



# TREGER PARTNERS

## Harmony At Hawes Crossing Apartments Mesa, AZ Project Narrative



**\*Example of other developments under development of Treger  
subject to change and modification.**



**Executive Summary**  
**Harmony At Hawes Crossing Apartments**  
**Mesa, AZ**

<b>Summary:</b>	236 - unit luxury apartment homes rental development.				
<b>Address:</b>	NEC of Parcel 304-30-004 along Hawes Rd. Approximately 900ft South of the SWC of Hawes Rd and Elliot Rd Mesa, Arizona A portion of Assessor's Parcel # 304-30-004 / More or less 13.2 acres of land Section C-3 and C-4 of the Hawes Crossing PAD – See Exhibit C				
<b>Description:</b>	Named Harmony at Hawes Crossing Apartments, the project will be a secured, gated community consisting of 236 planned apartment units within 16x two to three story buildings, a clubhouse, and a maintenance building. The total area building approx. = 258,923 sqft. Height to be no more than RM-5 Zoning Ordinance Allowance.				
	<b>Unit breakdown is as follows: (see attached Exhibit A for Site Plan)</b>				
<b>Type:</b>		<b>No.</b>	<b>Bldgs.</b>	<b>SF Area</b>	<b>Stories</b>
A	2/2 – 24 Plex	96 units	4	110,736	3
B	2/2 – 24 Plex	48 units	2	53,028	3
C	1/1 – 24 Plex	72 units	3	60,768	3
D	3/2 – 8 Plex	8 units	1	10,792	2
E	1/1 – 2 Plex	12 units	6	18,030	2
F	Clubhouse		1	6,185	2
G	Pool Ramada		1	-	-
H	Maintenance		1	384	1
	Unit design will include spacious floor plans with patio decks or balconies. Each unit will be provided with generous storage, shower baths or tub showers combinations, granite or quartz countertops, in-unit washer and dryers, stainless-steel whirlpool or GE appliances, and walk-in closets.				
	Each unit will have 9' ceilings supplied with LED lighting fixtures, double pane vinyl windows, roof mounted HVAC units, and simulated wood flooring. Exterior elevations will include ledger stone siding and stucco. Four story buildings and clubhouse will be serviced via elevator. The community will be pet friendly. There will be 36 garages available for rent.				
	The site will include a full range of community amenities such as common pool, multiple barbecue locations, ramada with TV pavilion, and a dog park. The 6,000 sqft clubhouse building will include a leasing office, a mailroom with Amazon parcel lockers, a kitchenette, a media room, and a business center on the first floor. The second floor will feature a 24/7, state-of-the-art fitness center equipped with high-end, commercial gym equipment. The fitness center will feature weightlifting equipment, a spin/yoga studio, and a cardio room.				



## **Alternative Landscape Plan Request**

Section 11-33-5.A.1 of the Mesa Zoning Ordinance requires a 15-foot wide foundation base adjacent to exterior walls. The intent of Section 11-33-5.A.1 of the Mesa Zoning Ordinance is to provide sufficient room at the base of a building to accommodate trees, shrubs, and ground covers, along with hard-scape, such as a sidewalk. MDP is proposing to reduce the requirement to 12-feet in width, a 3-foot reduction. As shown on the site and landscape plans, this nominal reduction will still allow for the planting of trees, shrubs, and ground cover as well as sidewalk.

The proposed modification satisfies the following design principals:

- 1. Innovative Design.** Innovative use of plant materials and design techniques in response to unique characteristics of the site by providing the required foundation landscaping while avoiding conflicts with parked cars and adding landscape area at the building entries to enhance the pedestrian experience.
- 2. Plant Variety** the design uses of a variety of plant material, including plants of color, form, and texture, in excess of the minimum requirements by using larger tree: on site and shrubs and ground-cover in excess of requirements at the building foundations.
- 3. Naturalistic Design** by providing plant massing that mime natural groupings throughout the site and at building entries.
- 4. Water Efficiency.** Use of water-efficient irrigation systems by using a drip irrigation system including an ET (evapotranspiration) base controller that reacts to local weather.
- 5. Tree Substitution,** as part of #2, by using larger than required trees throughout the site.
- 6. Plant Viability and Longevity** by providing soil areas at the building entries wider than the required 15. This will provide a wider root zone for the mature trees at the building entries.

