

The Beverly

120 N Beverly Mesa, AZ 85201

Rezoning request is for
MR-4 Planned Area Development Overlay, Minor General Plan Amendment
with Design Review Board & Site Plan
Application Numbers: ZON24-01052, ZON25-00203 and DRB24-01050
Pre-Application: PRS24-00914

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COPA HEALTH

PRINCIPALS AND DEVELOPMENT TEAM

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Table of Contents

	Page
Introduction.....	3
Description of Property and Relationship to Surrounding Properties……..	5
General Plan Analysis & Recent Updates.....	6
Request.....	16
Proposed Development Standards.....	18
Permitted Uses.....	21
General Development Plan……...	21
Design Criteria.....	22
Utilities and Services…….....	27
Conclusion.....	28

List of Figures	
Vicinity Map.....	Exhibit A
2040 General Plan Land Use/Character Area Map.....	Exhibit B1
2050 General Plan Land Use/Placetype Map.....	Exhibit B2
Conceptual Site Plan with Landscape.....	Exhibit C
Conceptual Color Perspective Rendering.....	Exhibit D
Legal Description.....	Exhibit E

INTRODUCTION

On behalf of our client, Copa Health, we are pleased to submit this narrative, supportive materials and applications for Rezoning, Minor General Plan Amendment, Site Plan, and Design Review for an approximately 1.25-acre site located 690 feet north of Main Street and 250 feet east of Alma School Road, just south of the southwest corner of Auburn Street and North Beverly (APNs: 135-53-015B, -015C and 135-53-017). For reasons explained in more detail below, this site is perfectly positioned for the proposed use by being in a residential environment that is also near the light rail, near major freeways, and near Beverly Park.



EXHIBIT A - VICINITY MAP

This project seeks to bring a positive redevelopment to a site while balancing the goals and policies applicable to the site, which includes (1) the General Plan's placetype designation and a growth strategy with a minor general plan amendment (2) its location within the West Main Street Area Plan; and (3) its proximity to a Transit-Oriented Design (TOD) Station Area. These plans and policies require a thoughtful balance between preserving the existing character of the neighborhood, allowing appropriate redevelopment of existing sites, creating a buffer between the neighborhood and the greater intensity desired on Main Street, and bringing appropriate increases in density near a light rail station. Integrating new development with the existing is a critical element of placemaking that allows for modest growth without compromising the identity of the area.

The subject property has featured a two-story multifamily development for 60 years, which is now owned by COPA Health. The proposed redevelopment from a two-story project to a three-story project is modest and certainly in line with the introduction of a light rail station a mere 690' to the south. The proposed project and its thoughtful design (including height, setbacks, landscaping, etc.) preserves the established Beverly Street neighborhood and strengthens this property as a transitionary use between single-family homes and the higher density and intensity of existing development and future development in the West Main Street Corridor.

Following feedback from the City regarding the placetype of the General Plan, our client has reduced the scale of its proposal by reducing the number of stories from four to three, the building height from 45' to 37'-9", and the density proposed from 32 du/a to 29 du/a. This reduction was done to ensure the Property remains compatible with the density and height of the Beverly Street neighborhood. Staff also recommended to add a minor general plan amendment to our request to better balance the rezoning with the neighborhood and the West Main Street Plan requirements.

Copa Health

Founded in 1957, Copa Health is a non-profit entity and small sized residential developer, who has developed about 6 communities, and over 150 units of affordable housing throughout Arizona over many years. In addition to providing affordable housing, Copa Health also has other divisions, including therapeutic and rehabilitative services. Those divisions are not part of the proposal here. At the subject location, the use has been and will remain affordable multifamily housing, and no medical or behavioral health services will be provided. Those uses have never been facilitated on this property, nor is there a plan to start these services under this redevelopment proposal.

The community on this Property will continue to provide affordable housing for working families and individuals. As part of the amenity offering at this location, resident classes are expected to be offered in the clubhouse on topics such as upskilling to find higher wage jobs, budgeting through improved financial literacy, safeguarding finances by understanding and obtaining appropriate insurance, and filing taxes. Such information will be an asset to residents, and it will help ensure they are able to consistently and timely make rent payments.

Copa Health is pursuing applications for a Rezoning, Site Plan, and Design Review to develop the subject site into a quality residential community for residents in need of

affordable housing. The proposed rezoning request seeks to rezone the 1.25-acre subject site from RM-2 & RM-3 to an RM-4 Planned Area Development (PAD) overlay with amended development standards.

The proposed three-story residential building is built around an open space courtyard with interior circulation. The mix of apartment units consists primarily of two-bedroom units, with some 1- and 3-bedroom units. The site is 1.25 net acres and anticipates a total of 36 units with a density of 29 dwelling units per acre.

The City adopted the West Main Street Area Plan, which sets forth a vision and expectations that are articulated by a number of goals and objectives. The vision for this area *"Is that of a close-knit community with density and a small-town feel, which is unique and eclectic, vibrant and active, that celebrates, embraces and cherishes its diversity."* In addition, this neighborhood relies on its stable and vibrant mature residential neighborhoods, with a diverse stock of housing, which focuses on transit, pedestrians, open space and an economically balanced approach to development and businesses. The proposed use fits perfectly with this vision by providing density appropriate near the light rail without changing the character of the Beverly Street neighborhood. This project provides the neighborhood with a diverse range of housing that fits within this mature and stable residential environment.

DESCRIPTION of PROPERTY and RELATIONSHIP to SURROUNDING PROPERTIES

The subject site is located at 120 N. Beverly and is comprised of three lots under single ownership. As a part of this project, these three lots will be joined into one property through the lot combination or replatting process. The site is located in west Mesa, just north of Main Street and east of Alma School Road. The site is within a short walk of the light rail line and within 2 miles of the Loop 101, Loop 202, and US 60 freeways—giving it excellent transportation options. The site is adjacent to Beverly Park and is surrounded by many multifamily developments and is south of single-family homes. This project plans to demolish the existing, older, and substandard apartments that previously housed the Marc Center, where COPA Health provided affordable housing for individuals and families.

The new apartments will provide much-needed workforce housing beyond the existing 10-unit facility, which was originally constructed in 1965. This older building is nearing its lifecycle end and is in need of so many improvements and upgrades that it makes financial sense to demolish the old building and build a new modernized facility, rather than renovating the old structure. The additional units will be a major help to the City of Mesa.

The subject site is generally level with a 1-to-2-foot change in elevation across the site. As previously noted, the site has a single two-story structure that has outlasted its building life cycle and would require very costly repairs at this point. The site currently includes a small parking lot and only one access point onto Beverly. The balance of the site consists of older flood irrigated turf and other landscaping elements. The City's General Plan 2050 Land Use map designates this site as "Neighborhood" with a Traditional Residential placetype and a Sustain growth strategy. The subject site is currently zoned both RM-2 & RM-3 and is located within the West Main Street Area Plan.

The subject site has proximity to a key growth corridor along the light rail, which is a catalyst engine for downtown Mesa. Due to its close distance from the light rail corridor and station (690'), it falls short by only 30 feet of being included in the highest intensity development zone for the light rail. As the next property in from this zone, the density we are proposing is an appropriate transition density.

The light rail corridor provides this site with convenient access to the other cities along the light rail and is within close proximity to entire network of Valley freeways and beyond. This makes it an advantageous location for affordable housing whose residents are often more limited on transportation options.

