

Haven at Hawes

SEC Mesquite Street and Hawes Road

Citizen Participation Report

Annexation, 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 Hawes.

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:

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 22, 2024

Formal Applications- March 24, 2025

Follow-up Submittals – June 19, 2025

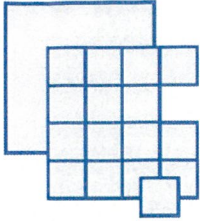
Neighborhood Meeting- July 28, 2025

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 southeast corner of east Mesquite Street and south Hawes Road and is approximately 38.03 acres in area. The proposed development is Haven at Hawes, which is a single-family residential community.

Our project team has set up a virtual Teams meeting where we will present the project and provide more information. Please email Sarah Prince at sarah.prince@pewandlake.com for a direct link to join the Microsoft Teams meeting. Meeting details are also listed below.

Date: July 28, 2025

Time: 6:00 p.m.

Meeting Link: www.teams.com

Meeting ID: 285 248 667 218 3

Meeting Passcode: VD3oA9gq

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

11623 S 202 LLC
1776 PEACHTREE ST NW STE 605S
ATLANTA, GA 30309

ARIZONA STATE OF
1616 W ADAMS ST
PHOENIX, AZ 85007

AZ CONTRACTOR HOLDINGS LLC
21309 E PUMMELOS RD
QUEEN CREEK, AZ 85142

AZ CONTRACTOR HOLDINGS LLC
20221 E MESQUITE ST
MESA, AZ 85212

DAIRY VAN RIJN
20102 E WARNER RD
MESA, AZ 85212

HAWES CROSSING APARTMENTS LLC
7918 E MCCLAIN DR STE 101
SCOTTSDALE, AZ 85260

HAWES CROSSING VILLAGE 2
COMMUNITY ASSOCIATION INC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE, AZ 85251

KBCUSTOMS LLC
19838 E SONOQUI BLVD
QUEEN CREEK, AZ 85142

LIG AZ HOLDINGS LLC
21480 E PUMMELOS RD
QUEEN CREEK, AZ 85142

RBK FAMILY TRUST
3914 E FARMDALE AVE
MESA, AZ 85206

RESERVE 100 LLC CP# 53-122041
3321 E BASELINE RD
GILBERT, AZ 85234

STEWART DEVELOPMENT II LLC
2929 E MAIN ST LOT 150
MESA, AZ 852139327

TAYLOR MORRISON ARIZONA INC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE, AZ 85251

VAN RIJN DAIRY
20102 E WARNER RD
MESA, AZ 85212

VPTM HAWES CROSSING LB LLC
901 MARQUETTE AVE STE 3300
MINNEAPOLIS, MN 55402

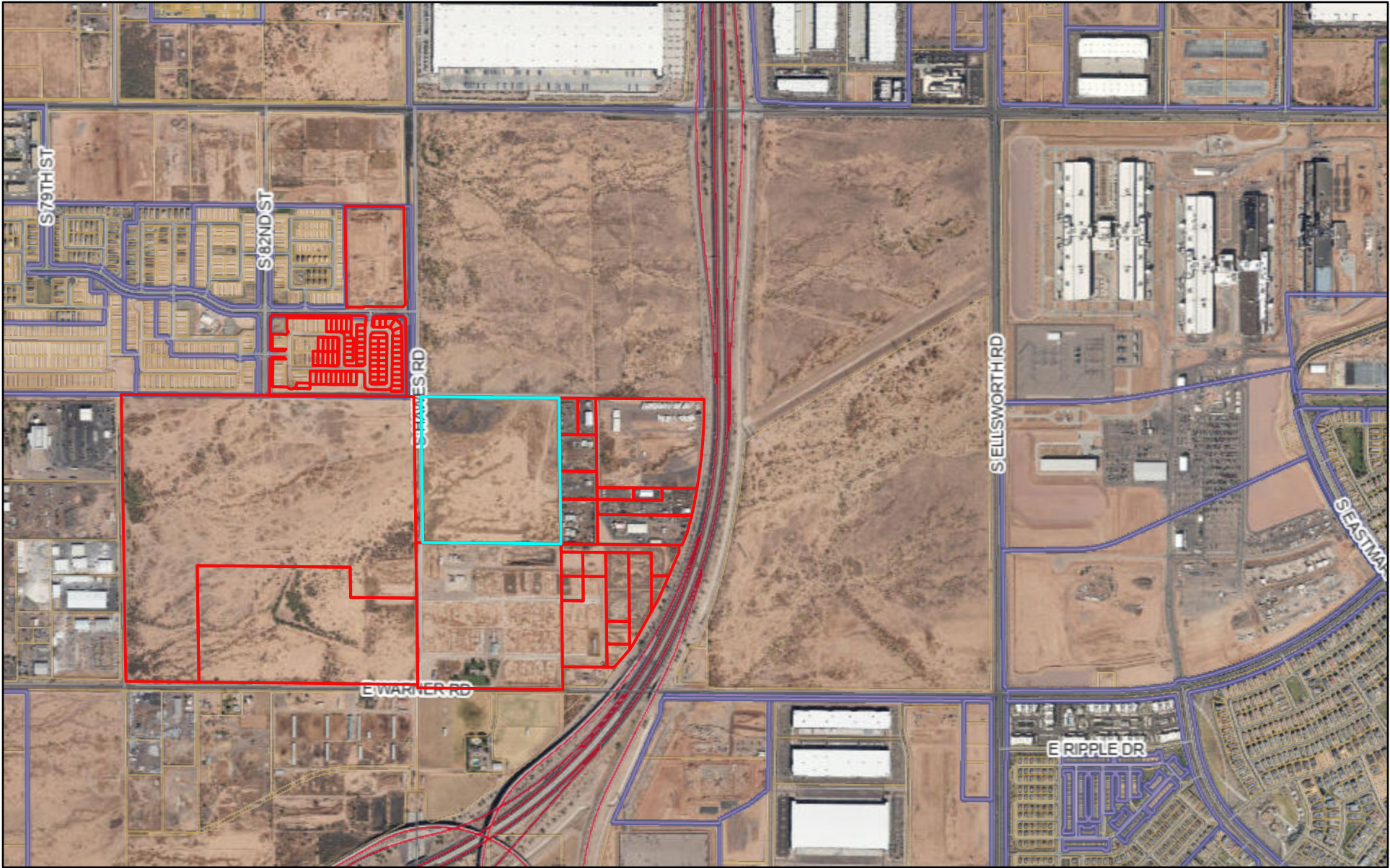
Vice Mayor Scott Somers
PO Box 1466
Mesa, AZ 85211-1466