The Mesa Fire Department requires a minimum of 30-feet between the fire lane and the face- of-building. Within this 30-feet, parking spaces 18-feet in depth are planned (as required by the Mesa Zoning Ordinance), resulting in 12-feet between the back-of-parking space and face-of-building for foundation base. As a result of the conflicting codes, it is physically impossible to provide a 15-foot foundation base. Nonetheless, in order to meet the intent of Section 11-33-5.A.1 of the Mesa Zoning Ordinance and achieve the desired landscape, the proposed landscape plan calculates the required landscaping based on a 15-foot foundation base, resulting in 30,844 square-feet of building foundation, where 29,998 square-feet is required. In addition, MDP is proposing nearly 181,000 square-feet of landscaping (including the building foundation), where 116,188 square-feet is required. This application only requests to reduce the width--it does not request to reduce the square-footage of landscaping.

MDP has relocated parking stalls and enhanced building entrances' with additional planter areas to further improve the pedestrian experience. As shown on the landscape plan, the pedestrian walkways will be placed adjacent to the buildings where possible, to allow more area for shade trees. In addition to the extensive amount of landscaping, the Sossaman Business Campus also provides 4,000 square-feet of common area open space, which is 700 square-feet more than required.

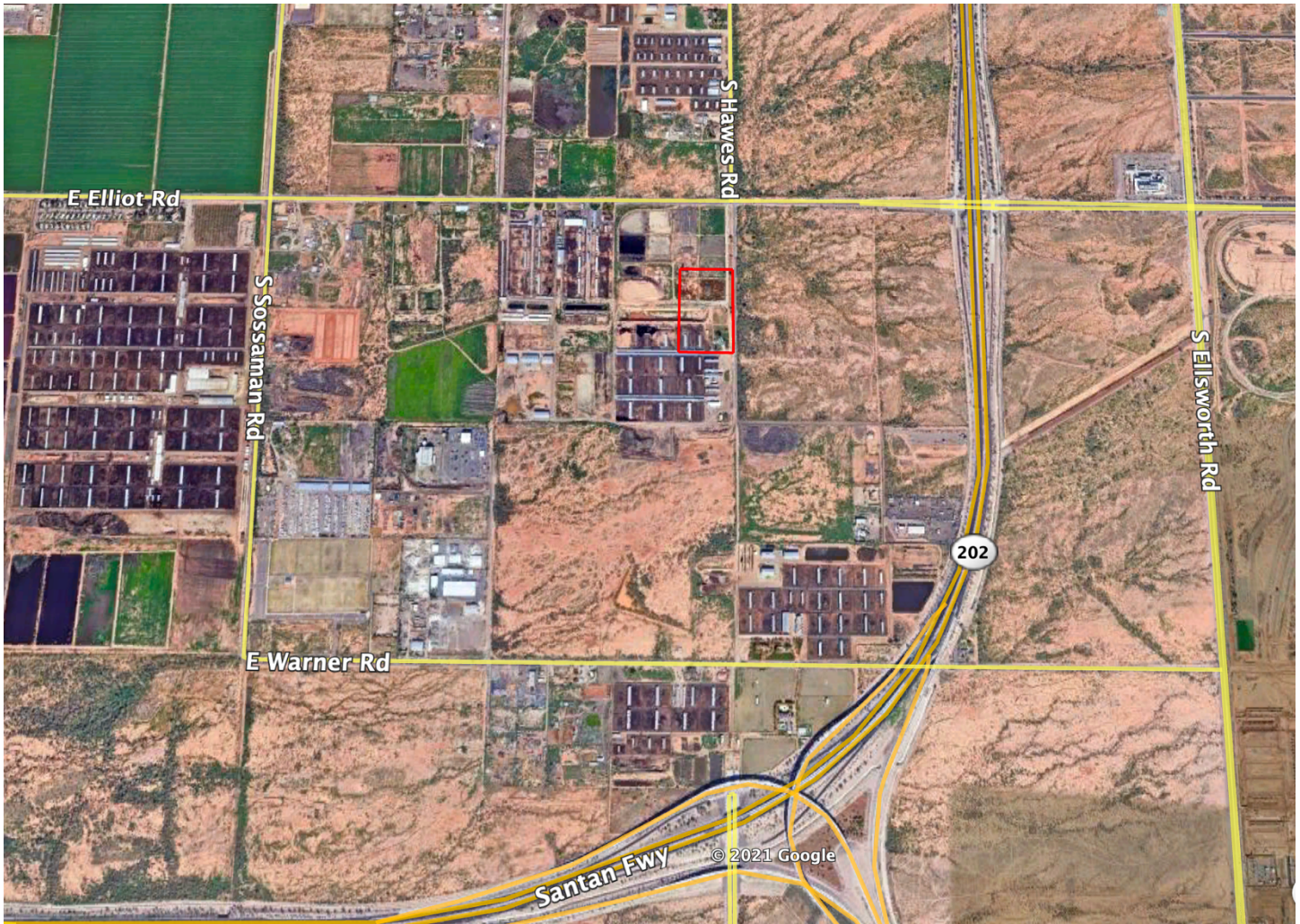
This development proposal satisfies the above criteria by providing a significant amount of landscaping, thoughtfully designed building entrances and walkways, and an extensive amount of common area open space, all of which exceed the design objective of the Mesa Zoning Ordinance and General Plan.

