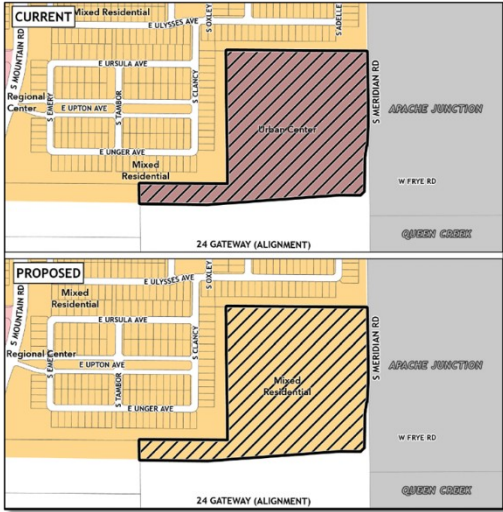


City Council Staff Report

Date	May 4, 2026	
Case No.	GPA25-00283	
Project Name	Haven at Destination	
Request	<ul style="list-style-type: none"> Major General Plan Amendment to change the Placetype from Urban Center to Mixed Residential 	
Project Location	Northwest corner of South Meridian Road and Arizona Route 24	
Parcel No(s)	304-34-057F	
Project Area	28± acres	
Council District	District 6	
Existing Zoning	General Industrial (GI)	
General Designation	Urban Center	
Applicant	Sean Lake, Pew and Lake, PLC	
Owner	The Cubes at Meridian 24, LLC	
Staff Planner	Mallory Ress, Senior Planner	

Recommendation

Staff Recommendation:

Staff finds that the Proposed Project furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, complies with Mesa Zoning Ordinance (MZO) Section 11-75-1, and the General Plan amendment criteria outlined in Chapter 5 of the 2050 Mesa General Plan and Chapter 75 of the Mesa Zoning Ordinance.

Staff recommends **adoption**.

Planning & Zoning Board Recommendation:

On March 25, 2026, the Planning and Zoning Board **voted (6-0)** to recommend that City Council **adopt** the proposed amendment.

Project Overview

Request:

The applicant is requesting a Major General Plan Amendment to change the designation for the 28± acre project site from an Urban Center Placetype with an Evolve Growth Strategy to Mixed Residential Placetype with an Evolve Growth Strategy (Proposed Project).

Per Chapter 3 of the Mesa 2050 General Plan, the purpose of the Urban Center Placetype, is to provide compact mixed-use areas where many people live, work and place. Typical uses found in the Placetype include retail, personal services, public/semi-public uses, entertainment and recreation facilities, eating and drinking establishments, and convenience services. Limited multi-family residential may be integrated into Urban Centers to support the vibrancy and economics with high-density residential provided at major transit corridors and along major roadways.

A concurrent request by the applicant for a rezoning (ZON25-00288) to allow single-family residential use and RSL-2.5-PAD zoning is not consistent with the Urban Center Placetype. The applicant is requesting to change the Placetype designation to Mixed Residential. The requested zoning is consistent with the Mixed Residential Placetype a variety of housing, such as single family detached and attached homes, duplexes, triplexes, and townhomes with densities not to exceed 30 dwelling units per acre, are typically found.

Per Table 2: *Placetype Change – Minor and Major Criteria* of the Mesa 2050 General Plan, the requested change is a Major General Plan Amendment.

Per Section 11-75-3(B)(1), all General Plan Amendments are subject to two public hearings by the Planning and Zoning Board in conformance with A.R.S § 9-461.06. The first Special Meeting was held for the Proposed Project on September 23, 2025, at the Dobson Ranch Public Library, 2425 South Dobson Road. The second Special Meeting was held on March 25, 2026, at Mesa City Hall.

Related Hearings and Concurrent Applications:

- **Rezoning:** The Planning and Zoning Board public hearing to review the proposed rezoning was held on March 25, 2026 (Case No. ZON25-00288).
- **Preliminary Plat:** A separate Preliminary Plat application, to be approved by the Planning Director, is required for the Proposed Project (Case No. SUB26-00137).

Site Context

General Plan:

- The applicant is requesting to change the Placetype designation from Urban Center to Mixed Residential.
- Per Chapter 3 of the 2050 General Plan, the purpose of the Mixed Residential Placetype is primarily residential that allows for a variety of housing, such as single-family detached and attached homes, duplexes, triplexes, quadplexes, townhomes and low- to medium-density multiple residences, not to exceed 30 dwelling units per acre.
- The Proposed Project, and concurrent applications, are consistent with the Mixed Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies of the 2050 Mesa General Plan.

General Plan Amendment Approval Criteria Analysis:

Approval Criteria – Chapter 5 of the Mesa 2050 General Plan (pg. 135):

1. **Whether the proposed amendment will result in a shortage of land for other planned uses, such as whether the change will result in a substantial and undesirable reduction in the amount of available land for employment or housing:**

The Proposed Project will not result in a shortage of land for other planned uses. While the Proposed Project reduces the amount of land designated for commercial and employment uses, within one (1) mile west of the subject site an approximately 115± acre master planned mixed use development, including an auto mall, multifamily and retail uses, was recently approved by City Council.

The Proposed Project supports the City's broader objective of increasing housing by enabling residential development in a location that is compatible with surrounding single-family residential land uses to the west and north of the subject site.

