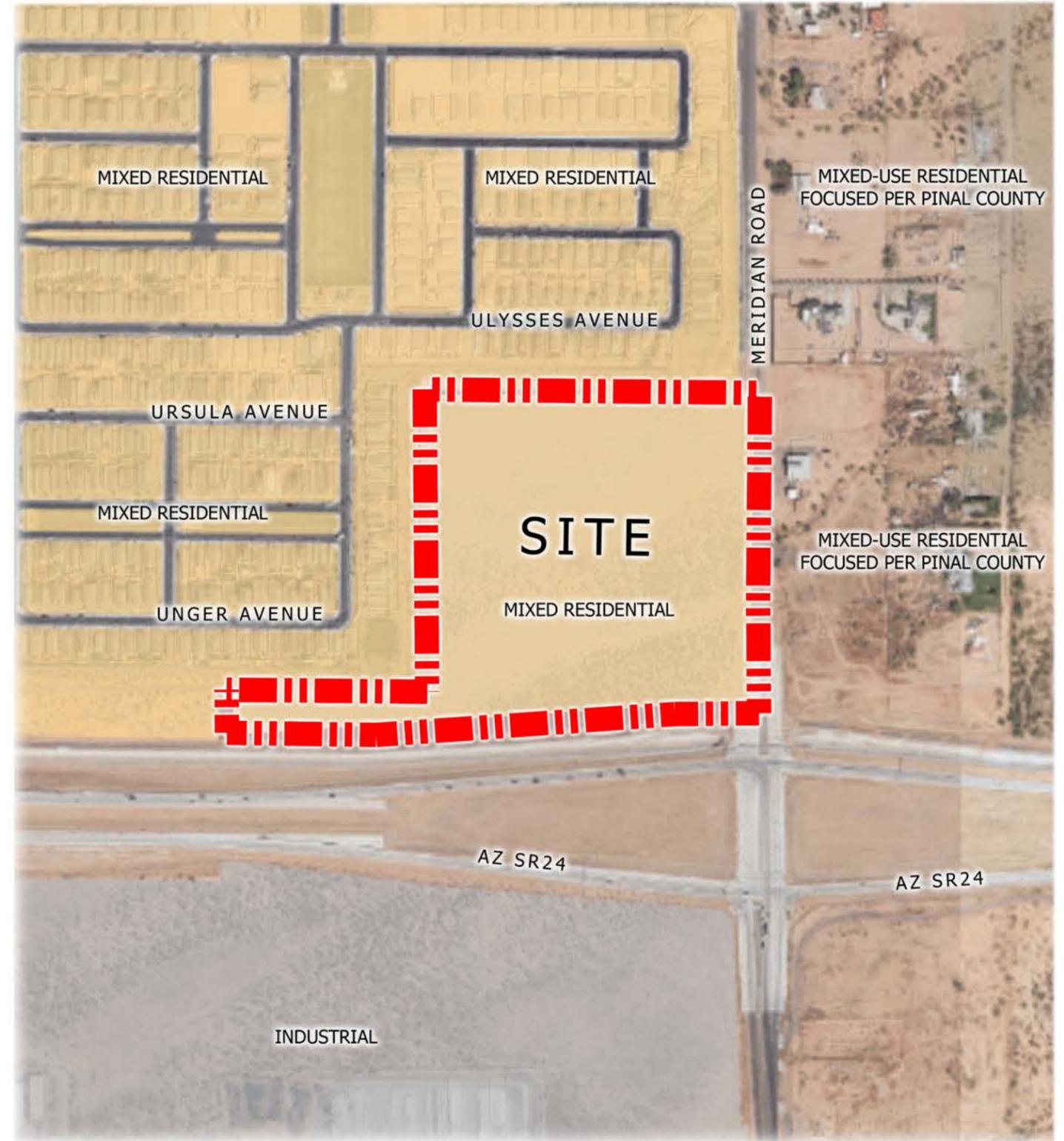
Refer to **Exhibit 2: Existing and Proposed Land Use** for additional details.

