



PLANNING & ZONING BOARD

January 12, 2022



ZON21-00393



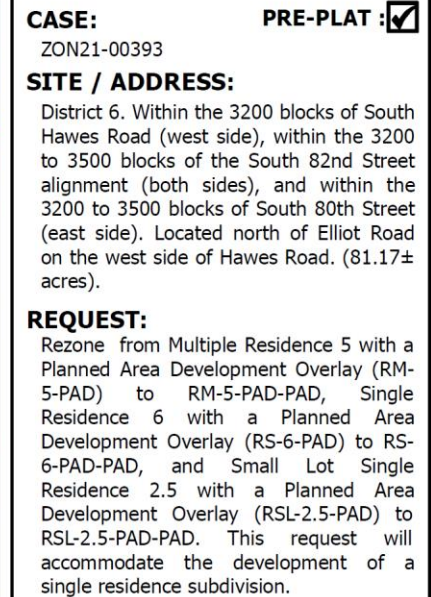
Request

- Rezoning
- Preliminary Plat/Specific Plan Review

Purpose

- Allow for the development of a 458-lot subdivision

- Generally located north of Elliot Road on the west side of Hawes Road
- Within a portion of Hawes Crossing Village



Site Photo



Looking west towards the site from S. Hawes Road

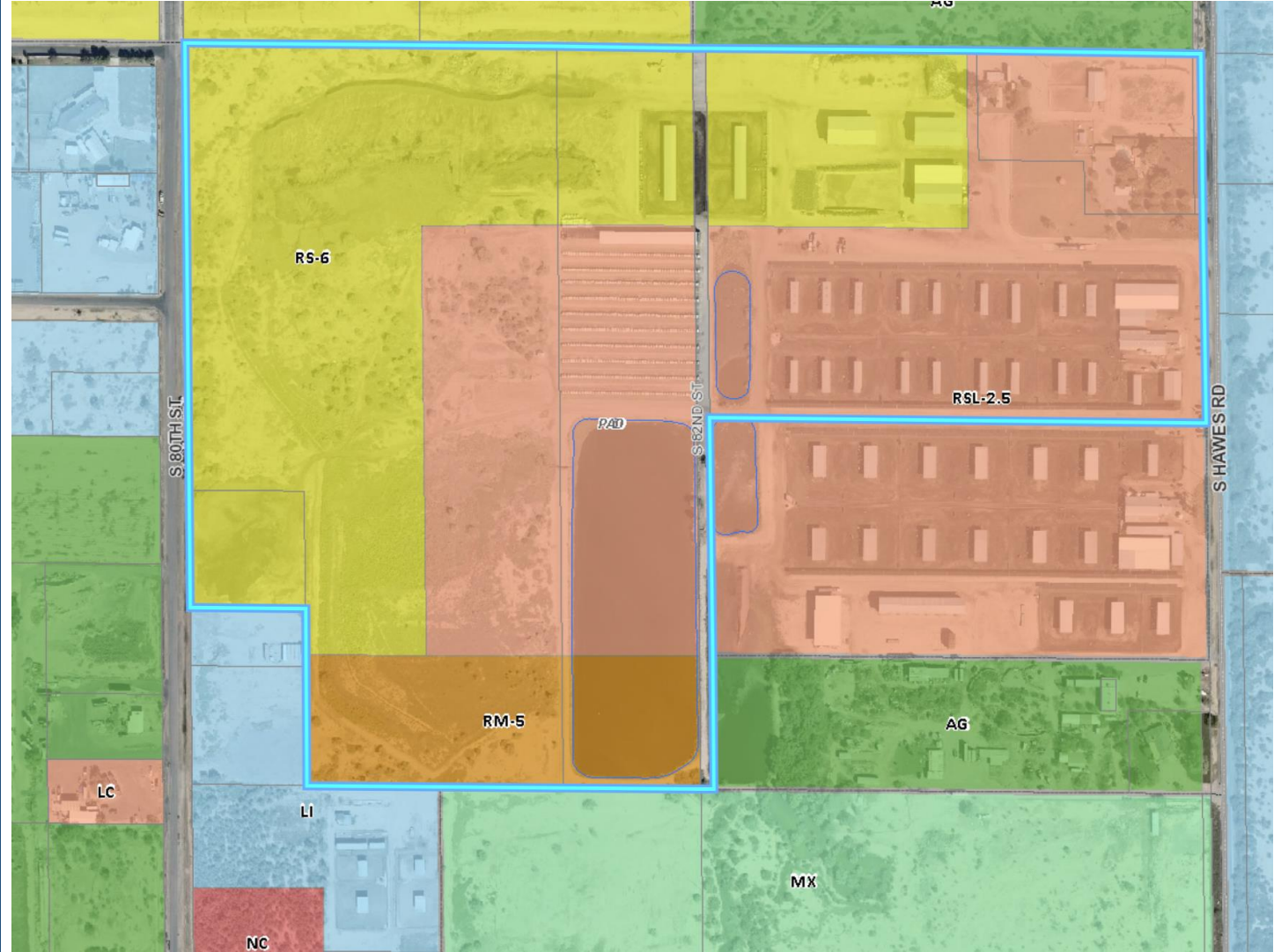
Site Photo