GENERAL PLAN ANALYSIS & RECENT UPDATES

Existing Conditions – General Plan Land Use

The General Plan Land Use designations and existing Zoning for the properties surrounding the subject site are as follows:

General Plan Land Use Designation	Existing Zoning
On site: Neighborhood/Transit Corridor	RM-2 & RM-3
North: Neighborhood	North: RM-3, PAD
South: Neighborhood/Transit Corridor	South: RM-3
East: Neighborhood/Park	East: RM-2 (Beverly Park)
West: Neighborhood/Transit Corridor	West: RM-4

General Plan 2040 & Recent 2050 Update

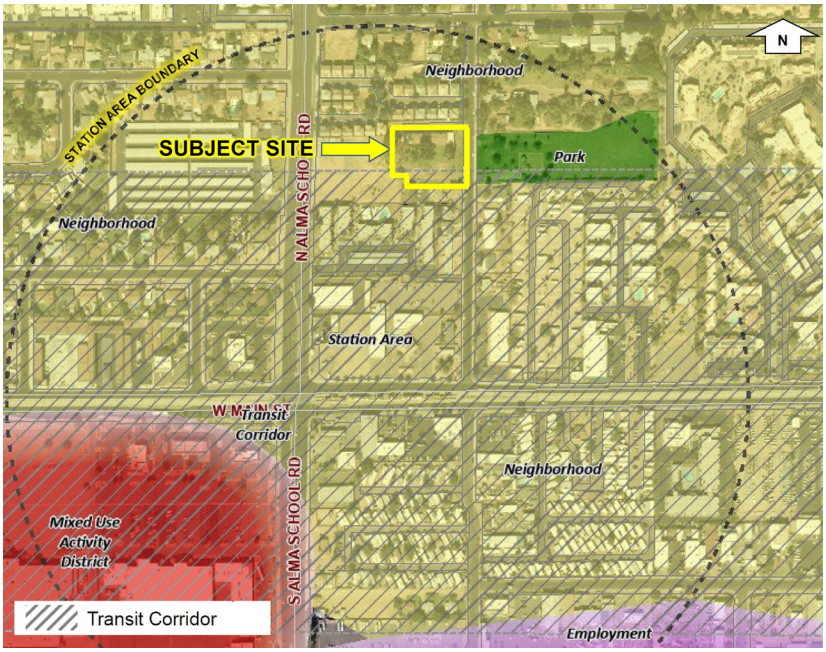


Exhibit B1 – General Plan 2040 - Character Area Map

Prior to the adoption of the 2050 General Plan on November 21st, 2024, the City was operating under the "Mesa 2040 General Plan." Within that General Plan, the subject site was designated as Neighborhood and the bottom portion of the site was within the Transit Corridor area. Those designations were consistent with our initial preliminary application for a rezoning request on October 21st, 2024, and no General Plan amendment was required. However, since our formal application was submitted on December 9th, after adoption of the new general plan, we are now required to file a minor amendment to the General Plan. This was an unfortunate change at an unfortunate time. In the current General Plan, "Tomorrow's Mesa Moving Forward Together - General Plan 2050," Placetypes were introduced to describe the character of different parts of the City, along with growth strategies. Once these additional divisions were added, it became necessary for us to file a minor amendment to the General Plan.

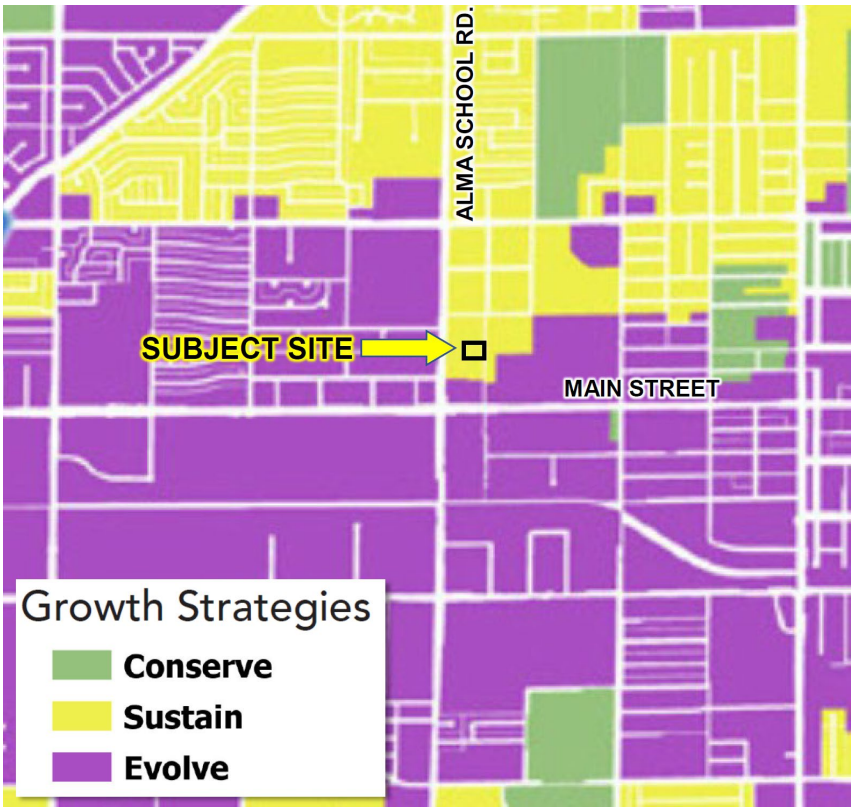
Placetypes and Growth Strategies

The Placetype assigned to this area is "Traditional Residential," but we believe the most appropriate Placetype for the subject site is Mixed Residential. The subject site is in close proximity to the light rail corridor and a light rail station, in addition to other multifamily projects. The City wants and needs additional densification near light rail stations to both take advantage of the light rail investment but also to ensure it succeeds. People are the critical life blood of light rail networks. Without people, ridership drops. And when ridership drops, private investment along the light rail will inevitably be limited. And if that occurs, the City's vision for the light rail will not come to pass.

A designation of Mixed Residential is more appropriate for this site, given its proximity to a light rail station and its adjacency to single family residential. The designation balances the need for density with the need to protect traditional single-family neighborhoods. Accordingly, this designation will act as a transition between the traditional single-family residential neighborhood to the north and the more intense light rail development to the south, both present and future.

In addition to Placetypes, the General Plan was also revised to include Growth Strategies for each area. The three Growth Strategies are Conserve, Sustain, and Evolve. Conserve refers to areas that should be protected in largely their current condition. Sustain refers to areas of stability that are encouraged to remain generally in their current condition but may see minor changes over time. And Evolve refers to areas that are encouraged to improve as development ages.

We expect that when the drafters of the General Plan drew the boundary lines for the growth area, it would have been impossible to precisely draw the boundary lines for each and every linear foot of the boundary. We estimate they looked at the subject property, recognized it was already developed with multifamily, saw the single-family to the north, and made a quick judgment that it should be included within a Sustain designation. However, the better place to start the Sustain designation is just north of our site, where the single-family residential begins. The building on the subject site is old and past its useful life and is in desperate need of redevelopment.
Additionally, this site will act as a valuable transition between the light rail development to the south and the single-family neighborhood to the north.



This site is truly an edge condition for growth related to the light rail station, which is a mere 690 feet to the south. In addition, the existing Traditional Residential Placetype with a growth strategy of Sustain, is not consistent with an area where growth has been planned for many years.

For our zoning and proposed project, both of which we believe to be appropriate for the subject site, we are requesting approval of a Minor General Plan Amendment to change the site's designation to Mixed Residential with the growth strategy of Evolve.

Justification for Minor General Plan Amendment

Mixed Residential Placetype

The Mixed Residential Placetype calls for a variety of housing, such as single-family detached, duplexes, triplexes, townhomes and low to medium density multiple residences, similar to what is being proposed for this site. The proposed density is approximately 29 du/a which does not exceed the 30 du/a maximum density allowed in the Mixed Residential Placetype. The site has excellent connectivity to multimodal systems that connect various land uses to each other and to open space, surrounding commercial developments and neighborhoods.