TABLE 2: RELATIONSHIP WITH SURROUNDING PROPERTIES			
Direction	Existing City General Plan Land Use Category	Existing Zoning	Existing Use
Site	Urban Center	General Industrial (GI)	Undeveloped
North	Mixed Residential	Single Residence (RS-6)	Single-Family Residential
South	Industrial	General Industrial (GI)	Industrial/ Outdoor storage areas
East	Mixed-Use Residential Focused per Pinal County	General Rural Zoning District (GR) per Pinal County	Single-Family Residential
West	Mixed Residential	Single Residence (RS-6)	Single-Family Residential



EXISTING GENERAL PLAN LAND USE

■ URBAN CENTER



PROPOSED GENERAL PLAN LAND USE

■ MIXED RESIDENTIAL

3. CONFORMANCE WITH CITY PLANS

The Haven at Destination MGPA supports the goals and policies of the General Plan and is consistent with the vision for responsible and well-planned growth. While the Site is currently designated Urban Center in the General Plan, the MGPA re-designates the Site to Mixed Residential for the development of a single-family detached neighborhood. Haven at Destination contributes to the creation of complete communities, expands housing choice, and aligns with key goals under the General Plan's thematic chapters.

Due to the fact that the policies in the General Plan can relate to and fulfill more than one (1) goal, this application will address the policies being met:

- A. **N1:** Promote complete communities in both existing and new neighborhoods.
 - 1. Response: Haven at Destination contributes to a complete neighborhood by introducing a walkable residential environment with on-site open space, an amenity, and direct access to major transportation corridors.
- B. **N4:** Use neighborhood planning to engage local communities and define neighborhood specific character, values, and policies.
 - 1. Response: The RSL-2.5 PAD provides a regulatory framework tailored to the Site's context, including custom landscape, wall, and architectural guidelines to guide the neighborhood's future identity.
- C. **N5:** Improve street and open space network connectivity within neighborhoods and to local amenities.
 - 1. Response: The Site includes a clearly defined internal street and path system with direct access to the amenity area, sidewalks throughout, and half-street improvements along Meridian Road to support future local and regional connectivity.
- D. **H1:** Create more opportunities for housing options.
 - 1. Response: The development will provide approximately one hundred fifty-five (155) single-family homes, on 39' x 80' and 50'x80' lots, to increase housing diversity and expand Mesa's inventory of for-sale housing in a growing area.
- E. **H2:** Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
 - 1. Response: The Site provides traditionally scaled single-family lots that may appeal to a broad range of household types seeking new housing options in southeast Mesa.
- F. **CM1:** Design an integrated transportation network that safely and efficiently moves people and goods.
 - 1. Response: The internal street system provides public right-of-way designed to accommodate all modes of transportation, including emergency access and pedestrian movement, and connects to Meridian Road. The Site's proximity to SR24 enhances regional mobility and supports access to employment centers, services, and future growth areas in southeast Mesa.

G. **CM2:** Provide a complete, connected, and safe network of on- and off-street active transportation infrastructure.

1. Response: The development includes ADA-accessible concrete sidewalks throughout the Site, connecting residents to open space and streets.

H. **PO1:** Provide a diverse range of neighborhood, community, and regional parks within one-half (1/2) mile of all residential areas.

1. Response: The open space network includes 7.02 acres of combined open space and drainage areas, as well as a 1.21-acre Amenity located near the community entrance and a 0.90-acre Pocket Park located on the southwest corner of the Site. The amenity is within one-quarter (1/4) mile of all homes, providing accessible recreational opportunities for all residents.

I. **PO2:** Integrate bicycle and pedestrian pathways into the City's parks and open space system.

1. Response: Pedestrian connectivity within the Site is supported by attached sidewalks throughout the community and three (3) centrally located paseos. These paseos provide direct pedestrian access from the southern portion of the Site to the amenity at the northern entry, supporting walkable access for all residents. The paseos are integrated into the community's open space and circulation framework and contribute to a connected, pedestrian-friendly neighborhood.

J. **PO3:** Continue to provide inclusive park and recreation programs for all residents, including underrepresented populations.

1. Response: The community amenity is designed to support multi-generational use and features shaded play areas, seating, turf, and recreation courts accessible to all residents.