2. **Whether events after the adoption of the General Plan have changed the character or condition of the area, making the proposed amendment appropriate:**

Since adoption of the Mesa 2050 General Plan in November 2024, properties to the west of the subject site was approved for multi-family residential and commercial uses as a part of a 115± acre master planned development. Per Chapter 5 of the General Plan, both multi-family residential and commercial uses are typical of the Urban Center Placetype.

The Proposed Project provides for additional residential development which can help support the nearby future commercial uses.

Given the recent approvals and surrounding land use and zoning patterns, the Proposed Project is appropriate and consistent with the existing context.

3. **The degree to which the proposed amendment will impact the whole community or a portion of the community by:**

- a. **Altering acceptable existing land use patterns in a significant way that is contrary to the Vision, Guiding Principles, or Strategies identified in the General Plan:**

The Proposed Project is consistent with the Vision, Guiding Principles and Strategies, and applicable elements identified in the 2050 Mesa General Plan and is consistent with the existing Mixed Residential Placetype to the north and west of the subject site.

- b. **Requiring larger or more extensive improvements to roads, sewer, or water systems than are necessary to support the prevailing land uses which may negatively impact development of other lands:**

The Proposed Project and concurrent applications will require the applicant to make half-street Right-of-Way improvements, and will be completed as part of the development of the project.

The concurrent applications have been reviewed by the Engineering and Transportation Departments, and staff is satisfied with the proposed improvements.

- c. **Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives and transit:**

The Proposed Project will not adversely affect surrounding development with increased traffic congestion. Right-of-Way improvements will be completed as part of the project and will meet City Code 9-8-3, the Mesa Transportation Plan, Off-site Improvement regulations, Engineering and Design Standards Manual, Subdivision Regulations and current City of Mesa Standard Details and Specifications.

4. **Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan:**

The Proposed Project is consistent with the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan including the following Strategies:

- N1. Promote complete communities in both existing and new neighborhoods.
- N4. Use neighborhood planning to engage local communities and define neighborhood specific character, values, and policies.
- H1. Create more opportunities for housing options.
- H2. Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.

- LU2. Create opportunities for placemaking in neighborhoods that reinforce their unique character and sense of place
5. **Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa:**

The Proposed Project facilitates the development of additional residential units located in Hawes Crossing. This is an improvement to both the General Plan and the City of Mesa by facilitating the development of vacant property.

The proposed small-lot single residence development will serve as a transition to the RS-6-PAD single residence development to the north and west.

6. **The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria:**

The Proposed Project represents a significant investment in the area and fosters development of vacant property. The addition of a small-lot single residence development in this area helps to fulfill several strategies identified in the General Plan by creating additional housing opportunities including attainable housing units.

Mesa Gateway Strategic Development Plan:

- The Proposed Project is located within the Mixed Community District of the Mesa Gateway Strategic Development Plan.
- This area is envisioned to balance land uses and promote sustainability through the creation of a live/work/play community. While other districts allow for residential uses, this district is the primary area for residential to attain the balance that is sought within the Mesa Gateway area to support employment, education, commercial and industrial uses found primarily within the other districts.
- The Proposed Project is consistent with the Mesa Gateway Strategic Development Plan and will strengthen the area by adding to its residential density, creating a sense of place.
- The Proposed Project furthers the vision, goals and strategies identified in the Mesa Gateway Strategic Development Plan

Citizen Participation

An in-person neighborhood meeting was held on July 29, 2025, with five (5) neighbors in attendance. Attendees raised questions and concerns as identified. The applicant responses are included below each concern.

- HOA and amenities:
 - o The neighborhood will not be gated, and the amenity area will not be regulated by security.
 - o There is no designated dog park; open space areas are available for pet owners to exercise their pets.
 - o The HOA management company has not yet been determined.
- State Route 24:
 - o The site plan will not change due to the expansion of State Route 24.

- o The project site property owner is responsible for half street improvements along the roads directly adjacent to the site.
- o Designated construction access from State Route 24 will be considered.
- Subdivision construction and ownership:
 - o There is a purchase agreement in place, but the sale of the site will not be completed until entitlements are approved.
 - o Acknowledged concern over construction materials that may cause flat tires.

A second virtual neighborhood meeting was held on March 3, 2026, with five (5) neighbors in attendance. Attendees raised questions and concerns related to the following:

- Lot size and setbacks
- Parking
- Types of housing and amenities
- Home prices and anticipated construction start time

The applicant provided the following responses:

- The typical lot size is 3,000sq.ft. and there are no zero lot line setbacks.
- On-street parking is permitted
- The homes are single-family detached, and the HOA amenities are only available to residents of this subdivision
- At this time there is not an exact price for the homes and the hope is that construction will commence soon after entitlement are obtained.

Required Notification:

- Property Owners within 1,000 Feet were notified of the public hearing. Based on the records of the City of Mesa Community Services Department, there are no active HOAs within ½ mile or registered neighborhoods within one mile of the subject site.
- Staff received one comment from a resident in the area expressing opposition to the request; however, they did not provide a reason for their opposition.

Staff Recommendation:

The Proposed Project furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, and conforms to the General Plan Amendment criteria outlined in Chapter 5 and Chapter 75 of the Mesa Zoning Ordinance.

Staff recommends **adoption**.

Exhibits

Exhibit 1 - Presentation

Exhibit 2 - Resolution

Exhibit 3 - Resolution Map

Exhibit 4 - Vicinity Map

Exhibit 5 - Site Plan

Exhibit 6 - Minutes

Exhibit 7 - Submittal Documents