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Nana Appiah
PO Box 1466
Mesa, AZ 85211-1466

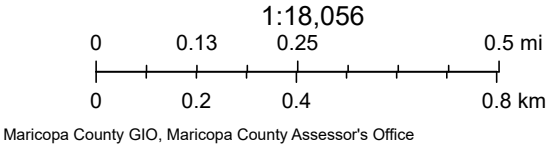
City of Mesa Development Services
Department
ATTN: Jennifer Merrill
PO Box 1466
Mesa, AZ 85211-1466

1000' Prop Owner Map



June 25, 2025

 Override 1



Haven at Hawes

By Ashton Woods

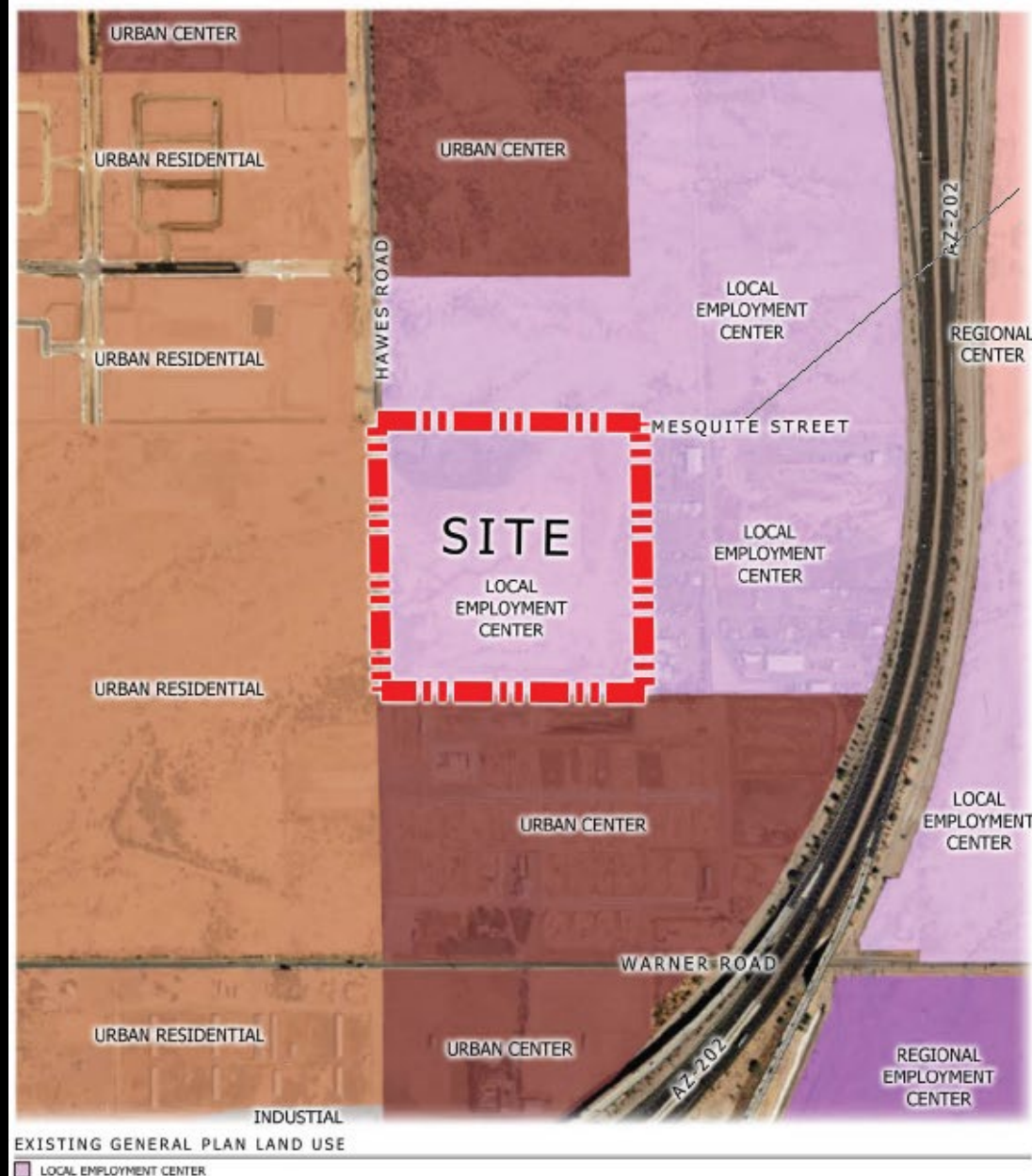
