



**PLANNING DIVISION
STAFF REPORT**

Planning and Zoning Board

January 12, 2022

CASE No.: **ZON21-00393**

PROJECT NAME: **Hawes Crossing Village One**

Owner's Name:	John and Brenda Van Otterloo Family Trust
Applicant's Name:	Christina Shaw, Hilgartwilson, LLC
Location of Request:	Within the 3200 block of South Hawes Road (west side), within the 3200 to 3500 blocks of South 82 nd Street (both side), and within the 3200 to 3500 blocks of South 80 th Street (east side). Located north of Elliott Road and west side of South Hawes Road.
Parcel No(s):	304-04-026A, 304-04-026B, 304-04-027, 304-04-024C, 304-04-025B, and 304-04-029C
Request(s):	Rezone from Multiple Residence 5 with a Planned Area Development Overlay (RM-5-PAD) to RM-5-PAD-PAD, Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD) to RS-6-PAD-PAD, and Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD-PAD. This request will accommodate the development of a single residence subdivision. Also consider the preliminary plat for "Hawes Crossing Village 1".
Existing Zoning District:	RM-5-PAD, RS-6-PAD, and RSL-2.5-PAD
Council District:	6
Site Size:	80.6± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	January 12, 2022 / 4:00 p.m.
Staff Planner:	Sean Pesek, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **January 22, 1990**, the City Council annexed 1,721± acres of land, including the 80.6±-acre subject property, into the City of Mesa (Ordinance No. 2482).

On **April 2, 1990**, the City Council approved a rezoning of 1,740± acres, including the 80.6± acre subject property from Maricopa County Rural-43, Rural-43-MHR, and C-2 to City of Mesa comparable zoning of Agriculture (AG), Single Residence (SR), and Commercial (C-2) (Case No. Z90-009; Ordinance No. 2511).

On **February 2, 2004**, the City Council approved a rezoning of 90± acres, including the 80.6± acre subject property from Single Residence (R1-43) to Limited Commercial and Light Industrial (C-1 and M-1) (Case No. Z03-049; Ordinance No. 4156).

On **April 20, 2020**, the City Council approved a rezoning of 535± acres, including the 80.6± acre subject property from Agricultural (AG) and Light Industrial (LI) to Single Residence 6 (RS-6-PAD), Residential Small Lot 4.0 (RSL-4.0-PAD), Residential Small Lot 2.5 (RSL-2.5-PAD), Multiple Residence 5 (RM-5-PAD), Limited Commercial (LC-PAD), General Commercial (GC-PAD), Mixed Use (MX-PAD), and Light Industrial (LI-PAD) with a Planned Area Development (PAD) Overlay. Approval established the 'Hawes Crossing' PAD to guide the future review of specific plans of development (Case No. ZON17-00606; Ordinance No. 5566).

On **April 20, 2020**, the City Council approved a minor General Plan amendment for 72.9± acres of the 80.6± acre subject property, changing the General Plan character designation from Mixed Use Activity/Employment to Neighborhood (Case No. ZON19-00794; Resolution No. 11488).

PROJECT DESCRIPTION

Background:

The subject request is to rezone the subject property from Multiple Residence 5 with a Planned Area Development Overlay (RM-5-PAD) to RM-5-PAD-PAD, Single Residence 6 with a Planned Area Development Overlay (RS-6-PAD) to RS-6-PAD-PAD, and Small Lot Single Residence 2.5 with a Planned Area Development Overlay (RSL-2.5-PAD) to RSL-2.5-PAD-PAD and consider the associated Preliminary Plat and Specific Plan for "Hawes Crossing Village One". If approved, the proposed rezone will establish a PAD overlay specific to the subject property to provide additional deviations from the Mesa Zoning Ordinance (MZO) development standards and allow the applicant to develop a 458-lot residential subdivision. All conditions of approval associated with the original Hawes Crossing PAD case (Ordinance No. 5566) shall remain unchanged and in effect.

The requested rezone also includes modifications to the existing zoning boundaries. As proposed, certain sections of the boundary line between the RS-6-PAD and RSL-2.5-PAD districts will shift 30± and 50± feet to the west to align with the center line of internal streets. The boundary line between the RM-5-PAD, RS-6-PAD and RSL-2.5-PAD zoning districts will shift 12± feet to the north.

The proposed subdivision plat shows the creation of 458 residential lots on the 80.6± acre subject property. Village One North (RS-6-PAD and RSL-2.5-PAD Districts), comprises the northern 72.88 acres of the site, is planned to be developed with 355 single residence lots ranging in size from 2,910 square feet to 8,893 square feet. Village One South (RM-5-PAD District) encompasses approximately 7.78 acres along the southern boundary. Village One South is planned to be developed with 103 lots, ranging in size from 1,496 square feet to 1,836 square feet, which are intended for an attached single residence product.