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**Site:**

A major project entry point will be placed along the south community collector rd. featuring palm trees and attractive landscaping. The perimeter landscaping will be placed along Hawes Rd to the East, the landscape setback to the north and along the community collector to the south. Additional Landscaping will be placed within the site's interior common areas.



\* Former Dairy Farm and now a part of the Hawes Crossing PAD

**Parking:** 526 Parking Spaces will be provided.  
496 Parking Spaces Required if not within ¼ mile of Bus Transit Station or Light Rail  
36 Garages

**Site Area:** 573,321 sq ft of Gross Acreage (13.1 acres more or less)  
479,160 sq ft of Net Acreage less ROW dedications (11 acres more or less)

**Zoning** RM-5 Planned Residential Development (Multi Family Standards)  
See Exhibit C for Surrounding Zoning  
Set backs: North - 15 Ft Landscape Setback  
East/South/West 10Ft - Setback



<b>Utilities:</b>	Power:	SRP
	Water/Sewer:	City of Mesa
	Gas:	City of Mesa
	Data:	Cox - Gigabit Speed Managed Wifi Throughout Community
<b>Freeway Access:</b>	Harmony at Hawes Crossing Apartments has direct access to full diamond interchanges at Elliot and the East Loop 202. Upon full buildout of Hawes Road, this property will have access to the full diamond interchange at Hawes and the South Loop 202.	
<b>Applicant:</b>	Hawes Crossing Apartments LLC	
<b>Applicant Address:</b>	7918 E. McClain Drive Suite 101, Scottsdale, AZ 85260	
<b>Property Management:</b>	Mark Taylor Investment Management Inc. or similar. This is the preeminent property owner-developer and property manager in the Phoenix metropolitan marketplace.  <b>Mark Taylor Investment Management Inc</b> 6623 N Scottsdale Road Scottsdale, AZ 85250	
<b>Major Questions:</b>	<b>1. Interim Drainage Channel requirements, easement, and impact to subject property proposed development</b> <b>2. The north community collector road's change to a 30' landscape buffer (Our dedication 15' Landscape Buffer)</b> <b>3. Other off-site improvements that may impact the development</b> <b>4. Impact Fees</b>	
<b>Prepared By:</b>	Brandon Treger Development Manager Treger Development 7918 E McClain Dr, Scottsdale, Arizona 85260 O:480-922-0492 C:602-388-9444 (preferred) Brandon@Treger.com	
<b>Exhibit:</b>	<b>A – Vicinity Map</b> <b>B – Site Plan (subject to change and modification)</b> <b>C – Exhibits from PAD</b>	