Neighborhood Meeting July 28, 2025

Introduction

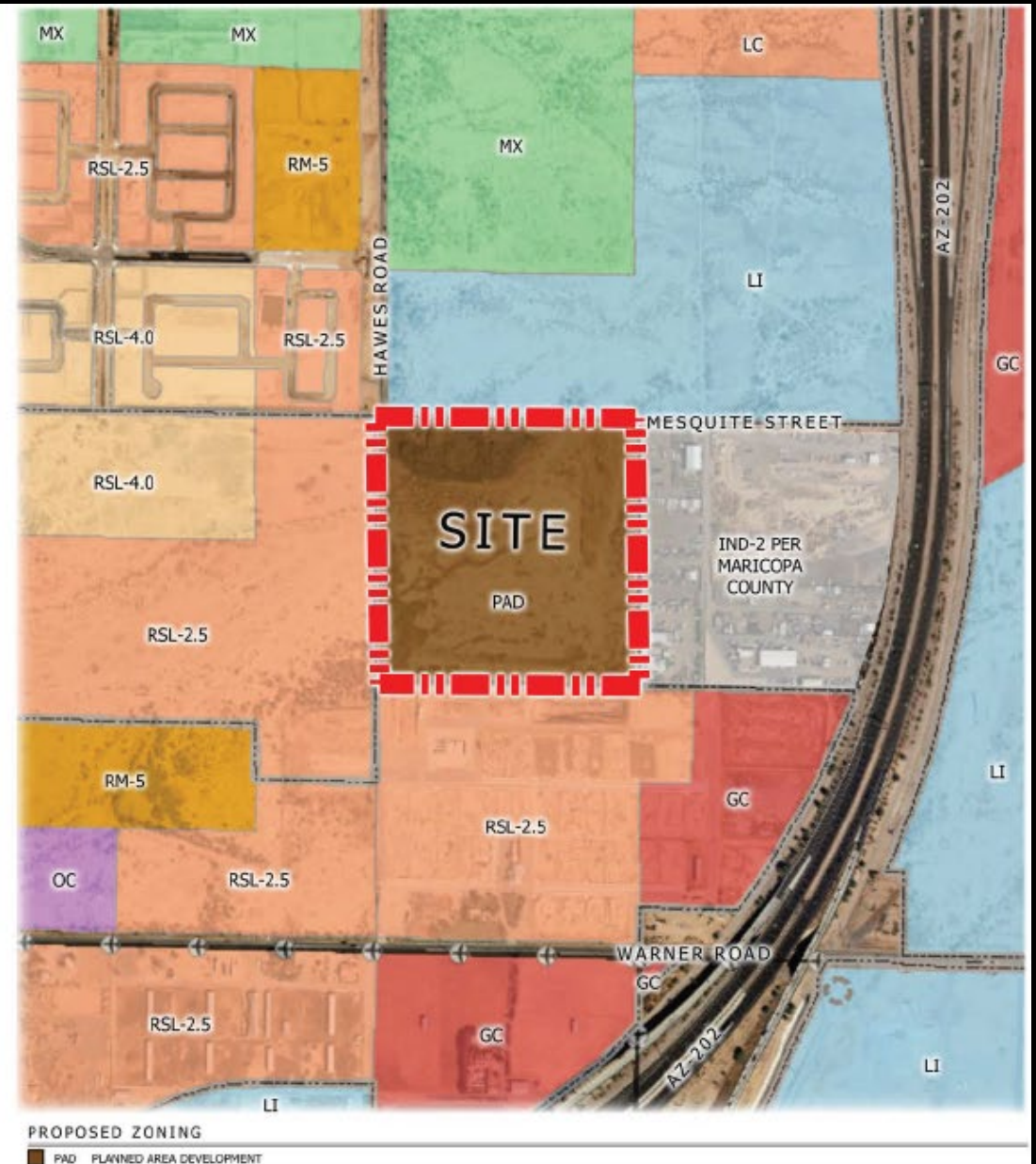
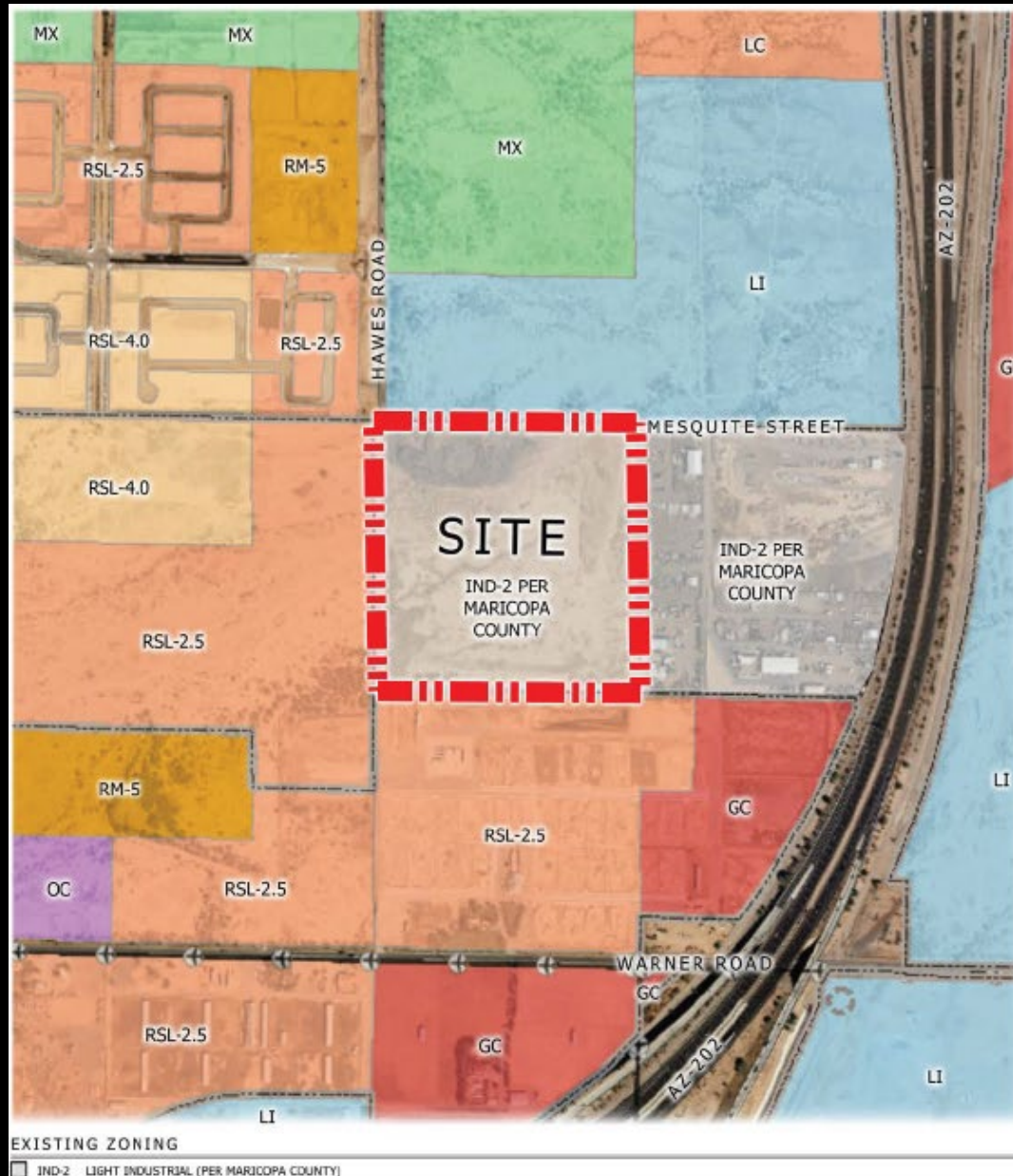
- Proposed single-family residential community
- Southeast corner of east Mesquite Street and south Hawes Road
- 38.03 gross acres
- APN 304-31-005A
- Requests to the City of Mesa
 - Rezoning – Planned Area Development
 - Annexation
 - Major General Plan Amendment