General Plan Character Area Designation and Goals:

The General Plan character area designations for the subject property are Neighborhood and Mixed-Use Activity/Employment. Per Chapter 7 of the General Plan, the primary focus of the neighborhood character area is to provide safe places for people to live where they can feel secure and enjoy their surrounding community. Neighborhoods can contain a variety of residential uses including single residence detached and single residence attached. As such, the subject request conforms to the goals of the neighborhood character area by providing single residence housing.

Per Chapter 7 of the General Plan, the goal of the Mixed Use Activity District is to create strong and viable centers of commercial activity that attract people to unique shopping and entertainment experiences. Similarly, the goal of the Employment District is to create centers of employment activity. The subject request conforms to the purpose and intent of the mixed-use activity and employment character areas. The proposed single residence attached (townhomes) units in Village One South will support future mixed-use development adjacent to Elliot Road and are listed as acceptable secondary uses in the mixed-use activity character area.

Gateway Strategic Development Plan:

The subject property is also located within the Inner Loop District of the Gateway Strategic Development Plan. This district refers to the area south of the U.S. 60, between Power Road and the Loop 202. Per the Mesa Gateway Strategic Development Plan – Inner Loop District Update, the property is in an area designated for Neo-Traditional residential development with 6-12 dwelling units per acre (NBH-NT 6-12). Neotraditional neighborhoods promote walkability by having shorter block lengths and perimeters and have greater connectivity to recreational and commercial uses than typical suburban development. Additionally, to promote community health, residential development in the Inner Loop District shall provide areas for outdoor activities that are not highly noise sensitive (for example, sports fields, active play areas/playgrounds, and/or swimming pools). The subject request conforms to the intent of the NBH-NT 6-12 Character Area by providing ample open space and recreational amenities.

Zoning District Designations:

The subject property is zoned RS-6-PAD, RSL-2.5-PAD, RM-5-PAD. Per Section 11-5-1 of the MZO, the general purpose of Mesa's residential districts is to provide for the orderly, well-planned, and balanced growth of residential neighborhoods. Single residence, which includes attached housing product, is allowed by-right in the RS-6, RSL-2.5, and RM-5 zoning districts.

Airport Overflight Areas:

Per Section 11-19 of the MZO, the site is located within the City of Mesa Airfield (AF) Overlay District; specifically, within the Airport Overflight Area Three (AOA 3). The location of the property within the AOA 3 is due to its proximity to the Phoenix-Mesa Gateway Airport. There are no residential use restrictions on properties subject to AOA3

Planned Area Development Overlay:

The Hawes Crossing PAD established a master plan describing the development themes, guidelines, and allowed uses for the community. The applicant is requesting a new PAD overlay to modify certain development standards that pertain to the subject property. Table 1 below shows the required MZO standards and the applicant's proposed PAD standards for the RM-5 District. Table 2 below shows the required MZO standards and the applicant's proposed PAD standards for the RS-6-PAD and RSL-2.5-PAD Districts.

Table 1: Development Standards for the RM-5-PAD District

Development Standard	MZO Standard	Proposed PAD Modification	Staff Recommendation
<u>Minimum Lot Depth</u> – <i>MZO Section 11-5-5</i> (Single Residence Attached)	75 Feet	70 Feet	As proposed
<u>Minimum Density</u> (DU/Acre) – <i>MZO Section 11-5-5</i>	20 DU/acre	13 DU/acre	As proposed
<u>Maximum Lot Coverage</u> (% of lot) – <i>MZO Section 11-5-5</i>	70%	89%	As proposed
<u>Maximum Building Coverage</u> (% of lot) – <i>MZO Section 11-5-5</i>	65%	70.5%	As proposed
<u>Minimum Dimensions for Residential Enclosed Garages</u> – <i>MZO Section 11-32-4(F)</i> - Double-car garage	20-foot-wide and 22-foot-long	Single Residence Attached – 21 feet wide and 19 feet 6 inches long	As proposed
<u>Attached Garages</u> – <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 3, 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.	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	As proposed

Table 2: Development Standards for the RS-6-PAD and RSL-2.5-PAD Districts

Development Standard	MZO Standard	Proposed PAD Modification	Staff Recommendation
<u>Minimum Dimensions for Residential Enclosed Garages</u> – MZO Section 11-32-4(F) Double-car garage	20-feet-wide and 22-feet-long	Single Residence Detached – 19 feet 4 inches wide and 19 feet six inches long	As proposed
<u>Primary Entrances</u> – MZO Section 11-5-3(B)(3)	A portico, awning, recess, or stoop measuring at least four (4) by four (4) feet which is well defined by a gabled entry, distinct change in roof line or columns, or has some other significant architectural distinction.	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.	As proposed
<u>Building Materials</u> – MZO Section 11-5-3(B)(7)	Any one material must be used on at least 15% of the front façade	For the Spanish Colonial and Spanish Hacienda models, one material may be used on 100% of the front façade	As proposed
<u>Windows</u> – MZO Section 11-5-3(B)(6)(b)	Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least 10% of the façade's area.	Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least: • 4.3% of the façade's area for the Traditional	As proposed