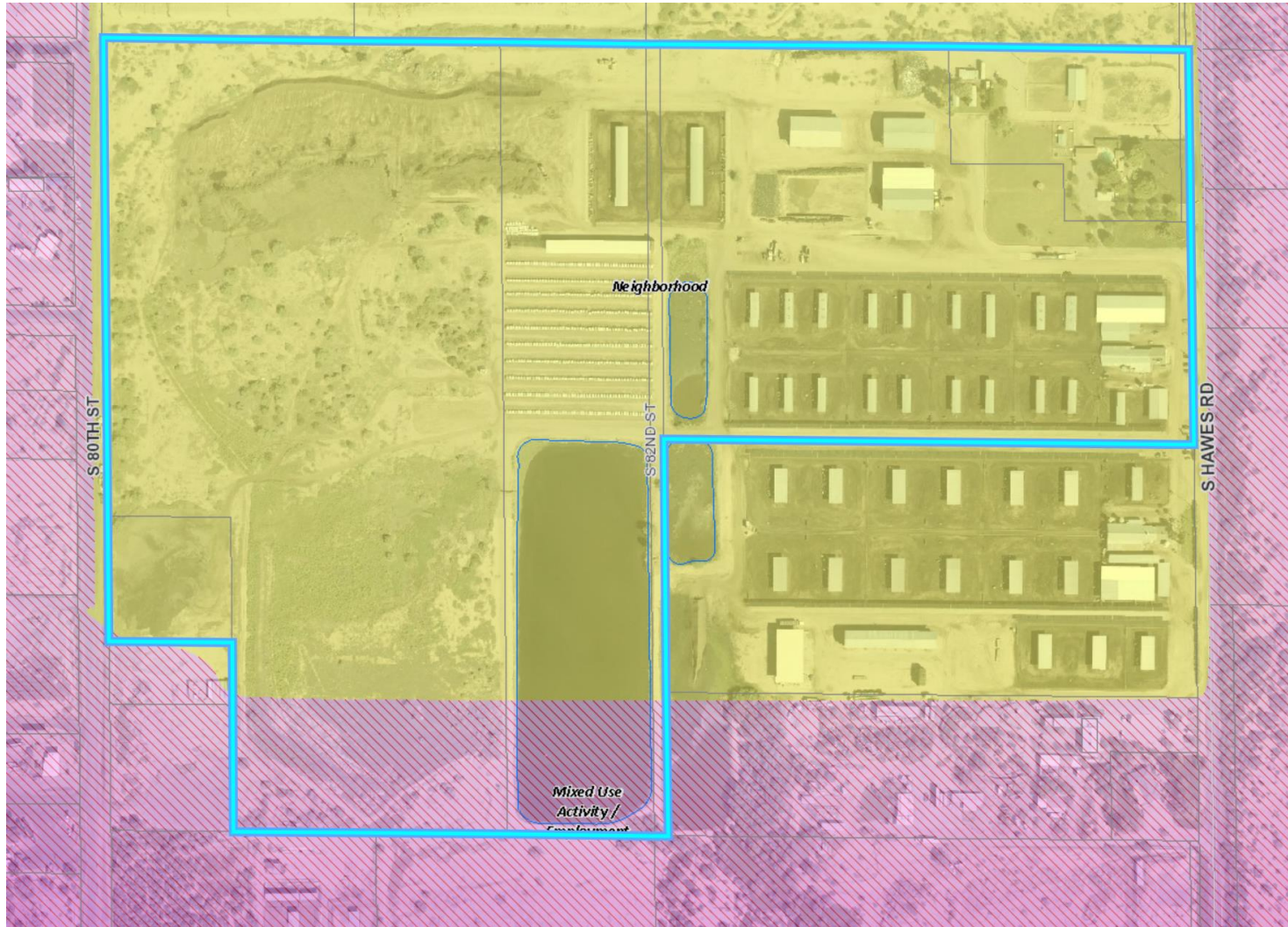


Looking east towards the site from S. 80th Street

Zoning

- RS-6-PAD, RSL-2.5-PAD, RM-5-PAD
- Subject to development standards set forth in the Hawes Crossing PAD





General Plan

Neighborhood

- Provide safe places for people to live
- Can contain a wide variety of housing types
- Subject request conforms to the goals of the neighborhood character area

Mixed Use Activity District/Employment

- Regional activity areas
- Wide range of employment opportunities