Existing and Proposed General Plan Designations



Existing and Proposed Zoning Designations



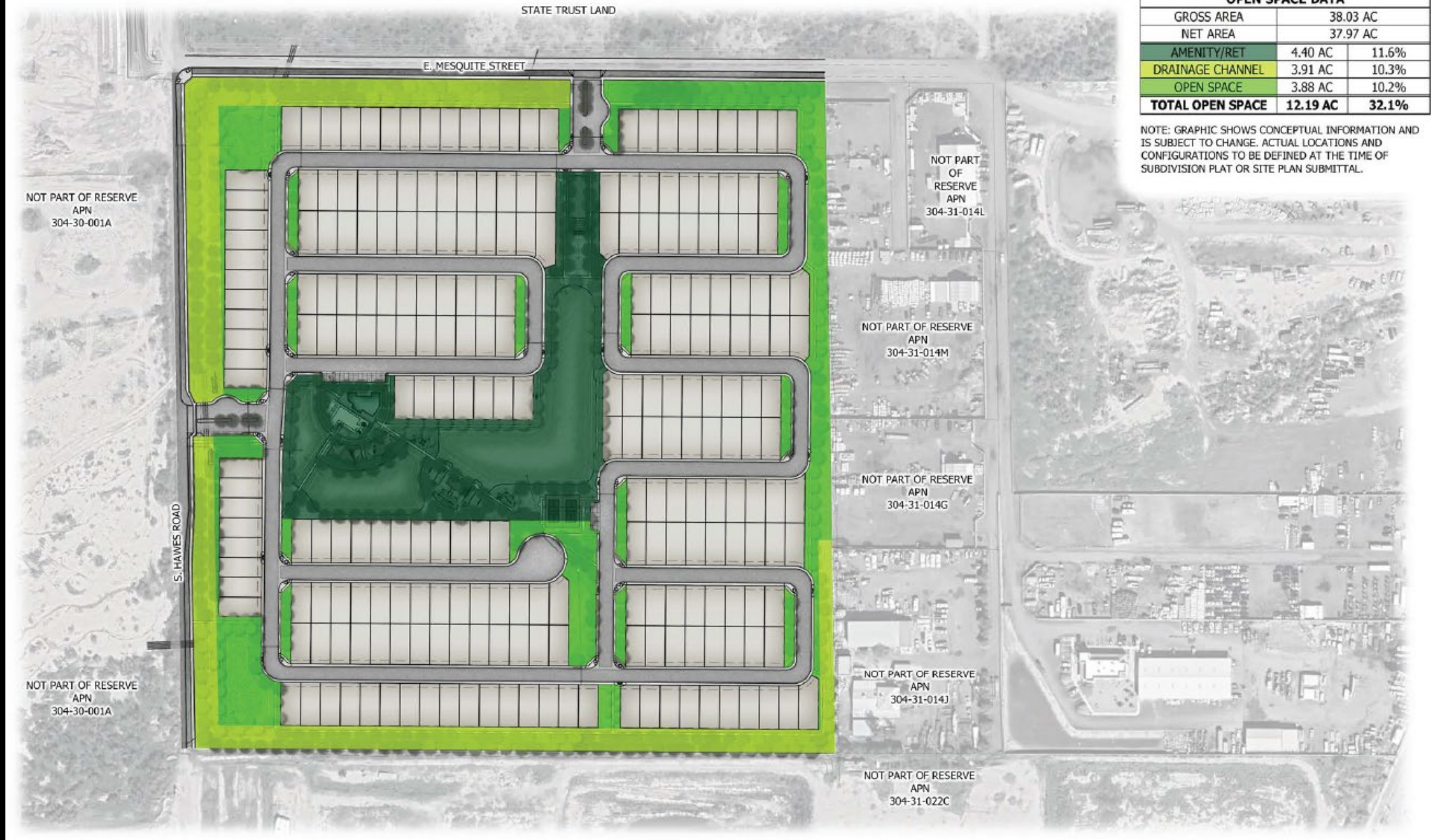
Conceptual Site Plan



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 A

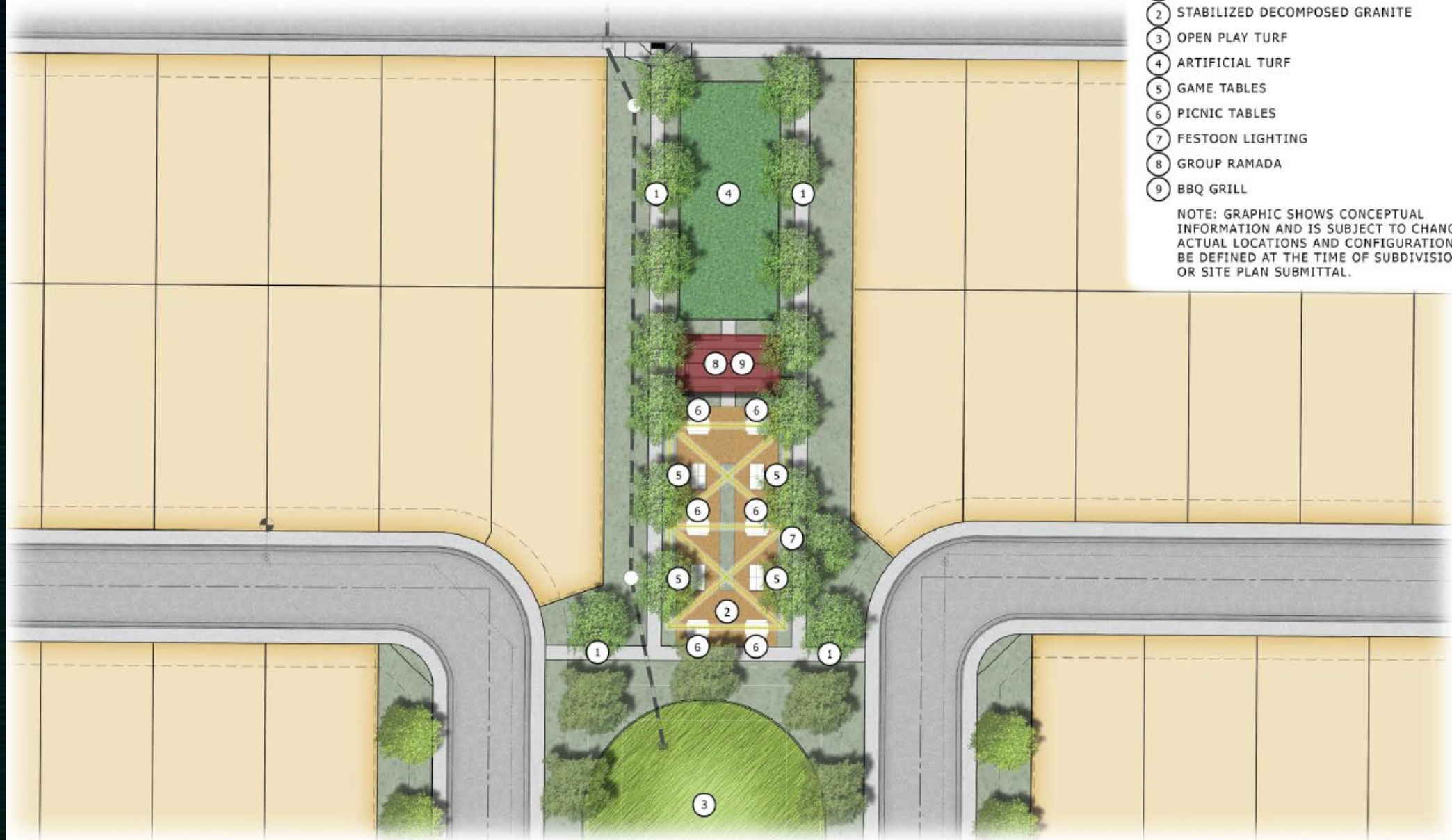


Conceptual Amenity Plan B

LEGEND

- ① SIDEWALK
- ② STABILIZED DECOMPOSED GRANITE
- ③ OPEN PLAY TURF
- ④ ARTIFICIAL TURF
- ⑤ GAME TABLES
- ⑥ PICNIC TABLES
- ⑦ FESTOON LIGHTING
- ⑧ GROUP RAMADA
- ⑨ BBQ GRILL

NOTE: GRAPHIC SHOWS CONCEPTUAL INFORMATION AND IS SUBJECT TO CHANGE. ACTUAL LOCATIONS AND CONFIGURATIONS TO BE DEFINED AT THE TIME OF SUBDIVISION OR SITE PLAN SUBMITTAL.



Architectural Character



Haven at Hawes Neighborhood Meeting

July 28, 2025

6:00 PM – Teams Meeting

Hosted by: Sean B. Lake & Sarah Prince, Pew & Lake, PLC. Brandon R., from Ashton Woods, Eric Winters, from EPS Group, Alex Fish from ABLA Studios.

City of Mesa Representative: Jennifer Merrill (assigned planner).

Neighbors in attendance: None

Summary: Sarah Prince from Pew & Lake opened the meeting at 5:30pm and monitored emails to ensure access to troubleshooting any technical issues from neighbors attempting to join. The meeting formally started at 6:00 pm. The development team and Jennifer Merrill stayed on the meeting until 6:15pm. No neighbors joined the meeting or reached out with technical issues.

The applicant has not received any calls or emails from neighbors or interested parties.

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 # GPA25-00233, on SEC Hawes & Mesquite. 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.

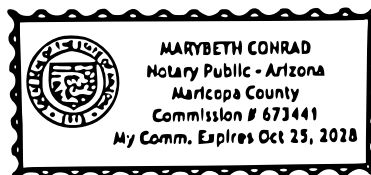
SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

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: GPA25-00233

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