K. **LU1:** Promote a balance of land uses to enhance the quality of life for current and future generations.

1. Response: The RSL-2.5 PAD replaces underutilized industrial zoning with single-family residential uses that align with surrounding development trends and planned infrastructure investments. The land use supports a more balanced and cohesive land use pattern by introducing housing in proximity to nearby employment areas, freeway access, and existing residential neighborhoods. This transition enhances quality of life by creating opportunities for new residents to live near where they work, shop, and recreate, while also contributing to the City's long-term vision for managed and sustainable growth.

L. **LU2:** Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place.

1. Response: Streetscape design, wall treatments, landscape elements, and signage will work together to establish a unified community identity consistent with placemaking principles.

M. **ED1:** Attract businesses and employers that create jobs with wages at or above the regional average.

1. Response: The development supports nearby job centers and SR24 freeway infrastructure by introducing additional housing to meet workforce demands and balance job-housing relationships in southeast Mesa.

N. **PF3:** Provide sustainable energy, water, sewer, solid waste, and storm sewer services to residents.

1. Response: The Site will connect to existing City utilities and be developed in compliance with EDS, including requirements for sustainable infrastructure.

4. AMENDMENT APPROVAL CRITERIA

The General Plan establishes Amendment Approval Criteria to guide the evaluation of General Plan Amendments and ensure consistency with the community's long-term vision. The following section addresses each of the criteria in relation to the MGPA, demonstrating that the request supports orderly growth, aligns with the City's planning objectives, and provides a balanced framework for future development.

A. 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.

1. Response: The MGPA will not result in a shortage of land for employment or housing uses. While the Site is currently designated as Urban Center, the amendment to Mixed Residential reflects a more appropriate land use given the Site's location at the edge of employment and residential transitions. Substantial employment land remains available in the surrounding area, particularly to the north and east, preserving the City's long-term capacity for economic development. The introduction of a residential use at this location enhances the balance between jobs and housing and supports orderly growth by placing future residents near key employment corridors and freeway access. The MGPA also aligns with the City's efforts to provide a broader mix of housing types through the Mixed Residential designation.

B. Whether events after the adoption of the General Plan have changed the character or condition of the area, making the proposed amendment appropriate.

1. Response: Since the adoption of the General Plan, the area west and north of the Site has transitioned from vacant land to active residential development, shifting the character of the immediate surroundings. These changes, along with the ongoing extension of SR24 and related infrastructure investments, have improved regional connectivity and development readiness. While industrial uses and freeway infrastructure remain to the south and east, the Site now sits at a clear transition point between employment and residential areas. The MGPA to Mixed Residential responds to these evolving conditions and supports an appropriate land use transition that aligns with the City's goals for orderly, balanced growth.

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

1. Altering acceptable existing land use patterns in a significant way that is contrary to the Vision, Guiding Principles, or Strategies identified in the General Plan.

a. Response: The MGPA does not significantly alter existing land use patterns in a manner contrary to the City's vision or guiding principles. Rather, it builds upon the General Plan's intent to create complete, balanced communities by introducing residential uses adjacent to existing and planned employment areas. The Mixed Residential designation supports the integration of diverse housing types near key transportation corridors and employment centers, in alignment with the City's strategies for sustainable growth, housing variety, and infrastructure efficiency. The MGPA strengthens, not disrupts, the surrounding land use framework and helps advance the long-term vision outlined in the General Plan.

2. Requiring larger or more extensive improvements to roads, sewer, or water systems than are necessary to support the prevailing land uses which may negatively impact development of other lands.

a. Response: The MGPA will not require infrastructure improvements beyond what is typical for residential development in the area. The Site will connect to existing City water and wastewater systems, and no lift stations, pump stations, or pressure-reducing valves are anticipated. Roadway improvements will be limited to half-street improvements along Meridian Road, consistent with City requirements. The infrastructure needed to support the development is appropriately scaled and will not negatively impact the development potential of surrounding lands. Coordination with the City will continue during future planning phases to ensure alignment with master infrastructure plans and system capacity.