- Single residence attached housing product is an acceptable secondary use



Gateway Strategic Development Plan

Inner Loop District

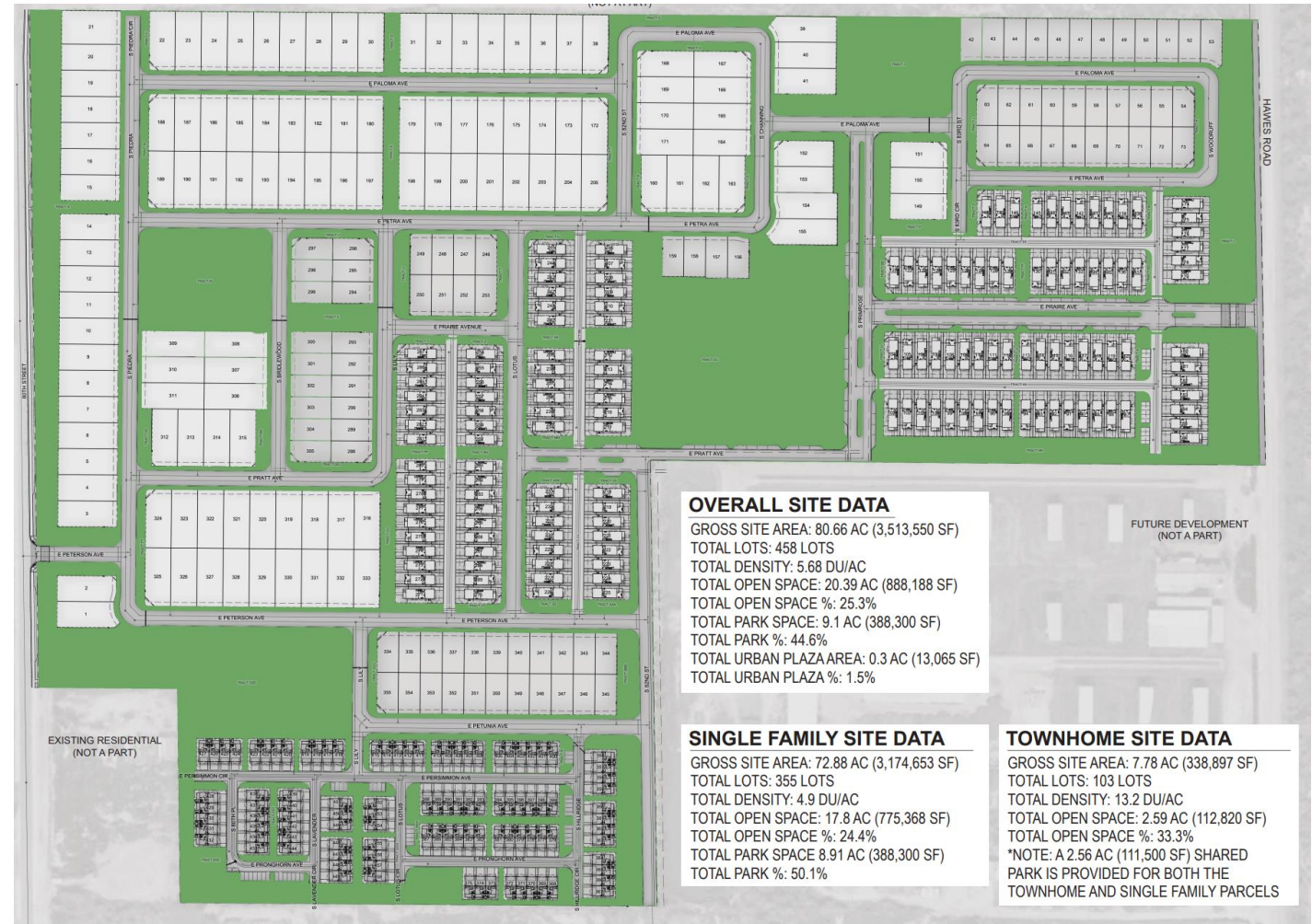
- Neo-Traditional residential (NBH-NT 6-12)
- Promote walkability by having shorter block lengths and have greater connectivity to recreational amenities
- The subject request conforms to the intent of the NBH-NT 6-12 Character Area by providing ample open space and connections between parks