Evolve Growth Strategy

The Evolve Growth Strategy for Mixed Residential areas focuses on underutilized land and older development, with structures nearing their end of life, as is the condition for the redevelopment of the proposed site at 120 N. Beverly. This Growth Strategy allows for increased density with a more diverse array of housing types and greater integration with public and semi-public uses. This Growth Strategy works well with our proposed zoning district change and makes more sense in an area that is truly a buffer between older established single family residential properties and the more intense densities just 690 feet to the south along the light rail line. In addition, our proposal meets several of the urban design characteristics typical of the Mixed Residential Placetype, these are noted below.

Consistency with 2050 General Plan Vision, Principles & Strategies

Common open space is incorporated into the layout of the development that provides access to the north, south and east towards the park. The proposed building is directly across the street from a public park and is oriented towards the park. The site acts as a transition between lower-density and high-density areas which helps to prevent an abrupt change in height. Street trees and sidewalks are maintained to create continuity with the trees and sidewalk on the other side of the street. These pedestrian pathways along with

bike lanes connect to the nearby commercial just to the south along the light rail line and to the park across the street.

Future residents of this type of multifamily housing will fill the jobs that local commercial entities need filled. This results in a healthier commercial offering for single-family neighborhoods and nearby local workforce. These simple but steady jobs are a stable base for those in the workforce who are learning how to navigate the employment process, pay bills on time, and make ends meet on their own. This redevelopment will help provide much needed affordable workforce housing that allows these residents to upskill and improve their financial literacy. Here we are asking for an appropriate increase in density from the original 10 units with two stories of height to 36 units with three stories. This site has outlived its current density given the changes with the light rail and the City's need for affordable housing to provide a mix of housing options. This upgrade of the existing, older apartments will be the type of targeted and strategic improvement that is appropriate in this area.
The proposed general plan amendment constitutes an overall improvement to the general plan and the city as that it addresses one of the buffer conditions just north of the light rail, yet adjacent to some single family residential homes. This minor modification to the General Plan allows for the proposed RM-4 zoning district, which is more consistent with this vision, the guiding principles, and strategies of the Tomorrow's Mesa 2050 General Plan.

General Plan Strategies & Goals

LU1: Promote a balance of land uses to enhance the quality of life for current and future generations.

"During Tomorrow's Mesa 2050 General Plan update, many residents expressed a desire for a mix of housing types at varied price points, more mixed-use development, and neighborhood-scale retail in walkable neighborhoods. However, an ideal place to live, work, play, and learn looks different for people of different backgrounds, ages, and interests." – Excerpt from General Plan 2050.

Our proposal helps to provide housing for individuals who often struggle to find appropriate and safe housing and communities. Since the existing use has been in place on this site, it only makes sense to keep it here and expand it for the growing need of affordable workforce housing.

LU3: Encourage infill and redevelopment to meet the community's strategic needs.

"As Mesa nears buildout, development will begin to shift from expansion and the development of large areas of vacant land to reinvestment in existing spaces and development of small vacant parcels. There is a cost when growth is built in areas with little or no infrastructure, especially when the growth is in areas far away from existing services. Development and revitalization of vacant and underutilized properties within urbanized areas reduces the cost of managing growth by focusing new development in areas where the infrastructure has already been developed." – Excerpt from General Plan 2050.

This project specifically reinvests in an existing space and is developing several small vacant parcels. With the proximity to the light rail, this redevelopment will utilize existing infrastructure in an older part of the city. The site is currently underutilized, and this development will allow it to take advantage of the nearby urbanization.

CM2: Provide a complete, connected, safe network of on- and off-street active transportation infrastructure.

"Building a robust, active transportation network is more than an amenity, it is a cornerstone for a sustainable and inclusive future."

While the city is expanding its active transportation network, it is important that new developments provide the local resources needed to help cyclists and pedestrians be able to navigate those new networks. We have included secure, indoor bike parking along with a bicycle repair facility in a shaded location, which is needed in Mesa, where the summer temperatures can soar over 110 degrees. These active transportation amenities are important for new developments, so that residents can easily navigate to and from the site and have a place to maintain their bicycles. This is consistent with the City's vision for multi-modal transportation near the light rail corridor.

CM4: Promote transit supportive development along existing and future high-capacity transit routes.

Transit-supportive development is an integrated approach to land use, transportation, and infrastructure planning that directs growth to areas well-served by transit. The development of the light rail has, in effect, made this area a prime area for increased density. In a sense, by investing in and developing the light rail, the City put out a call for the type of denser development COPA is proposing. COPA is seeking to answer that call.

H1: Create more opportunities for housing options.

The general plan 2050 calls for a variety of housing options and notes that this variety of housing options is important to the future of the City of Mesa. The plan also notes the following:

“While Mesa boasts a robust market of single-family homes that are essential for stable neighborhoods, there is a notable gap in housing choice. Mesa is committed to providing housing options for residents of all ages and lifestyles and the diversification of its housing stock.”

There is a gap in the City’s offering of the type of supportive housing that COPA Health provides. This is a key reason COPA has decided to add more capacity at this location. This project will help the City move this area forward as one that is stable and accommodates and diversifies its housing stock for residents of all ages and lifestyles. COPA will certainly not solve the issue of a lack of affordable and supportive housing with this project—since 36 units is a small amount when compared to the need. But this development will matter greatly to future residents, which could be hundreds and thousands over the many years this structure will stand and serve the City of Mesa. And it will serve those people in a critical manner by providing safe, affordable housing in a location that is near mass transit.

H2: Sustain an adequate supply of attainable housing units to meet the needs of residents vulnerable to rising housing costs.

“As Mesa strives to ensure that ‘Housing is Attainable for All,’ a variety of strategies such as land use incentives (i.e., density bonuses, reduced lot sizes, tax incentives, etc.) will be considered as mechanisms to influence the housing stock and sustain affordability.”

To its credit, the City is committed to looking for different means of facilitating and supporting the development of attainable housing in the City. What the proposed development needs from the City is relief from development standards that would deny it from being able to move forward. In light of the benefit this development would provide to the future residents over the years, the requested relief is quite minor.

H4: Encourage the development of high-density housing in proximity to transit and major activity centers.

“Encouraging and enabling the development of high-density housing near transit and activity centers is not just a practical approach, but also a visionary one for Mesa. By locating housing near transit and amenities, we can significantly reduce residents’ reliance on personal vehicles, leading to a reduction in traffic congestion and carbon emissions.”

The proposal is located 1/8 of mile from both the light rail line and a station. Although the density is slightly higher than the surrounding area to the north, that density is appropriate because of the development and proximity of the light rail, which did not exist when the subject site’s existing building was constructed in 1965. Within this new context, slightly higher densities are appropriate for this site.

HS3: Support an intentional local community response to homelessness with housing and supportive services.

“Addressing homelessness is critical for the well-being and stability of Mesa. Mesa is committed to collaborating with local partners. In partnership with non-profit organizations, the City offers transitional housing programs, which serve as a bridge between emergency shelters and permanent housing.” – Excerpt from General Plan 2050.

COPA is the type of local partner referenced above, and it is seeking the City’s partnership on the subject requests to answer a need for additional housing such as the workforce housing here. We commend the City’s for its focus and commitment. Of course, unless action is taken, these types of issues and needs do not resolve themselves. We believe we are proving the City with a reasonable, actionable plan.

Area & Transit District Plans

Transit District under 2040 Plan

We see the proposed zoning request as being in conformance with the City’s vision for this area because it will bring needed, affordable apartment options to an area anchored by the light rail. Per Chapter 7 of the General Plan 2040, Transit Districts are a mixed-use, pedestrian-oriented, urban environment within walking distance of transit stops. This character type overlays the other character types and is used to transition the area into a more transit and pedestrian-oriented development form. The goal of the corridor area is to evolve into a more urban pattern with pedestrian focused streets, but not to the same

level as a station area. In the General Plan 2040 Land Use map a portion of the site fell within the transit district given the site's proximity to a station area.