Applicant: Pew & Lake, PLC

Phone: (480) 461-4670

Planning Division (480) 644-2385

Posting date: 9/8/25

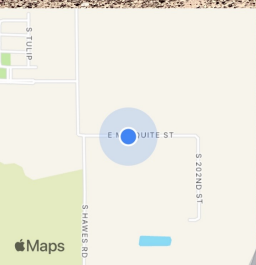
September 8, 2025 at 12:09 PM

+33.343097, -111.650795

20001-20257 E Mesquite St

Mesa AZ 85212

United States





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 **GPA25-00233** on the 8th day of Sep, 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.

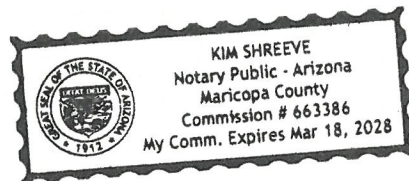
Applicant's/Representative's signature: _____

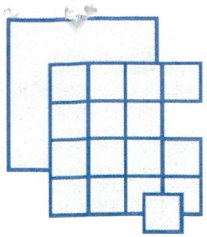
SUBSCRIBED AND SWORN before me this 8th day of Sept., 2025.

Notary Public

Case Number: **GPA25-00233**

Project Name: _____





Pew & Lake, P.L.C.
Real Estate and Land Use Attorneys

W. Ralph Pew

Certified Real Estate Specialist

Sean B. Lake

Reese L. Anderson

February 18, 2026

NOTICE OF NEIGHBORHOOD MEETING

Dear Neighbor,

Together with our client, Ashton Woods, we are pleased to invite you to participate in a follow-up neighborhood meeting for the property located at the southeast corner of east Mesquite Street and south Hawes Road and is approximately 38.03 acres in area. The proposed development is Haven at Hawes, which is a single-family residential community.

Nothing substantial has changed from the last neighborhood meeting but the City policy requires a follow-up meeting if it has been more than four months. Accordingly, a virtual neighborhood meeting has been scheduled to give adjacent property owners in this area an additional opportunity to meet with the applicant and learn more about the proposed project. If you wish to join the virtual meeting, or submit any questions in advance, please send an email to Sarah Prince at sarah.prince@pewandlake.com no later than 5:00 pm on the day of the meeting. Sarah will email you with a direct link to join the meeting.