- Village One North (RS-6-PAD and RSL-2.5-PAD Districts) comprises the northern 72.88 acres of the site
 - 355 single-family lots ranging in size from 1,496 to 1,836 square feet
 - 4.9 DU/AC
- Village One South (RM-5-PAD District) encompasses approximately 7.78 acres along the southern subdivision boundary
 - 103 (22' x 86') townhome lots
 - 13.2 DU/AC

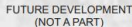


Parks and Open Space

- Approximately 20.39 acres dedicated to common areas and open space (25.3% of the total area of the subdivision)
- Approximately 9.1 acres dedicated to parks (44.6% of total open space area)
- Approximately 0.3 acres of planned urban plazas (1.5% of total open space area)
- Proposed open space and landscape plan complies with the Hawes Crossing PAD requirements and MZO

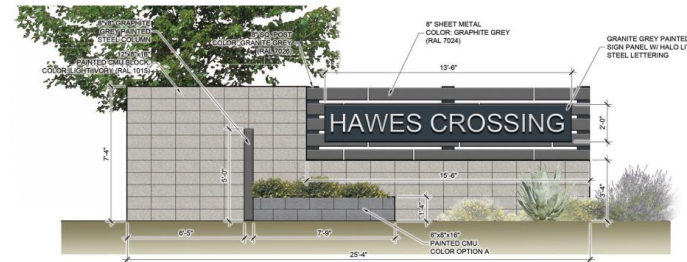


- North-south unpaved pedestrian trail within the required 30-foot-wide open space buffer along the western boundary
- 4'-6' wide paved pedestrian trails linking parks and other common areas
- 6-foot-wide theme street trails along main arterial streets

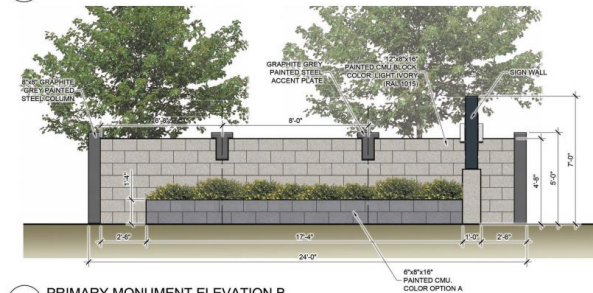


Entry Monumentation

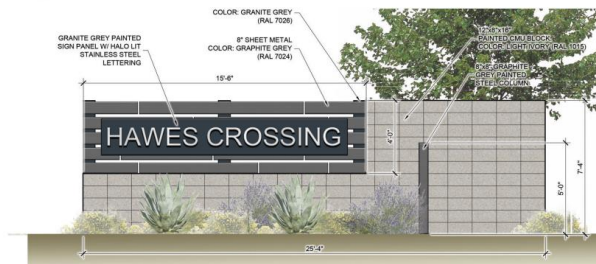
- Primary entrance point adjacent to S. Hawes Road with proposed urban plaza
- Signage
- Seating
- Decorative Paving
- Decorative landscaping