We recognize the maps have been modified in the 2050 General Plan update, but it remains important to recognize the proximity of this site to the light rail, especially given that these will be affordable apartments. Although some may have vehicular transportation, many will be relying on the light rail and that access may become *critical* to the success of many of the residents.

The voters of Mesa recently approved the General Plan 2050. The updated General Plan Land Use map is now a placetype land use map, rather than a character area map as used previously. Neighborhood is now shown in the color of Traditional Residential and has been further divided to show the new placetype of Neighborhood Center.

The context of this site is perfect for both the present residents of the existing building and the future residents of the proposed redevelopment. The project will benefit from being in a more residential environment, rather than in a more urban and commercial environment up against the light rail. Future residents will be able to become part of a community, which will help them with a sense of stability. That stability will be a positive influence as they work to increase their financial well-being and move up into market-rate housing or even home ownership. This site is ideal because it has that type of stable environment, but it is still within a short walk to the light rail and within approximately two miles of three Valley freeways (Loop 101, Loop 202, and US 60).

The subject site also benefits from its proximity to several grocery stores, a Saint Vincent DePaul Thrift store, and the East Valley Institute of Technology where Adult Educations classes are available for the community.

This development will not only benefit *from* the surrounding community, but it will also provide benefit to the surrounding community for several reasons. Communities benefit from a diversity of housing. Such diversity of housing often brings a diversity of people. And that diversity in turn enriches the lives of all community members. Furthermore, it will contribute to the orderly growth of the City and will be a smaller form of a catalyst for redevelopment of the older and more deteriorated properties, which is what the new general plan update is calling for (i.e., to sustain with appropriate changes).

The proposed residential project with PAD overlay fits the vision of the City for this area, which has been planned for over 20+ years. The site will contribute positively to the well-planned growth of the City and a high-quality of life.

West Main Street Area Plan

The West Main Street Area Plan has been a guiding document that has helped transition away from car focused developments such as motels, travel lodges, and automobile dealerships and more towards a mix of old and new residential neighborhoods and uses associated with the development of the light rail.

Integrating the new with the existing is important and emphasized in the West Main Street Area Plan. It is important to do this without compromising the identity of the area. The use of existing neighborhood features such as green open space, tree canopies, Beverly Park, local road, apartments and zero lot line single family residential all contribute to the sense of place. In addition, it is important to maintain a relatively similar size, which also occurs within the proposed with this project. The new footprint has been shifted further south to allow for a larger buffer from the single family homes to the north but has only been enlarged to help accommodate the third floor and additional units. Elements from the neighborhood such as the color of buildings, material used and even the railing design element from the old Tahitian Palms building, have been incorporated to better blend the new building with the existing neighborhood maintaining and connecting to the character and history of the Beverly Street neighborhood.

The land for this development has been held by the ownership for over 40 years and was previously assembled at that time, but it was never combined into one parcel. Our project is only seeking to combine the parcels to avoid any future issues with part of the proposed building, any easement or utilities that would cross between the parcels. This is not an assemblage of land, but rather a combination of lots that we believe the city would prefer be combined to clean up the plat for this property.

The West Main Street Area Plan proposes development strategies and policies for the West Main Street Area that are focused on preserving and strengthening the identity of the existing community. To that end, as opportunities develop within an 1/8 of a mile of the light rail line, the character is expected to change towards higher intensity and diversity. The intent is to provide for transit-oriented development that contains transit supportive densities. The proposed zoning with a PAD Overlay fulfills the City's vision by implementing or contributing to the achievement of the following land use policies (LUP) from the West Main Street Area Plan:

LUP19: The uses listed in Table 4.2; Section 1 Generalized Transit-Oriented Development Standards should be **encouraged.** Note: Table 4.2 lists multi-Family as a permitted use in the Corridor Area.

LUP21: Residential density in the TOD Corridor Area should not be less than 17 dwelling units per acre in single use projects. The density request here is for 30 dwelling units per acre.

LUP23: A building height of minimum 2 stories and maximum 5 stories are acceptable for buildings in the TOD Corridor Area. Here the request is for 3 stories.

The proposed zoning is compatible with the West Main Street Area Plan. While much of the old urban form of Main Street still exists here today, several of the policies are being achieved through this proposal. The proposed zoning creates long-term stability and vitality to the area. The impacts of the proposed minor general plan amendment more closely align the intent of the West Main Street Area Plan, allowing for some needed growth and creating a residential experience that functions better with a mix of uses such as those that occur within the neighborhoods adjacent and nearby light rail stations.

We feel that our proposal affects the community land use patterns that is complementary to the Vision and Guiding Principles, or Strategies noted above in the General Plan Consistency section. There are little to no impacts or improvements to the roadways, sewer, or water systems necessary to support the proposed apartments, so the proposed project is a good use of resources. Due to the projects proximity to the light rail, it is anticipated that some residents will be able to forgo the option to own and drive their own car and will instead use the light rail for their daily trips to work and the grocery store, saving more income for residents, contributing to better financial literacy and encouraging healthy lifestyles that promote active transportation options, such as cycling and walking.

REQUEST

This request seeks to add a PAD Overlay to the proposed RM-4 zoning with deviations from development standards. It also seeks Site Plan and Design Review approval. The five deviations being proposed from the RM-4 zoning district, by means of the PAD Overlay, are as follows:

1) Landscape Buffer: Adjacent to single residence use to 8 feet on the north and west property line; current requirement is 20-feet. (11-33-3.B.1.a.i)

   Given the small size of the site, this request is necessary. However, note that this reduction still allows us to preserve the most important feature of the landscape area for the neighbors to the north, which are the trees. Although we are asking for a slight reduction in landscape width, the practical reality is we can still fit the same row of trees in 8' that we could fit in 20'. And so long as there are no utility conflicts, a privacy row of trees is being planned for the northern property line as an accommodation to the neighbors. The major difference in our proposal to go from 20' to 8' would simply be a reduction in the number of plants near the north property line, which is not something people on the north side of the wall would see anyway.

   Additionally, we are proposing a generous (relative to the size of the lot) building setback of over 80 feet from the building to the northern property line. For the privacy of the neighbors, this increase in building setback in exchange for a reduction in landscape width is a win-win tradeoff, especially since enough planting width is being preserved for trees.

2) Landscape Buffer: Adjacent to non-single residence use to 5 feet on the south property line; current requirement is 15-feet. (11-33-3.B.2.a.ii)
   Similar to the deviation above, this deviation still preserves the area for planting a row of trees on the southern property line. In fact, although the request is to reduce the landscape setback from 15' to 5', we are meeting the 30' building setback and are providing two rows of trees between the southern property line and the proposed building, as shown in the excerpt of the landscape plan below. This creates a staggered, double row of trees, which is a positive alternative for the neighbors to the south.



Additionally, as the above image shows, there is a built-in buffer just south of the southern property line, which is the driveway of the multifamily apartments to the south. This ensures an extra distance between the proposed structure and the single-family house to the south.

3) Covered parking shall be provided at a rate of 0 spaces per unit; the current requirement is for Multiple-residence projects to provide 1 covered parking space per unit. (11-32-3.D.2)

   Usually, an apartment complex would charge a premium for covered parking, but due to the affordable nature of the project, we want to avoid a situation where we have financially tiered parking—where some residents can afford covered parking and some cannot. Moreover, we would prefer residents prioritize spending money on rent and other basic necessities, rather than premium parking. It is the preference of COPA Health to eliminate this requirement and provide a more unified parking solution for the entire development. This will also help keep eyes on the parking lot area, since views from the upper floors will not be obscured by parking canopies. The building and landscaping will also provide shade for a portion of the parking stalls. Since all of the parking will be the same it will also prevent the need for assigned parking space, which COPA wants to avoid for this development.