Date: March 3, 2026

Time: 6:30 p.m.

Place: Microsoft Teams

Email sarah.prince@pewandlake.com for the link to join the meeting.

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

11623 S 202 LLC
1776 PEACHTREE ST NW STE 605S
ATLANTA, GA 30309

Alicia Martinez
PO Box 1466
Mesa, AZ 85211-1466

ARIZONA STATE OF
1616 W ADAMS ST
PHOENIX, AZ 85007

AZ CONTRACTOR HOLDINGS LLC
21309 E PUMMELOS RD
QUEEN CREEK, AZ 85142

AZ CONTRACTOR HOLDINGS LLC
20221 E MESQUITE ST
MESA, AZ 85212

City of Mesa
ATTN: Marc Hershberg
20 E Main St Ste 750
Mesa, AZ 85211-1466

City of Mesa Dev. Services Department
ATTN: Nana Appiah
PO Box 1466
Mesa, AZ 85211-1466

City of Mesa Development Services
Department
ATTN: Jennifer Merrill PO Box 1466
Mesa, AZ 85211-1466

Eastmark Community Alliance, Inc.
Kessalee Ogren 10100 E Ray Road
Mesa, AZ 85212

Eastmark Community Alliance, Inc.
Payton Welter
10100 E Ray Road
Mesa, AZ 85212

Eastmark Community Alliance, Inc.
Chris Gonzalez
10100 East Ray Road
Mesa, AZ 85212

GHIMIRE SUNIL/PURI MANILA
3947 S ZINNIA
MESA, AZ 85212

HAWES CROSSING APARTMENTS LLC
7918 E MCCLAIN DR STE 101
SCOTTSDALE, AZ 85260

HAWES CROSSING VILLAGE 2
COMMUNITY ASSOCIATION INC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE, AZ 85251

JIMENEZ DANIEL/ESTEBAN
3939 S VERBENA
MESA, AZ 85212

KB CUSTOMS LLC
19838 E SONOQUI BLVD
QUEEN CREEK, AZ 85142

KELLY KHIRY/DEARMOND KAELA
3957 S ZINNIA
MESA, AZ 85212

LIG AZ HOLDINGS LLC
21480 E PUMMELOS RD
QUEEN CREEK, AZ 85142

NGUYEN NI THI NGOC
7112 BRENTWOOD LN
WESTMINSTER, CA 92683

RBK FAMILY TRUST
3914 E FARMDALE AVE
MESA, AZ 85206

RESERVE 100 LLC CP# 53-122041
3321 E BASELINE RD
GILBERT, AZ 85234

RUBIO JUSTIN/CAMILLE
3941 S ZINNIA
MESA, AZ 85212

SCAFFIDI ANTHONY
3951 S ZINNIA
MESA, AZ 85212

STEWART DEVELOPMENT II LLC
2929 E MAIN ST LOT 150
MESA, AZ 85213-9327

TAYLOR MORRISON ARIZONA INC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE, AZ 85251