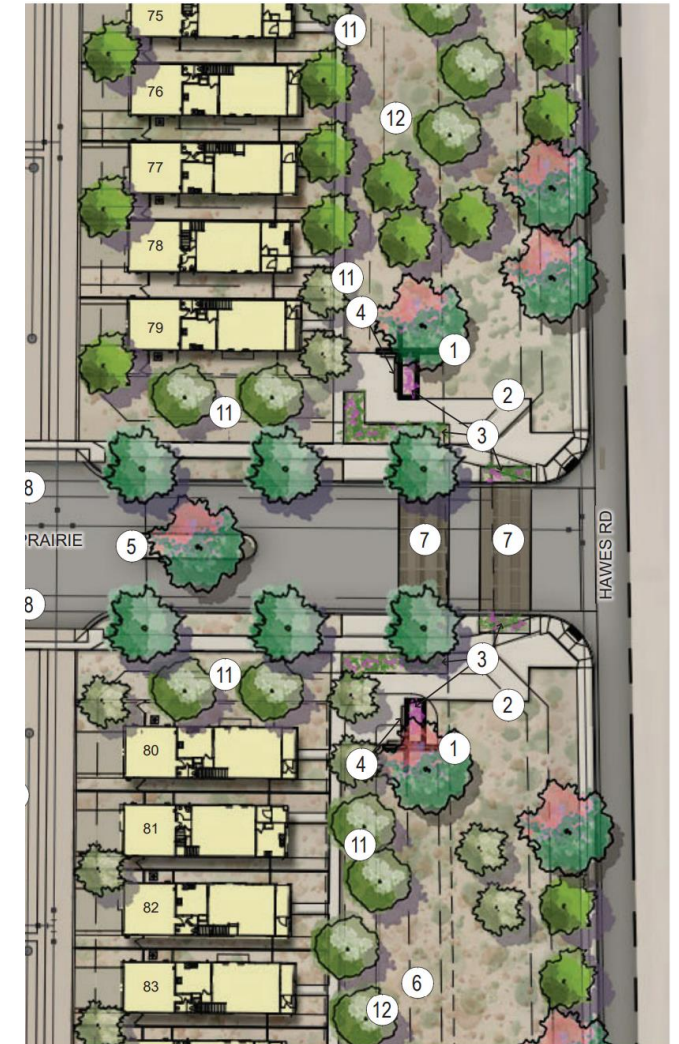
1 PRIMARY MONUMENT ELEVATION A
SCALE: 3/8" = 1'-0"