		<p style="text-align: center;">Series</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 	
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Minimum Lot Depth:

Per Section 11-5-5(A) of the MZO, the minimum lot depth for single residence attached housing product is 75 feet. The applicant is requesting to reduce the minimum required lot depth from 75 feet to 70 feet to accommodate the proposed townhome project in the RM-5-PAD District.

Minimum Density:

Per Section 11-5-5(A) of the MZO, the minimum residential density on lots zoned RM-5 is 20 dwelling units per acre. The applicant is requesting to reduce the minimum residential density from 20 dwelling units per acre to 13 dwelling units per acre to accommodate the proposed townhome project in the RM-5-PAD District.

Maximum Lot Coverage:

Per Section 11-5-5(A) of the MZO, the maximum lot coverage (% of lot) in the RM-5 District is 70%. The applicant is requesting to increase the maximum allowable lot coverage from 70% to 89% to accommodate the proposed townhome project in the RM-5-PAD District.

Maximum Building Coverage:

Per Section 11-5-5(A) of the MZO, the maximum building coverage (% of lot) in the RM-5 District is 65%. The applicant is requesting to increase the maximum allowable building coverage from 65% to 70.5% to accommodate the proposed townhome project in the RM-5-PAD District.

Minimum Dimensions for Double Residential Enclosed Garages:

Per Section 11-5-5(A) of the MZO, double-car enclosed garages shall be at least 20-feet-wide and 20-feet-long. The applicant is requesting to reduce the minimum double-car garage dimensions from 20-feet-wide and 20-feet-long to 21 feet wide and 19 feet 6 inches long for the proposed single residence attached product in the RM-5-PAD District and 19 feet 4 inches wide and 19 feet 6 inches long for the proposed single residential detached product in the RS-6-PAD and RSL-2.5-PAD Districts.

Attached Garages:

Per Section 11-5-5(B)(4)(f) of the MZO, when multiple garage doors are located within one building, no more than three garage doors may be located adjacent to one another without a break in the building façade. The applicant is requesting that six garage doors be able to be located adjacent to one another without a break in the building façade to facilitate the proposed townhome development in the RM-5-PAD District.

Building Materials:

Per Section 11-5-3(B)(7) of the MZO, buildings must contain at least two (2) kinds of primary exterior materials distinctively different in texture or masonry pattern, such as brick, stone, integrally tinted and textured masonry block, precast concrete, wood, natural and synthetic stone, stucco. Any one material must be used on at least 15% of the front façade. The applicant is requesting to reduce the required number of primary materials from two (2) to one (1) for the Colonial and Spanish Hacienda models.

Windows:

Per Section 11-5-3(B)(6) of the MZO, dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least ten percent (10%) of the façade's area. The applicant is requesting to reduce the minimum required window area (for street-facing facades on a corner lot) from 10% to 4.3% for the Traditional Series; 10% to 6.5% for the Casita Series; and 10% to 6% for the Alley Home Series.

Primary Entrances:

Per Section 11-5-3(B)(3) of the MZO, primary entrances must be covered by either a front porch measuring at least eight-feet-wide by six-feet deep or by defined by a portico, awning, recess, or stoop measuring at least four feet by four feet. The applicant is requesting a deviation for plan 2020 Elevation A, Spanish Colonial which has a covered entry that measures 5'-4" wide by 2'-6" deep.

PAD Justification:

Per Section 11-22-1 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards when it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way. After review, the proposal complies with requirements for a PAD as outlined in Section 11-22 of the MZO. Three (3) pocket parks and one (1) neighborhood park totaling 9.1 acres are centrally located and include amenities such as paved pathways, turf areas, seating, shade structures, sport courts, and playground equipment. Approximately 20.3 acres, or 25% of the total area of Hawes Crossing Village One, consists of common areas and/or open space, which exceeds the required 15% minimum. Entry monumentation consisting of a plaza with seating and decorative hardscape and landscaping is proposed at the primary entrance adjacent to Hawes Road. Design elements are incorporated into the proposed perimeter walls and open space features within the community to promote a unified theme.

Preliminary Plat:

Section 9-6-2 of the Mesa Subdivision Regulations requires subdivision plats located in the City to be processed through four progressive stages. Review and approval of a Preliminary Plat is the second stage in the series, and includes the evaluation of lot configuration, utility layout, street improvements, and drainage requirements. The Preliminary Plat is reviewed and approved by the Planning and Zoning Board. Per Section 9-6-2 of the City's subdivision regulations, all plats are subject to Final Plat approval through the City Council.