4) The foundation base shall be 10-ft at the entrance side; current requirements are for 15-ft at the entrance side. (11-33-5.A.1)

   The foundation base on the north side of the buildings included portions of the parking field. In order to provide the required parking and ample room to navigate the drive aisles, the width of the foundation base has been narrowed to 10 feet. The reduction from 15' to 10' still provides sufficient space for landscaping and an adjacent sidewalk.

5) Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than eight (8) feet, current requirements are ten (10) feet. (11-5-5.A.3.e.i.(1))

   One of our team's key design intentions for this project was to create an atrium breezeway between the two buildings, where the shade of the buildings and the shade of the trees would create an attractive and unifying space for residents. We intend for this space to help drive community interaction and familiarity. This atrium puts residents within closer proximity where they will regularly see each other and become more familiar with one another, even if no words are shared. Those simple interactions support a sense of community on a project this small, which supports greater livability and better security.

   To facilitate this development intent, we have borrowed 1-2 feet from some of the ground floor patios (the 1- and 2-bedroom units) and given that area to the atrium. As such, we are not eliminating open space. We are simply transferring it from private space to common space, where we believe it is most needed.

PROPOSED DEVELOPMENT STANDARDS

PROPOSED DEVELOPMENT STANDARDS		
	RM-4 Zoning Standard	**PAD Standard**
Landscape Buffer: Adjacent to single residence use:	20-feet	**8-feet North and West property line**
Landscape Buffer: Adjacent to non-single residence use, or the west and south property lines:	15-feet	**5-feet South property line**
Covered Parking	1 space per unit: 36 spaces	**Provided Canopies: 0 spaces**
Foundation Base	15 feet at entrance side	**10 feet at entrance side**

Ground Floor Private Open Space Dimensions	Shall have no dimension less than ten(10) feet	**Shall have no dimension less than eight (8) feet**

Enhancements

The purpose of the Planned Area Development (PAD) Overlay District is to provide for variation from the application of residential densities and other development standards to allow greater intensity of development and encourage unique, innovative developments of superior quality. It must be shown that the resulting development will further the goals and objectives of the General Plan, Specific Plans (such as Area Plans) and Council policies. We have shown the proposed development will meet the intent of the proposed general plan amendment with a Placetype of Mixed Residential with an Evolve Growth Strategy. It also meets many of the Land Use Policies of the West Main Street Area Plan.

The PAD overlay zoning district is being used in conjunction with the underlaying zoning district of RM-4, thereby permitting the same uses as the underlaying base zoning district, which are allowed within the Placetype of Mixed Residential. Below is a partial list of enhancements that include common space amenities such as:

1. Clubhouse with lounge area, fitness center, and computer area
2. Tot lot playground
3. Dog Park
4. Picnic Table
5. BBQ Grill

Additional enhancements and these above are described in more detail below in the PAD Justifications section.

PAD Justifications

A PAD should at a minimum match or provide superior standards, in exchange for modifications in the development standards to meet the intent of the underlaying zoning district. This is accomplished through creative, high quality elements within the development, as can be seen throughout this project. The orientation of the building provides a shaded canyon effect where residents doors open to the shaded space. The architecture uses colors and materials from the surrounding architecture and brings small elements of design from Main Street up to this transitional buffer area, for the neighborhood.

An integrated approach to project design can be recognized in the high quality, regionally-appropriate building materials used in the architectural design. This quality is woven through the site within the not only the building, but also in the landscape design, which provides for a row of large trees to buffer the neighbors to the north and the inclusion of small garden spaces near the units on the ground floor. Signage reflects elements of the building, while celebrating the new development with integrally colored CMU wall, which also serves as a screen wall.

The use of the added dog park will allow residents to spend time with their pets and meet new neighbors. A tot lot playground has been included for children of the residents to play and interact with other children in the area. And mountable grass pavers have been added on the fire lane that recaptures open space for the residents and contributes the park like feel of the development.

In addition, small garden spaces occur on the ground floor amongst the units to encourage socialization and interaction among residents, while allowing some residents to create community and therapeutic mini garden spaces. The development includes a second floor clubhouse space for recreation, community meetings and gathering. And on the first floor, near the main office, an indoor bicycle repair station with charging for EV bikes will be provided for residents to tune up their bikes and learn more about maintaining their bicycles. The ground of the project will also include 21.9% tree canopy coverage, helping the city meet its Million Trees Initiative goals by exceeding the required 15% coverage.

Environmental components regarding sustainability are also included within his development. The project will seek LEED certification as the project moves forward. The intent will be to seek the LEED Gold certification. The proposed project should qualify for the certification due to several factors including, but not limited to sustainable elements such as:

- Highly reflective TPO roof systems and appropriate landscaping reducing heat island effect.
- Efficient automatic drip irrigation systems and appropriate landscape plantings for desert environments to reduce water consumption.

Shade canopies over the first-floor component of the building increases natural daylighting and views to the exterior while reducing adverse heat gain to the interior environment

PERMITTED USES

All Permitted, Temporary Use Permit, Special Use Permit and Council Use Permit uses, as listed under the RM-4 zoning district and as described by Table 11-5-5, shall be allowed within the proposed rezone with the PAD Overlay, pursuant to the Mesa Zoning Ordinance. This project will comply with the use classification of Multiple Residence, with modifications to development standards. Multiple Residence is allowed by right, with the exceptions of the deviations noted above.

GENERAL DEVELOPMENT PLAN

The design for *the Beverly* complements the community by providing transition from the more intense uses to the south along Main Street to the more single-family focused neighborhoods to the north. The development provides quality architecture, streetscape, landscaping, and walkable amenities. The intent is to provide for the residents a semi-urban experience, with single-family homes to the north, nearby light rail access to the south, additional intensity expected to the south, a walkable community with nearby stores and services, and convenient freeway access. The project's architecture and landscaping go beyond the standard from a qualitative standpoint and will, in our view, provide a quality development that is compatible with other nearby developments and is in keeping with the economic realities of affordable developments.

The project is designed to create a sustainable, unique, and quality residential development that successfully integrates neighborhood and transit corridor related services. The internal network of buildings, pedestrian destinations, and access ways link all of the elements together to establish the unique setting reflected in the site plan.

The proposed community has been designed as a quality affordable housing development that exceeds City requirements. The elevations display a set of unique and attractive buildings with excellent building movement, a strong mix of materials, and a dynamic appearance. The site plan proposes a residential environment with innovative site and building design; safe, open, and shaded walkways; centralized common open

space; and tree-lined landscaped perimeters. All of this is occurring within a pedestrian-oriented community near the light rail station and commercial services on Main Street, making this an exceptional design in an ideal location for working individual and families.