2 PRIMARY MONUMENT ELEVATION B
SCALE: 3/8" = 1'-0"



4 PRIMARY MONUMENT ELEVATION C
SCALE: 3/8" = 1'-0"



RM-5-PAD Request

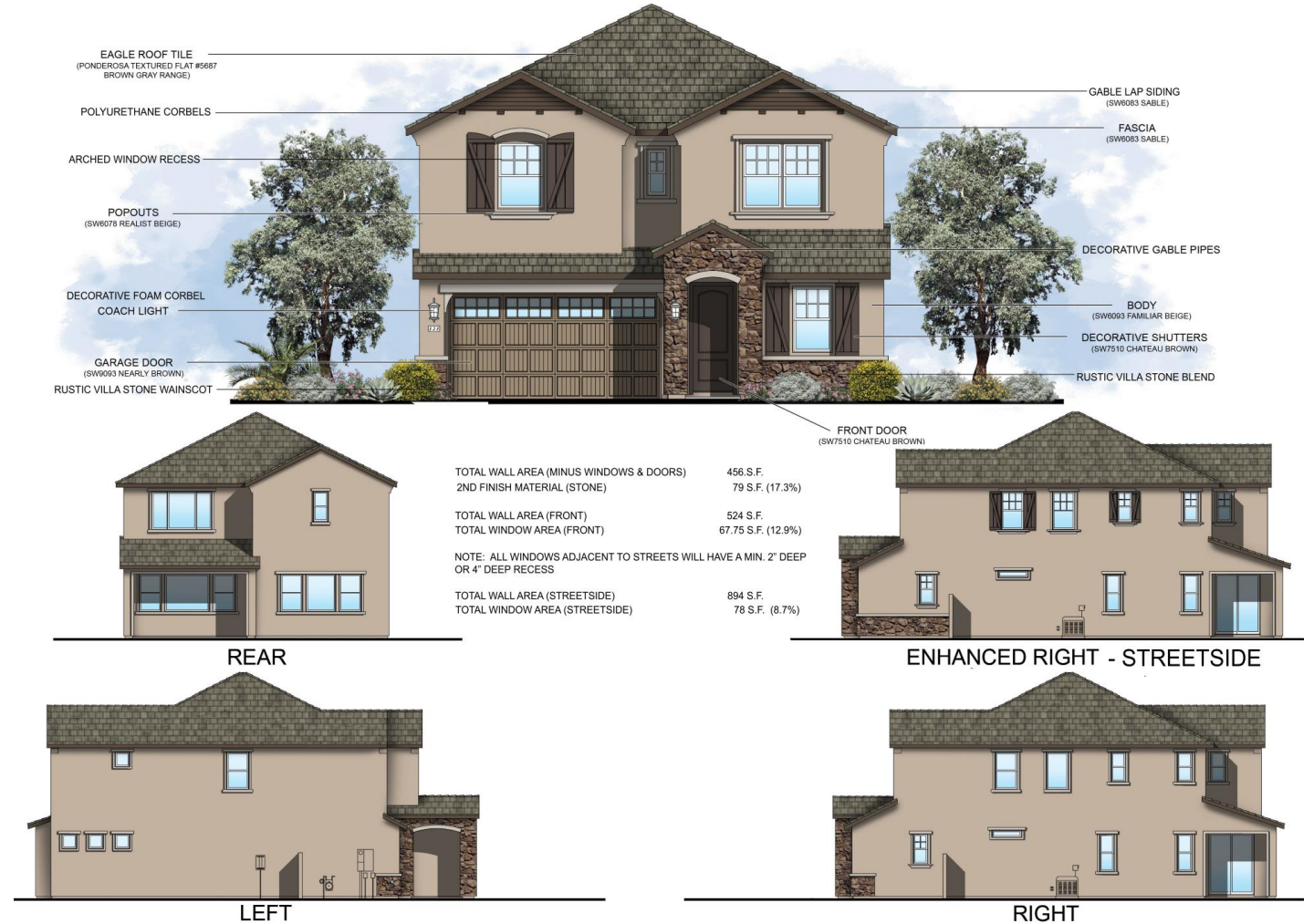
Development Standard	Required	Proposed
Minimum Lot Depth (SFA)	75 feet	70 feet
Minimum Density for RM-5	20 DU/acre	13 DU/acre
Maximum Lot Coverage	70%	89%
Maximum Building Coverage	65%	70.5%
Minimum Dimensions for Enclosed Residential Garages	20-feet-wide and 22-feet-long	21-feet-wide and 19 feet 6 inches long
Attached Garages (alternative compliance)	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	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.

RS-6-PAD and RSL-2.5-PAD Request

Development Standard	Required	Proposed
Minimum Dimensions for Enclosed Residential Garages	20-feet-wide and 22-feet-long	19 feet 4 inches wide and 19 feet six inches long
Primary Entrances (alternative compliance)	A portico, awning, recess, or stoop measuring at least four (4) by four (4) feet	The Spanish Colonial Model shall provide a portico, awning, recess, or stoop measuring at least 2'6" x 5'4"
Building Materials (alternative compliance)	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
Windows on Corner Lots (alternative compliance)	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.	<ul style="list-style-type: none"> • 4.3% of the façade's area for the Traditional Series • 6.5% of the façade's area for the Casita Series • 6% of the façade's area for the Alley Home Series

Elevations

- Apart from the alternative compliance requests, proposed elevations comply with the building and design standards for single residence and multiple residence projects
- Proposed elevations comply with the Hawes Crossing PAD design guidelines



Citizen Participation

- Letter mailed to all property owners within 1,000 feet and HOAs and registered neighborhoods within 1-mile
- Neighborhood meeting held on October 7, 2021, with two attendees who asked general questions about project timing



Summary

Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Gateway Strategic Development Plan
- ✓ Criteria in Chapter 69 for Site Plan Review
- ✓ Criteria in Chapter 22 for a PAD
- ✓ Mesa's Subdivision Regulations (Section 9-6-2)
- ✓ Hawes Crossing PAD

Staff Recommendation

Approval with Conditions



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