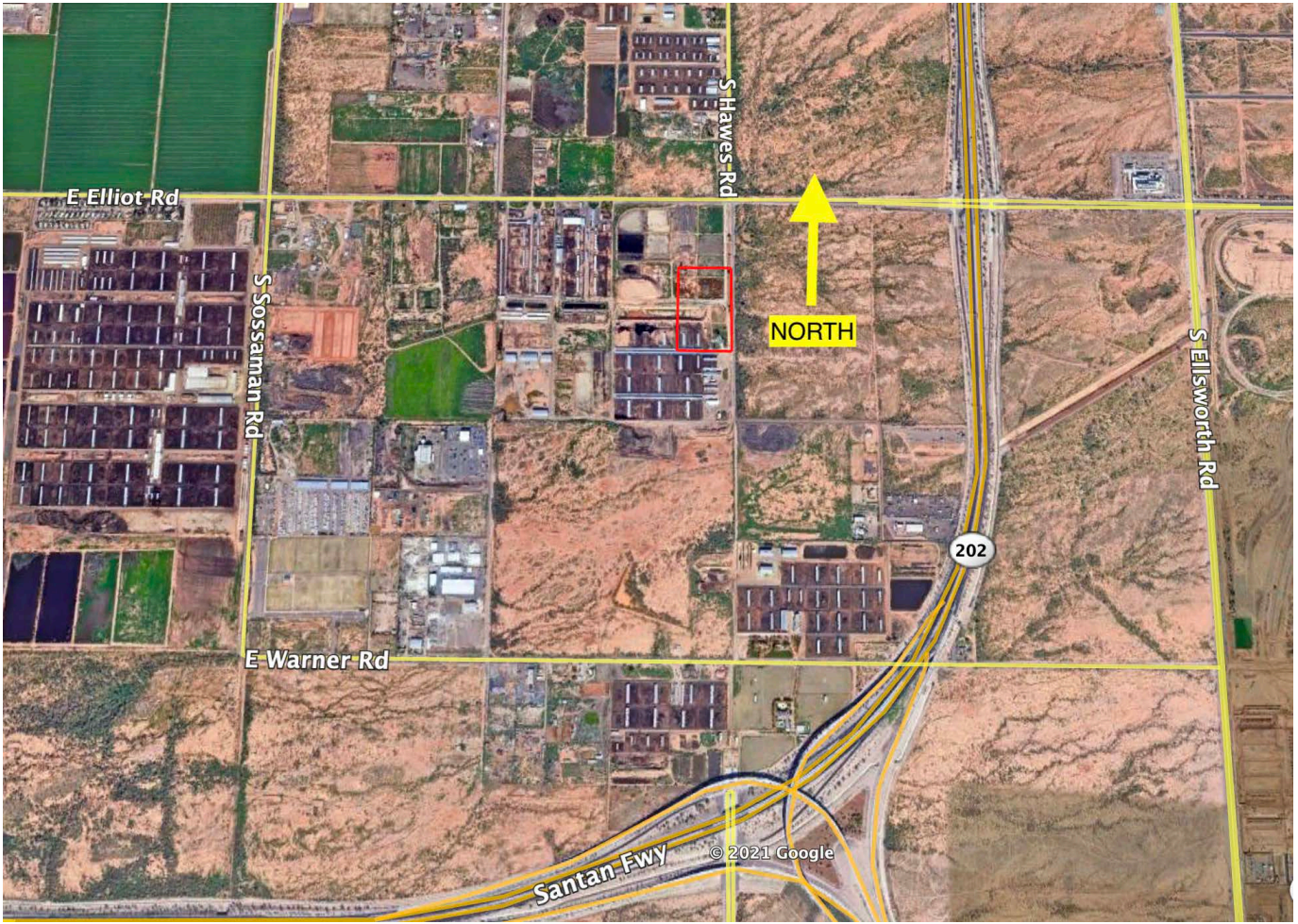


Exhibit A - Aerial





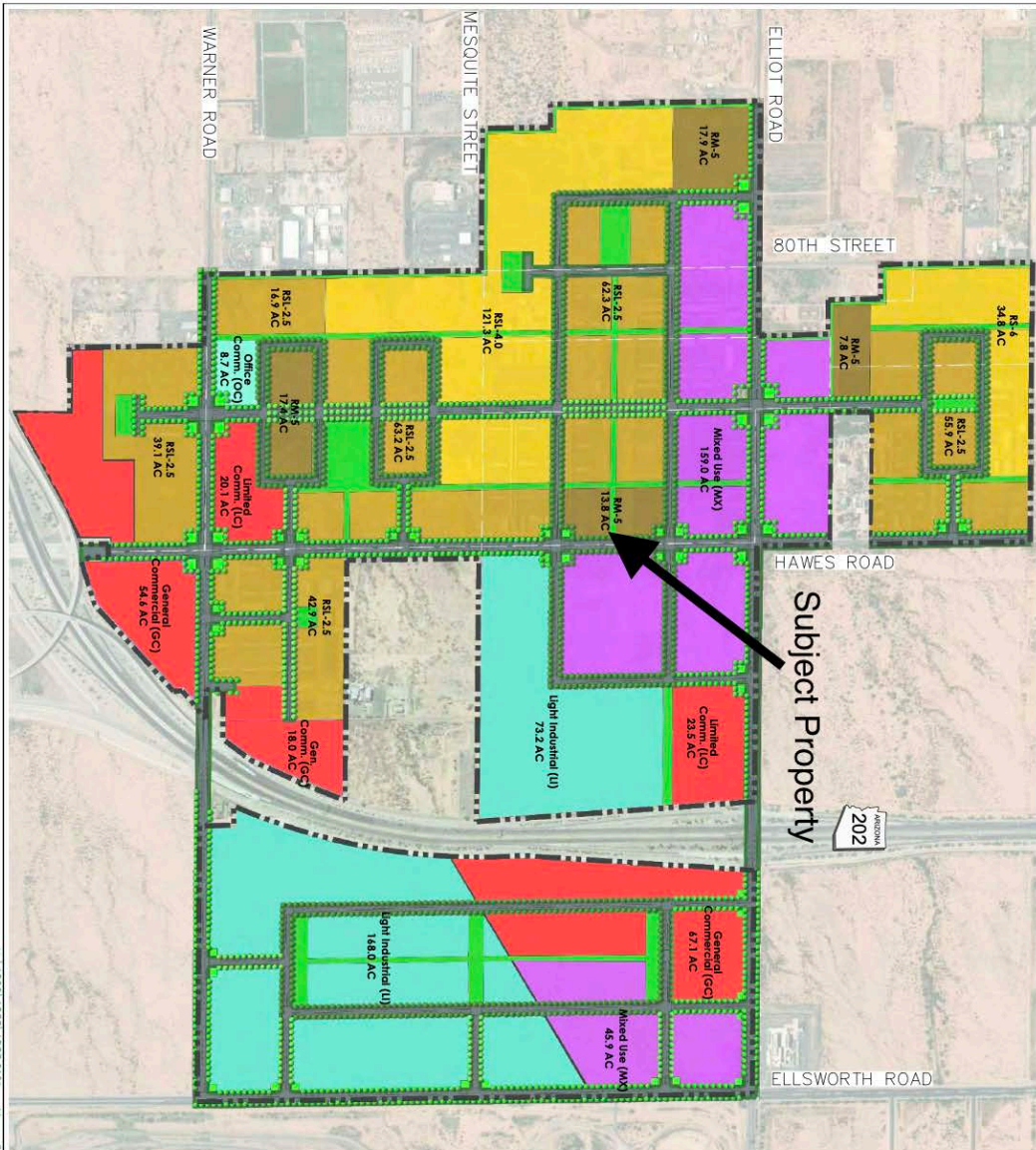






# Exhibit C

Exhibit U - Master Development Plan



## LEGEND

PROJECT BOUNDARY  
ZONING CATEGORIES

- RS-6 & RSL-4.0
- RSL-2.5
- RM-5
- MIXED USE (MX)
- LIGHT INDUSTRIAL (LI)
- LIMITED COMMERCIAL (LC) & GENERAL COMMERCIAL (GC)
- OFFICE (OO)
- PARK/OPEN SPACE
- RIGHT OF WAY/ROADWAY

## NOTES

- 1) LAND USE PLAN PROVIDED BY GREY-PICKETT.
- 2) LAND USE PLAN IS CONCEPTUAL AND IS SUBJECT TO CHANGE.

1000 500 0 1000 2000  
SCALE  
FEET

GREY-PICKETT

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PROJ. NO.:	1833.01
DATE:	SEP 2019
SCALE:	1"=1000'
DRAWN BY:	MAJ
CHECKED BY:	MI

**HAWES CROSSING**  
ELLIOT RD & LOOP 202  
MESA, AZ  
**MASTER DEVELOPMENT PLAN**

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