3. 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 and transit.

a. Response: The MGPA is not expected to adversely impact existing uses through increased traffic congestion. The Site will be accessed via Meridian Road and will provide half-street improvements along the Site frontage to support future circulation needs. The anticipated traffic generation from the proposed residential use is consistent with surrounding development patterns and can be accommodated by the existing and planned roadway network. Internal streets will be designed to safely accommodate vehicles, bicycles, and pedestrians, and a connected trail and sidewalk system will support nonmotorized transportation. Future coordination with the City will ensure that all transportation improvements are consistent with the City's mobility goals and infrastructure plans.

D. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan.

1. Response: The MGPA is consistent with the Vision, Guiding Principles, and Strategies outlined in the General Plan. The Mixed Residential designation supports the creation of diverse, well-connected neighborhoods and promotes a land use pattern that balances housing with nearby employment opportunities. The development aligns with key General Plan goals, including promoting complete communities, supporting infrastructure investment, and encouraging context-sensitive development along key corridors. By introducing residential uses in proximity to existing roadways, utilities, and employment areas, the MGPA helps implement the City's long-range strategy for sustainable and orderly growth.

E. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa.

1. Response: The MGPA represents an overall improvement to the General Plan by aligning land use with the evolving development context of the area. It facilitates the transition of a vacant and underutilized site into a thoughtfully planned residential community that supports nearby infrastructure investments and complements adjacent land uses. The Mixed Residential designation enables the City to accommodate future housing demand in a strategic location with strong access to transportation and employment corridors. By promoting a more balanced mix of uses and encouraging high-quality design through the RSL-2.5 PAD overlay, the MGPA strengthens the City's long-term planning objectives and contributes to the creation of complete and connected neighborhoods.

F. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria.

1. Response: The request facilitates the development of a well-located residential community that complements existing land use patterns, supports nearby infrastructure, and enhances housing diversity in the area. The Site's proximity to major transportation corridors and employment centers makes it ideally suited for residential use, and the RSL-2.5 PAD overlay ensures quality design and compatibility with adjacent development. No significant infrastructure or traffic impacts are anticipated, and any necessary improvements will be coordinated through the City's standard review processes. The MGPA supports the City's goals for orderly growth, long-term sustainability, and balanced community development.

5. ADDITIONAL CONSIDERATIONS

5.1 ECONOMIC IMPACT

The proposed residential development will generate long-term economic benefits through increased property tax revenues, job creation during construction, and support for local retail and service industries. The addition of one hundred fifty-five (155) new homes will bring new residents to the area, helping to activate nearby employment centers and commercial areas along the SR24 corridor. The Site's location near SR24 freeway connection further enhances its ability to attract a diverse range of future residents, including those employed in nearby industrial and commercial related sectors.

5.2 BALANCED GROWTH

The MGPA supports the City's goal of encouraging balanced growth by introducing residential uses that complement nearby employment and transitional land uses. Haven at Destination will contribute to a mix of land uses in the surrounding area, encouraging an efficient and thoughtful land use pattern. The RSL-2.5 PAD overlay ensures Development Standards and design approaches that are compatible with both existing and planned surrounding uses.

5.3 INFRASTRUCTURE IMPACT

The Site will connect to the City's water and wastewater systems. The development is anticipated to operate efficiently without the need for lift stations, pump stations, or pressure-reducing valves. Hydrant spacing will comply with City code, and all internal systems will be designed to meet City EDS. Half-street improvements will be provided along Meridian Road. Offsite improvements and detailed water and sewer capacities will be coordinated with the City through future technical review stages. A Preliminary Drainage Report has been prepared and included with this submittal, demonstrating that the Site will manage stormwater through a series of engineered drainage channels integrated with the open space system.

5.4 SCHOOL DISTRICT COORDINATION

The Site is located within the Queen Creek Unified School District and may also be served by nearby charter schools. The residential units will generate students at standard rates, and school coordination will occur during future planning stages to evaluate potential impacts. The developer will work with the appropriate school district to assess needs and determine whether mitigation measures may be necessary.

5.5 ENVIRONMENTAL CONSIDERATIONS

There are no known environmental, archaeological, or historical resources on the Site. Native and low-water-use landscape materials will be incorporated into all open space and amenity areas to promote sustainability and long-term maintenance. Any findings encountered during Site preparation will be addressed in accordance with local, state, and federal requirements.