TAYLOR MORRISON ARIZONA INC
4900 N SCOTTSDALE RD
STE 2200
SCOTTSDALE, AZ 85251

TAYLOR MORRISON/ARIZONA INC
4900 N SCOTTSDALE RD STE 2200
SCOTTSDALE, AZ 85251

TPG AG EHC III LEN MULTI STATE I
LLC
1665 W ALAMEDA DR STE 130
TEMPE, AZ 85282

VAN RIJN DAIRY
20102 E WARNER RD
MESA, AZ 85212

Vice Mayor Scott Somers
PO Box 1466
Mesa, AZ 85211-1466

VPTM HAWES CROSSING LB LLC
901 MARQUETTE AVE STE 3300
MINNEAPOLIS, MN 55402

Haven at Hawes

By Ashton Woods

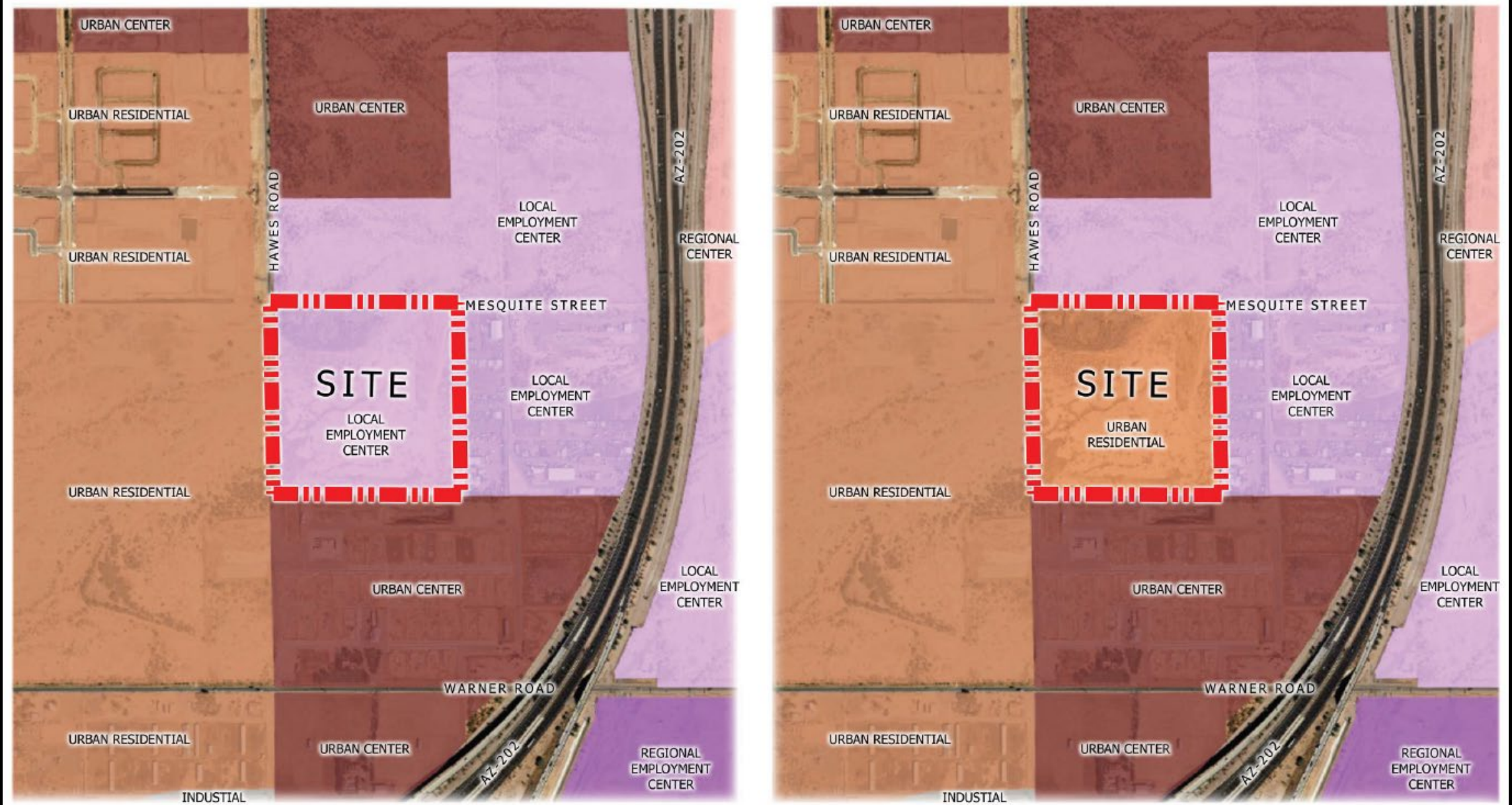
Neighborhood Meeting March 3, 2026

Introduction

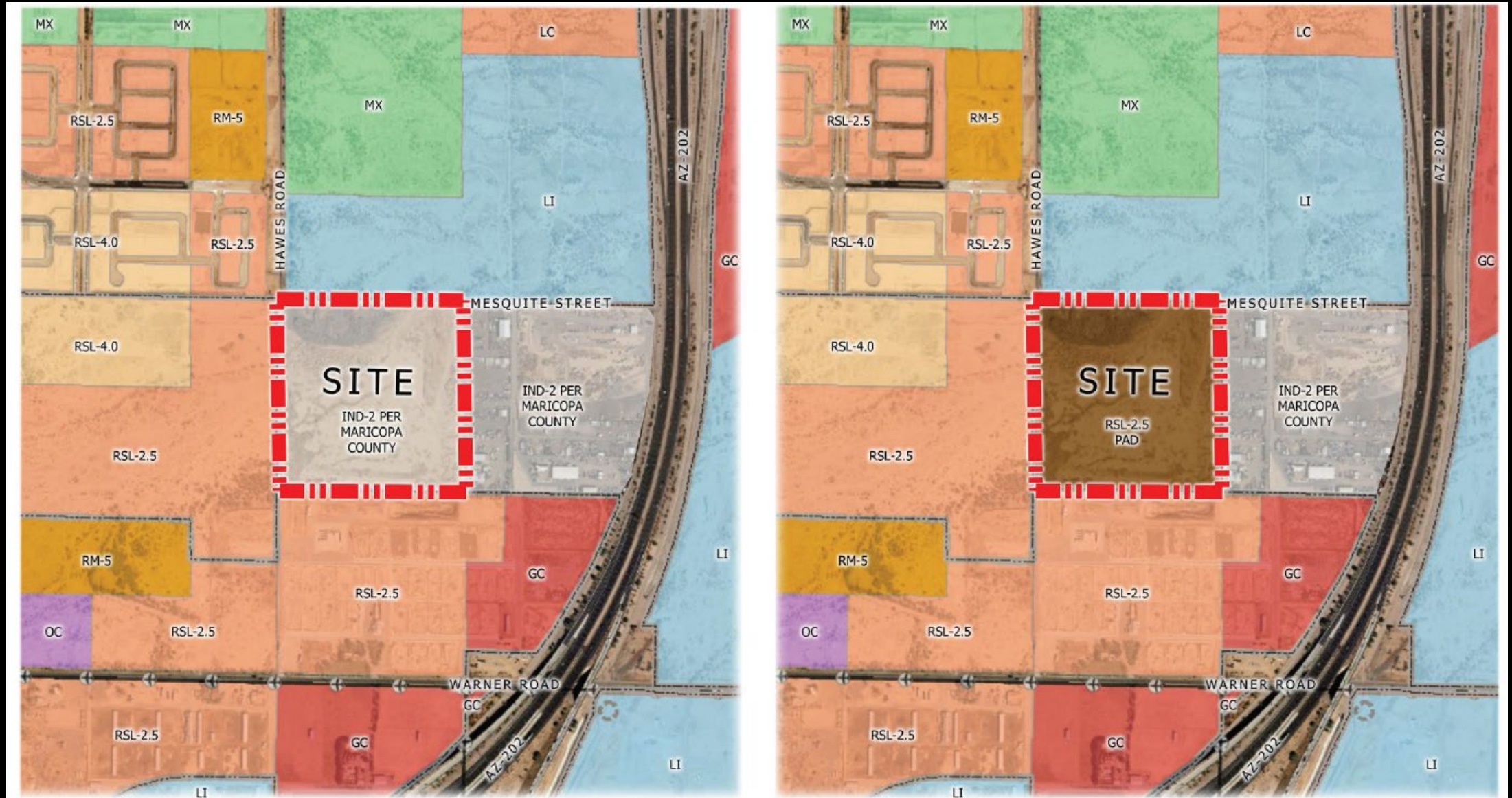
- Proposed single-family residential community
- Southeast corner of east Mesquite Street and south Hawes Road
- 38.03 gross acres
- APN 304-31-005A
- Requests to the City of Mesa
 - Rezoning – Planned Area Development
 - Annexation
 - Major General Plan Amendment



Existing and Proposed General Plan Designations



Existing and Proposed Zoning Designations



Conceptual Site Plan



Previous Plan

SITE DATA		
GROSS AREA	38.03 AC	6.57 DU/AC
NET AREA	37.97 AC	
AMENITY/RET	4.40 AC	
DRAINAGE CHANNEL	3.91 AC	
OPEN SPACE	3.88 AC	
TOTAL OPEN SPACE	12.19 AC	32.1%
UNIT	QTY	MIX %
39' x 80'	250 DU	100.00%
TOTAL	250 DU	

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.