As shown on the provided Preliminary Plat, Village One is a proposed detached and attached single residence development with 458 individually platted lots, at a density of approximately 5.7

du/ac. The community is composed of 149 30-foot x 97-foot lots, 84 46-foot x 86-foot lots, 122 55-foot x 120-foot lots, and 103 22-foot x 68-foot lots.

The 30-foot x 97-foot lots will be alley-loaded from private drives and front onto landscaped paths connecting the units to the open space and surrounding neighborhood. The alley-loaded lots are entirely within the RSL-2.5 zoning district.

The RS-6-PAD portion of Village One North is composed of entirely 55-foot-wide lots, in keeping with the intent of the PAD to mirror the residential density of the existing neighborhood to the north. These lots are located along the western and northern border of the subdivision with direct access to multiple open space areas and the central amenity.

The 46-foot-wide lots are interspersed with the alley lots in the RSL-2.5 zoning district to diversify the streetscape.

Surrounding Zoning Designations and Existing Use Activity:

Northwest RS-7-PAD Residential	North RS-6-PAD Residential	Northeast (Across S. Hawes Road) LI-PAD Vacant
West (Across S. 80 th Street) LI and AG Vacant and Industrial	Subject Property RS-6-PAD, RSL-2.5-PAD, RM-5-PAD Vacant and Agriculture	East (Across S. Hawes Road) LI-PAD Vacant
Southwest (Across S. 80 th Street) AG Vacant	South MX-PAD Vacant	Southeast (Across S. Hawes Road) LI-PAD Vacant

Compatibility with Surrounding Land Uses:

Parcels to the east, across S. Hawes Road, are vacant and zoned LI-PAD. To the south, across E. Elliot Road, are vacant parcels zoned MX-PAD and RSL-2.5-PAD which are part of the Hawes Crossing Development. Lastly, to the west, across S. 80th Street, are developed parcels zoned LI and AG. The requested rezone and approval of a Preliminary Plat for a single residence subdivision is consistent with development expected in the surrounding area.

School Impact Analysis:

The Gilbert Public School District reviewed the request for its potential impact on the district and indicated that the existing schools in the area have capacity to serve the anticipated students.

Table 3: School Impact Analysis

Proposed Development (458 lots)	Name of School	Annual Estimated Demand	Adequate Capacity to Serve
Boulder Creek Elementary (PK-6)	Elementary	Not provided	Yes

Desert Ridge Junior High (7-8)	Middle School	Not provided	Yes
Desert Ridge High School	High School	Not provided	Yes

Neighborhood Participation Plan and Public Comments:

As part of the completed Citizen Participation Process, the applicant mailed notification letters to property owners within 1,000 feet of the site, Homeowner Associations (HOAs) within ½ mile of the site, and registered neighborhoods within one mile of the site and conducted a neighborhood meeting on October 7, 2021. The meeting had two attendees who asked general questions about project timing. As of writing this report, staff has not received any comments or concerns from surrounding property owners. Staff will provide the Board with any new information during the scheduled Study Session on January 12, 2022.

Staff Recommendation:

The subject request is consistent with the General Plan, the Mesa Gateway Strategic Development Plan, and the Hawes Crossing PAD and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations and approval of a PAD overlay outlined in Section 11-22-1 of the MZO. Therefore, staff recommends approval of the request with the following conditions.

Conditions of Approval:

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 the final building product types elevations (including the approved naming for model elevations and product types) and floor plans submitted with application, including building materials for RSL-2.5-PAD-PAD, RS-6-PAD-PAD and RM-5-PAD-PAD lots.
8. Compliance with all requirements of Design Review, if required, for development within the RM-5-PAD-PAD parcel.
9. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner shall execute and record the City's standard Avigation Easement and Release for Phoenix-Mesa Gateway Airport prior to the issuance of a building permit.
 - 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. If required, an FAA determination notice of no hazard to air navigation shall be provided prior to building permit issuance.
 - c. Provide written notice to future property owners that the project is within one mile of Phoenix-Mesa Gateway Airport

10. 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:

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

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
Windows – <i>MZO Section 11-5-3(B)(6)(b)</i>	Dwellings located on corner lots shall include windows on the façade facing each street. Such window area should constitute at least: <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
Primary Entrances – <i>MZO Section 11-5-3(B)(3)</i>	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.
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Exhibits:

Exhibit 1-Staff Report

Exhibit 2-Vicinity Map

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Preliminary Plat

3.3 Specific Plan

3.4 Landscape Plan

3.5 Elevations

Exhibit 4-Preliminary Plat

Exhibit 5-Citizen Participation Plan

Exhibit 6-Citizen Participation Report