DESIGN CRITERIA

SITE/LANDSCAPE DESIGN The Beverly's design adheres to and implements the primary focus of the "Multiple Residence" section for Site Design in Mesa Quality Development Design Guidelines. "Multiple residence buildings should promote a

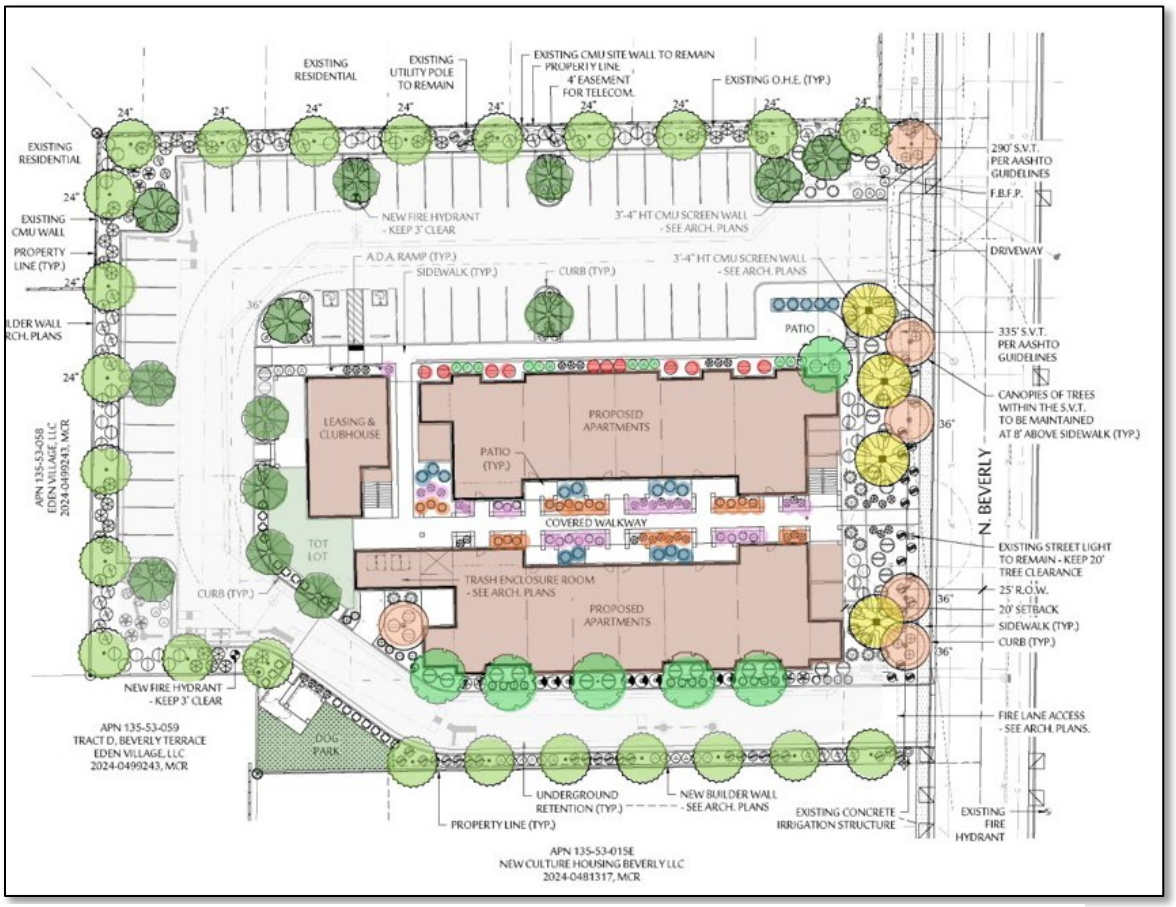


Exhibit C – Conceptual Site Plan with Landscape

walkable, healthy neighborhood by engaging the street, offering sidewalks and pedestrian paths, and using attractive design that reflects the scale and character of adjacent buildings. Multiple residence buildings in mixed use districts support the density of an urban center and create vibrant, active, walkable neighborhoods to live, work, socialize, and relax."

The overall character of the development utilizes materials and forms that are influenced by the architectural character found in Downtown Mesa as well as in nearby multifamily developments. This is accomplished through the use of materials similar to the existing and proposed buildings on Main Street and in the neighborhood. Materials such as cor-ten steel, brick and metal panels are used to relate to the character of the new and existing Main Street building facades. Furthermore, the first floor materials and colors are differentiated from the material and colors used on the upper floors. This technique helps to punctuate the bottom floor within the pedestrian realm similar to those found on along the light rail on Main Street and throughout downtown.

The site plan provides two sidewalk connections to Beverly, both on the north side of the building and in between the two buildings in the common space area. This pedestrian connectivity promotes walkability up and down Beverly between the site and the light rail. The design is consistent with City policies and the Quality Development Design Guidelines criteria outlined in Section 4.A regarding effective use of landscaping and shading to highlight significant site features and to define site use areas and circulation.

Common open space areas and amenities are provided on the site in a central location that creates opportunities for residents to congregate. This space combines with private open spaces to provide at least 150 sf of combined space per unit. Note that 88 SF of common space has been combined with the private open space to arrive at a total open space calculation for each unit. The private open space amounts are 62 sf for the 1 bedroom, 88 sf for the 2 bedroom and 125 sf for a 3 bedroom. When these areas are combined with the common open space of 88 sf per unit, the total is 150 sf for the 1 bedroom, 176 sf for the 2 bedroom and 213 sf for the 3 bedroom apartments. This meets the requirement of 150 sf of combined open space per unit for all three types of units.

The plan is partially in compliance with Section 11-5-5(A)(3)e of the Mesa Zoning Ordinance, which requires ground level patios to have dimensions of a minimum of ten (10) feet and aboveground open spaces to not be less than (8) feet wide or less than six (6) feet deep. The units plans are clearly dimensioned for confirmation of compliance with these zoning requirements for the one and two bedrooms and the three bedrooms plans that are not on the ground floor. The private open space for the three bedroom units on the ground floor have a slightly smaller dimension. This is noted in the requested deviations from the development standards for MR-4 zoning district.

Landscape design of the streetscape along Beverly and throughout the development consists of drought tolerant vegetation found in dry desert climates, meeting Mesa

landscape design standards. Proposed landscape concepts are consistent throughout the development, which will help visually tie the development together. An automatic irrigation system for all landscaping includes sustainable drip irrigation to minimize excess overwatering and wasting of precious resources.

Pedestrian connectivity through the development has been achieved by a series of interconnected 5-foot-wide paved sidewalks and pedestrian rest nodes. These can be clearly seen on the site plan as keynote 02 02 & 03 16. A total of 2,093 linear feet of sidewalks have been provided, which is significant given the small size of the site. Pedestrian nodes will include site furniture and be naturally shaded by tree canopies.

The conceptual plan has been thoughtfully designed to minimize impacts on adjacent properties while achieving a high-quality visual appearance. Part of that high quality visual experience includes a series of site walls both existing and proposed that have been annotated on the site plan and will match existing site wall conditions unless otherwise specified. See keynotes 02 30 and 32 33.



Exhibit D – Conceptual Color Perspective Rendering

BUILDING DESIGN

This project is located just 1/8 mile from Main Street and the associated light rail near Main Street and Beverly. The building form utilizes a blend of simple lines with the careful selection of both traditional & contemporary materials. The primary architecture includes themes and embellishments to complement the character that has been carried throughout Downtown Mesa along Main Street as well as some of the more traditional architectural elements of the older homes in the neighborhood. The design carries the tone of the residential neighborhood. Window trims, window recesses, veneer, and changes in material create highly accented building façades that are visible from a public right-of-way and common areas. The building façades articulate, protruding in and out, to avoid any blank, windowless walls visible from Beverly or main pedestrian areas.

The majority of entrances are focused inward and away from the street and parking lot. Materials for the building will be selected by reviewing sustainable practices for the creation of materials. The Developer intends to construct the buildings with energy efficient materials and use processes that significantly reduces energy costs, which will benefit the environment. The interior units are centered around a community amenity space for use by the residents. This space will be a comfortable, attractive space to spend time in with active and passive uses designed to give the opportunity for community engagement and lively spaces, while still providing room for quiet reflection and calmness outside of the individual units.

The hard-lined architectural elements will be softened by the generous landscape design. Desert friendly low-water plants and cacti add to the unique southwestern flair and make all the difference in helping this building feel anchored to the site and to the place. The landscape is immensely important in creating a lively and dynamic community and this development will make an extra effort to prioritize that connection to nature through colorful plants, shade, and a resilient design on the street level and at the podium amenity space.

Based upon feedback received from residents during the ongoing neighborhood outreach process, the architecture was revised to make the buildings relate more to the neighborhood. We added greater variety to the parapet walls at the top of the roof line to create more rhythm and variation. This appearance is similar to Candela Park Apartments, just to the south, and other nearby apartment buildings.