Current Plan

SITE DATA		
GROSS AREA	38.03 AC	6.05 DU/AC
NET AREA	37.98 AC	6.06 DU/AC
AMENITY/RET	4.42 AC	
DRAINAGE CHANNEL	3.79 AC	
OPEN SPACE	3.00 AC	
TOTAL OPEN SPACE	11.20 AC	29.5%
UNIT	QTY	MIX %
39' x 80'	149 DU	64.78%
50' x 80'	81 DU	35.22%
TOTAL	230 DU	

LEGEND



OVERSIZED LOT WITH ENHANCED CORNER ARCHITECTURE

NOTES:

- PERIMETER LOTS AND LOTS ADJACENT TO OPEN SPACE REQUIRE ENHANCED REAR AND/OR SECOND STORY ARCHITECTURAL ELEMENTS. PLEASE REFER TO PRELIMINARY PLAT.
- 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.

Changes

- Amenity/retention increased
- Drainage channel decreased
- Open space decreased
- Number of lots decreased

Conceptual Open Space Plan

Previous Plan



OPEN SPACE DATA		
GROSS AREA	38.03 AC	
NET AREA	37.97 AC	
AMENITY/RET	4.40 AC	11.6%
DRAINAGE CHANNEL	3.91 AC	10.3%
OPEN SPACE	3.88 AC	10.2%
TOTAL OPEN SPACE	12.19 AC	32.1%

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.

Current Plan



OPEN SPACE DATA		
GROSS AREA	38.03 AC	
NET AREA	37.98 AC	
AMENITY/RET	4.42 AC	11.6%
DRAINAGE CHANNEL	3.79 AC	10.0%
OPEN SPACE	3.00 AC	7.9%
TOTAL OPEN SPACE	11.20 AC	29.5%

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Proposed Development Standards

Previous

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**

Current

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%
Garage Standards		
Aggregate Width of garage doors	50%	56%
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 ¹
Interior Side: Minimum aggregate of 2 sides	8	10 ¹
Rear	15	8
Rear Patio	10	5
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
Minimum Dimension Required for Open Space per unit	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and ten (10) feet as a courtyard or lawn area.	To count toward the required open space, the open space must have a minimum depth of at least six (6) feet as an upper story balcony, eight (8) feet as a porch or patio and eight (8) feet as a courtyard or lawn area.

Note:

1. Courtyard walls are permitted to encroach into required side yard setbacks.

Decrease from City standard shown in **red**

Increase from City standard shown in **purple**

Haven at Hawes – PAD Justification Table

Development Standard	RSL 2.5 Required	Proposed PAD	Justification
Garage Standard – Aggregate Width of Garage Doors	50%	56%	The front porches have increased in size to exceed The City's minimum design requirements and to further enhance the streetscape and reduce the garage dominance. A courtyard wall has been added to all Spanish elevations. Bases and mid-section columns have been increased on the Craftsman elevation. Additional wood posts have been added to the Farmhouse elevation. The heel heights on the Craftsman & Farmhouse porches have increased. Lighting, pavers, and exterior door details further enhance the design and reduce the garage dominance of the homes.
Minimum Yards (ft.) Front – Garage	20'	18'	Open Space Provided 29.5%, Open Space required 18% Parking exceeds the City's requirements On street parking – 123 spaces Garage Parking – 460 spaces Driveway parking – 230 spaces Parking at amenity – 19 spaces Required parking – 460 spaces Provided Parking – 832 spaces
Minimum Yards (ft.) Rear	15'	8' for rear building setback and 5' for rear patio setback	The amenity area provides active community space to enhance the livability of the community. A minimum of 400 square feet of usable open space is provided for every unit. Which exceeds the required 280 square feet of usable open space in the RSL 2.5 District.

Conceptual Amenity Plan A



No Change from previous meeting.

The specific amenity design will be reviewed at approved during the Site Plan application process. These images are conceptual.



Conceptual Amenity Plan B

Previous Plan



Current Plan



Minor changes. However, the specific amenity Design will be reviewed at approved during the Site Plan application process. These images are conceptual.

Architectural Character

Current



Added fence
around patio

Enhanced pillars

Enhanced pillars

Enhanced pillars

Previous



Architectural Character



Architectural Character



Next Steps

City of Mesa Planning and Zoning Meeting – March 25, 2026

Anticipated City Council Dates

Study Session: April 2, 2026

Introduction: April 6, 2026

Final Action: April 20, 2026

Notices will be mailed to all property owners within 1000' of the Site and signs will be installed on site at least two weeks prior.

Comments or Questions?

Pew & Lake, PLC

480-461-4670

Sean B. Lake

Sean.lake@pewandlake.com

Sarah Prince

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Haven at Hawes
ZON25-00234 & GPA25-00233
Neighborhood Meeting Summary
March 3, 2026
Virtual Teams Meeting

Meeting Host: Pew & Lake, PLC – Sean Lake & Sarah Prince. Ashton Woods – Brandon Ramirez.

Meeting Attendees: Jennifer Merrill – City of Mesa Planning

Meeting Summary: Meeting started at 6:30pm. No neighbors attended the meeting or contacted the Development Team with questions. Meeting ended at 6:45 pm.

Haven at Hawes

SEC Mesquite Street and Hawes Road

Citizen Participation Report

Annexation, Rezoning, Preliminary Plat, & Major General Plan Amendment

March 5, 2026

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 Hawes.

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:

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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:

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. A second neighborhood meeting was held on March 3, 2026. No neighbors were in attendance. The notice letter and presentation is included in this report.

3. 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.
4. Public notice letter for the Planning and Zoning meeting regarding the Rezoning and Major General Plan Amendment were mailed on March 9, 2026 to all property owners within 1000' of the subject property.
5. 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.
6. The property was property posted with notice signs and installed on the subject site on March 10, 2026 for the March 25, 2026 Planning and Zoning meeting. The sign posting affidavit is included in this Citizen Participation Report.

Schedule:

Pre-Submittal Conference- November 22, 2024

Formal Applications- March 24, 2025

Follow-up Submittals – June 19, 2025 – February 2026.

Neighborhood Meeting- July 28, 2025 and March 3, 2026.

Planning and Zoning Meeting (Major General Plan Amendment) – September 23, 2025

Planning and Zoning Board Hearing- March 25, 2026

City Council Introduction- TBD

City Council Final Action- TBD