



PLANNING DIVISION
STAFF REPORT

Planning and Zoning Board

September 14, 2022

CASE No.: **ZON22-00924** PROJECT NAME: **Hawes Crossing Village 2, Parcel A PAD Amendment**

Owner's Name:	Robo Land, LLC
Applicant's Name:	Keith Nitcher, Kimley-Horn and Associates, Inc.
Location of Request:	Within the 3700 to 3900 blocks of South Hawes Road (west side) and within the 7800 block of East Elliot Road (south side). Located east of Sossaman Road and north of Warner Road.
Parcel No(s):	304-30-002A and 304-30-007G
Request(s):	Rezone from Small Lot Single Residence-4.0 with a Planned Area Development overlay (RSL-4.0-PAD) to Small Lot Single Residence-4.0 with a Planned Area Development overlay (RSL-4.0-PAD-PAD). This request will allow for the development of a single residential subdivision.
Existing Zoning District:	RSL-4.0-PAD
Council District:	6
Site Size:	26± acres
Proposed Use(s):	Single Residence
Existing Use(s):	Vacant
P&Z Hearing Date(s):	September 14, 2022 / 4:00 p.m.
Staff Planner:	Sean Pesek, Planner II
Staff Recommendation:	APPROVAL with Conditions

HISTORY

On **April 20, 2020**, the City Council annexed 319± acres of land, including the 26± acre subject property into the City of Mesa (Case No. ANX18-00788; Ordinance No. 5564).

On **April 20, 2020**, the City Council approved a rezoning of 535± acres, including the 26± 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 Overlay (LI-PAD). 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 150± acres, including the 26± acre subject property changing the General Plan character designation from Mixed Use Activity/Employment to Neighborhood (Case No. ZON19-00754; Resolution No. 11488).

On **February 23, 2022**, Mesa's Planning and Zoning Board approved a preliminary plat for Hawes Crossing Village 2, which includes the 26± acre subject property (Case No. ZON21-01023).

On **August 22, 2022**, the City Council approved a Final Plat for Hawes Crossing Village 2, which includes the 26± acre subject property (Case No. SUB21-01184).

PROJECT DESCRIPTION

Background:

The subject request is to rezone the subject property from Small Lot Single Residence-4.0 with a Planned Area Development Overlay (RSL-4.0-PAD) to Small Lot Single Residence-4.0 with Planned Area Development Overlay (RSL-4.0-PAD-PAD) for Parcel A of Hawes Crossing Village 2 only. If approved, the proposed rezone will establish a PAD overlay specific to Parcel A of Hawes Crossing Village 2 to provide an additional deviation from the Mesa Zoning Ordinance (MZO), specifically, minimum lot depth for the RSL-4.0 zoning district. All conditions of approval, other than as modified with the PAD request in this case, associated with the original Hawes Crossing PAD case (Ordinance No. 5566) and Preliminary Plat (Case No. ZON21-01023) will remain in effect.

General Plan Character Area Designation and Goals:

The General Plan character area designation for the subject property is Neighborhood. 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.

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 as part of the approved preliminary plat.

Zoning District Designations:

The subject property is zoned RSL-4.0-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. The request for a second PAD overlay is specific to Parcel A of Hawes Crossing Village 2. If approved, the rezone will permit a minimum lot depth of 75 feet for RSL-4.0 lots.

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 AOA 3.

Planned Area Development Overlay for Parcel A of Hawes Crossing Village 2:

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 only to Parcel A of Hawes Crossing Village 2 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 RSL-4.0-PAD District.

Table 1: Development Standards for the RSL4.0-PAD-PAD District

Development Standard	MZO Standard	Proposed PAD	Staff Recommendation
<u>Minimum Lot Depth</u> – <i>MZO Section 11-5-3</i>	85 Feet	75 feet only for Parcel A of Hawes Crossing Village 2	As proposed

Minimum Lot Depth:

Per Section 11-5-3(A) of the MZO, the minimum lot depth in the RSL-4.0 zoning district is 85 feet. The applicant is requesting to reduce the minimum required lot depth from 85 feet to 75 feet to accommodate the development of 10 lots within Parcel A only.

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. Per the approved preliminary plat, two neighborhood parks and five pocket parks totaling 7.8 acres are centrally located and include amenities such as paved pathways, turf areas, seating, shade structures, sport courts, and playground equipment. Approximately 32 acres, or 21% of the total area of Hawes Crossing Village Two, consist of common areas and/or open space, which exceeds the required 15% minimum. Entry monументation consisting of a plaza with seating and decorative

hardscape and landscaping is proposed at the primary entrance adjacent to Hawes Road and Elliot Road.

Surrounding Zoning Designations and Existing Use Activity:

Northwest LI Industrial	North RSL-4.0-PAD Vacant	Northeast RSL-2.5-PAD Vacant
West LI Industrial	Subject Property RSL-4.0-PAD Vacant	East RSL-4.0-PAD Vacant
Southwest Maricopa County Vacant	South RSL-4.0-PAD Vacant	Southeast RSL-4.0-PAD Vacant

Compatibility with Surrounding Land Uses:

Property to the east is zoned LI and developed with industrial uses. Vacant parcels to the north, east and south are zoned RSL-4.0-PAD and RSL-2.5-PAD and part of the Hawes Crossing Village 2 development. The requested rezone is consistent with development expected in the surrounding area.

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. 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 September 14, 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 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 the Hawes Crossing Village 2 Preliminary Plat (Case No. ZON21-01023).
2. Compliance with the Hawes Crossing Development Agreement No. 3144 (Recorders No. 2020-0381318) and approved master reports.
3. Compliance with all City development codes and regulations, except the modification to the development standards as approved with Case No. ZON17-00606 (Ordinance No. 5566) and this PAD as shown in the following table:

Development Standard RSL-4.0	Approved
Minimum Lot Depth – <i>MZO Section 11-5-3</i>	75 feet only for Parcel A of Hawes Crossing Village 2

Exhibits:

Exhibit 1- Vicinity Map

Exhibit 2- Staff Report

Exhibit 3-Application Information

3.1 Project Narrative

3.2 Preliminary Plat

3.3 Citizen Participation Plan

Exhibit 4-Citizen Participation Report