We modeled the railings and the metal screening for the staircases after the original Tahitian Palms metal work—only they were modified slightly to reduce the gap spacing between the crescent shaped opening to be code compliant. By adding the balconies on the east ends, we have now incorporated significant railing work to the building. Indeed, the east elevation now has significant materiality and is a very engaging and attractive street view.



We added brick wainscotting similar to many of the historic homes in the neighborhood to the northeast, as well as the church building to the north (The Church of Jesus Christ of Latter-day Saints). This was done along the first floor, which makes the building better engage at the pedestrian level. We also added stone cladding to the elevations, which is also found throughout the many of the historic homes in the neighborhood to the northeast and on nearby apartments.

We incorporated more of the metal panel to the east half of the building, which better breaks up the facades and adds a greater level of sophistication and design. We also shifted other colors and pop outs to better break up the facades of the building, which helps to de-emphasize massing.

We appreciate the neighbors' feedback, and we believe we have significantly responded to that feedback with these revisions and have made the building better relate to the other buildings in the neighborhood.

LANDSCAPE DESIGN STANDARDS

Landscaping Theme and Details

The goal of the landscape design will be to create a comfortably scaled development in which the landscaping is compatible with and complements the architectural character of the building, enhances the environment with color and plant variety, and provides a welcoming aesthetic off N. Beverly.

The chart below details the City's minimum requirements for size and quantities of landscape materials, as set forth in Chapter 33 of the Mesa Zoning Ordinance (as modified in this PAD), and how those standards are being met by the subject proposal.

LANDSCAPE CALCULATIONS (PER MESA ZONING ORDINANCE)

N. BEVERLY STREET FRONTAGE: 127 LF TREES REQUIRED = 5 TREES SHRUBS REQUIRED = 30 SHRUBS TREES PROVIDED = 10 TREES SHRUBS PROVIDED = 54 SHRUBS **MIN. 25% TREES OVERALL REQUIRED TO BE 36" BOX ALONG FRONTAGE:** REQUIRED = 3 TREES PROVIDED = 3 TREES	**NORTH PROPERTY LINE: 267 LF** TREES REQUIRED = 9 TREES SHRUBS REQUIRED = 60 SHRUBS TREES PROVIDED = 9 TREES SHRUBS PROVIDED = 72 SHRUBS **WEST PROPERTY LINE: 177 LF** TREES REQUIRED = 6 TREES SHRUBS REQUIRED = 40 SHRUBS TREES PROVIDED = 6 TREES SHRUBS PROVIDED = 56 SHRUBS	**SOUTH PROPERTY LINE: 300 LF** TREES REQUIRED = 9 TREES SHRUBS REQUIRED = 60 SHRUBS TREES PROVIDED = 9 TREES SHRUBS PROVIDED = 60 SHRUBS **MIN. 50% TREES OVERALL REQUIRED TO BE 24" BOX ALONG ADJACENT PROPERTY LINES:** REQUIRED = 12 TREES PROVIDED = 12 TREES	**PARKING LOT LANDSCAPE ISLANDS (8):** TREES REQUIRED = 8 TREES SHRUBS REQUIRED = 48 SHRUBS TREES PROVIDED = 8 TREES SHRUBS PROVIDED = 50 SHRUBS **MIN 10% TREES IN PARKING LOT ISLANDS REQUIRED TO BE 36" BOX:** REQUIRED = 1 TREE PROVIDED = 1 TREE

The landscape palette has been selected with consideration given to low water use, visual screening, air quality, shading and long-term maintenance. Arid-regional and low water use plants will be used throughout and accented by decorative plantings and massing of accents and shrubs. Tree groupings will provide shade for walk placements and landscape architectural design will range from informal at the perimeter and frontage to more formal groupings within the building's hardscape and pedestrian areas, creating an overall theme that will complement the project's architecture.



Foundation plantings shall be planted adjacent to building entries to accentuate the building design and highlight building entrances, while providing a buffer between building and parking areas. Fire truck-access areas will have low height plantings to improve street visibility and driver safety.

Open Space

Usable open space shall be provided in the form of private and common areas at the rate of 150 sf per unit, minimum. These open space areas may utilize decorative paving materials and plants with large canopies, and incorporate amenities such as furniture, benches, and pedestrian scale lighting.

UTILITIES and SERVICES

Water	City of Mesa
Sewer	City of Mesa
Electricity	SRP
Gas	Southwest Gas
Fire	City of Mesa
Police	City of Mesa

CONCLUSION

The proposed rezoning is consistent with the City's new General Plan and with the City's vision for this area within the West Main Street Plan, which is to provide high-quality developments along the light rail. By providing these units as affordable, this development is in line with the City's goal for a dynamic variety of housing options.

The proposed rezoning will create opportunities for 36 new affordable housing units (26 more than the current development) in an area of the City where density is appropriate, where light rail will provide residents with superior transportation options, and where affordable housing is needed.

The requested deviations are modest given the small size of the site, the trade-offs described herein, and the benefits the City will obtain from affordable housing. We urge the City to support this request as proposed.

DESCRIPTION

PARCEL NO. 1:
That part of the North half of the Southwest quarter of the Northwest quarter of Section 21, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

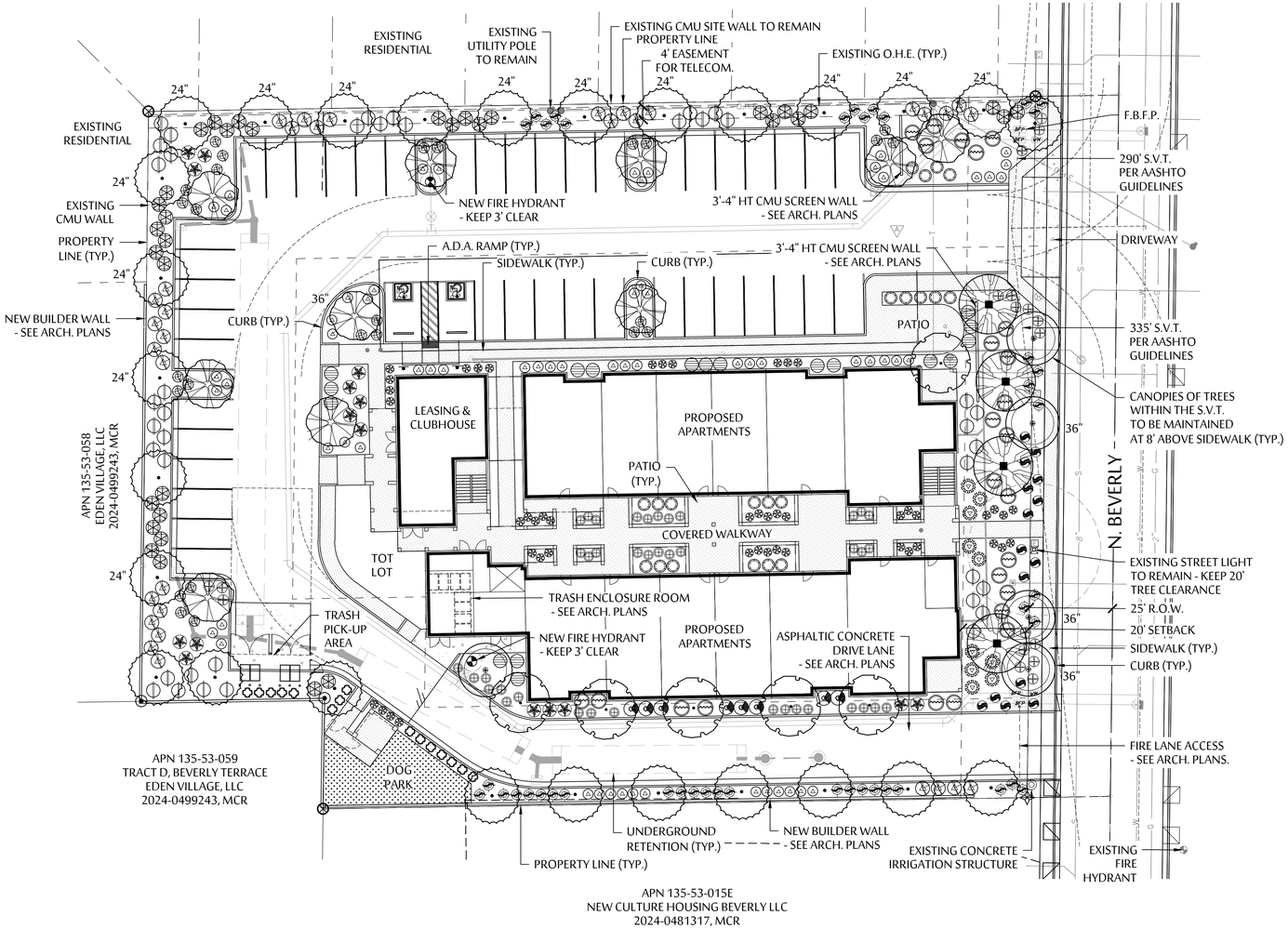
Beginning at the Northwest corner of said Southwest quarter of the Northwest quarter;
thence East along the North line thereof 564.19 feet;
thence Southerly along a line parallel to the East line of said Southwest quarter of the Northwest quarter 331.97 feet to the TRUE POINT OF BEGINNING;
thence Westerly parallel to the North line of said Southwest quarter of the Northwest quarter 266.18 feet;
thence Southerly parallel to the East line of said Southwest quarter of the Northwest quarter 64.92 feet;
thence Easterly parallel to the North line of said Southwest quarter of the Northwest quarter 266.18 feet;
thence Northerly parallel to the East line of said Southwest quarter of the Northwest quarter 64.92 feet to the POINT OF BEGINNING.

PARCEL NO. 2:
That part of the Northwest quarter of the Southwest quarter of the Northwest quarter of Section 21, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Beginning at the Northwest corner of said Southwest quarter of the Northwest quarter of said Section 21;
running thence East (assumed bearing) along the North line of said Southwest quarter of the Northwest quarter 564.19 feet;
thence South 01 degrees 38 minutes West parallel to the East line of said Southwest quarter of the Northwest quarter 396.89 feet to the TRUE POINT OF BEGINNING;
thence continuing South 01 degrees 38 minutes West 72.08 feet;
thence West parallel to the North line of said Southwest quarter of the Northwest quarter 266.18 feet;
thence North 01 degrees 38 minutes East 72.08 feet;
thence East 266.18 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 3:
That part of the Southwest quarter of the Northwest quarter of Section 21, Township 1 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at the Northwest corner of the Southwest quarter of the Northwest quarter of said Section 21;
thence East (assumed bearing) along the North line of said Southwest quarter of the Northwest quarter, 564.19 feet;
thence South 01 degrees 38 minutes West parallel to the East line of said Southwest quarter of the Northwest quarter, 469.97 feet to the TRUE POINT OF BEGINNING;
thence continue South 01 degrees 38 minutes West 75.0 feet to the Northeast corner of the property described in Docket 12601, Page 1281;
thence North 89 degrees 58 minutes 15 seconds West parallel to the South line of said Southwest quarter of the Northwest quarter, 211.15 feet to a point 355.0 feet East of the West line of the Southwest quarter of the Northwest quarter, said point also being on the East line of Tract D, BEVERLY TERRACE, according to Book 106 of Maps, Page 28, records of Maricopa County, Arizona;
thence North 01 degrees 38 minutes East parallel to said West line and along the East line of Tract D of said BEVERLY TERRACE, 33.02 feet to a point 807.0 feet North of the South lie of the Southwest quarter of the Northwest quarter said point also being the Northeast corner of Tract D of said BEVERLY TERRACE;
thence North 89 degrees 58 minutes 15 seconds West 55.11 feet;
thence North 01 degrees 38 minutes East, parallel to the East line of said Southwest quarter of the Northwest quarter 40.88 feet;
thence East 266.18 feet to the TRUE POINT OF BEGINNING.



PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
	TREES		
	ACACIA ANEURA - MULGA ACACIA	15 GAL. 24" BOX	14 13
	CHITALPA TASHKENTENSIS - CHITALPA	24" BOX	6
	PISTACIA CHINENSIS - CHINESE PISTACHE	24" BOX 36" BOX	2 3
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX 36" BOX	9 1
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	24" BOX	4
	SHRUBS		
	BOUGAINVILLEA SPP. - BUSH BOUG. 'FLAME'	5 GAL	25
	DODONAEA VISCOSA - HOP BUSH	5 GAL	39
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	60
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' - RIO BRAVO TEXAS SAGE	5 GAL	10
	MYRTUS COMMUNIS 'COMPACTA' - COMPACT MYRTLE	5 GAL	21
	RUELLIA BRITTONIANA - MEXICAN PETUNIA	5 GAL	26
	RUELLIA PENINSULARIS - DESERT RUELLIA	5 GAL	33
	RUSSELLIA EQUISETIFORMUS - CORAL FOUNTAIN	5 GAL	18
	SENNA ARTEMISIODES 'SILVER' - FEATHERY SENNA	5 GAL	34
	TECOMA STANS 'BELLS OF FIRE' - BELLS OF FIRE TECOMA	5 GAL	8
	ACCENTS		
	ALOE BARBADENSIS - ALOE VERA	5 GAL	48
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	15
	MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS	5 GAL	16
	PORTULACARIA AFRA - ELEPHANT FOOD	5 GAL	40
	GROUND COVERS		
	EREMOPHILA GLABRA 'MINGENEW GOLD' - OUTBACK SUNRISE EMU	5 GAL	18
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	5 GAL	15
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	5 GAL	43
	DECOMPOSED GRANITE - 1/2" SCREENED. COLOR TO BE 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS. INSTALL AT 2" DEPTH MIN.	13,786 SQ. FT.	
	ARTIFICIAL TURF	692 SQ. FT.	

LANDSCAPE CALCULATIONS (PER MESA ZONING ORDINANCE)

N. BEVERLY STREET FRONTAGE: 127 LF
TREES REQUIRED = 5 TREES
SHRUBS REQUIRED = 30 SHRUBS

TREES PROVIDED = 10 TREES
SHRUBS PROVIDED = 54 SHRUBS

MIN. 25% TREES OVERALL REQUIRED TO BE 36" BOX ALONG FRONTAGE:

REQUIRED = 3 TREES
PROVIDED = 3 TREES

NORTH PROPERTY LINE: 267 LF
TREES REQUIRED = 11 TREES
SHRUBS REQUIRED = 53 SHRUBS

TREES PROVIDED = 11 TREES
SHRUBS PROVIDED = 53 SHRUBS

WEST PROPERTY LINE: 177 LF
TREES REQUIRED = 6 TREES
SHRUBS REQUIRED = 40 SHRUBS

TREES PROVIDED = 6 TREES
SHRUBS PROVIDED = 56 SHRUBS

SOUTH PROPERTY LINE: 300 LF
TREES REQUIRED = 9 TREES
SHRUBS REQUIRED = 60 SHRUBS

TREES PROVIDED = 9 TREES
SHRUBS PROVIDED = 60 SHRUBS

MIN. 50% TREES OVERALL REQUIRED TO BE 24" BOX ALONG ADJACENT PROPERTY LINES:

REQUIRED = 13 TREES
PROVIDED = 13 TREES

PARKING LOT LANDSCAPE ISLANDS (8):
TREES REQUIRED = 8 TREES
SHRUBS REQUIRED = 48 SHRUBS

TREES PROVIDED = 8 TREES
SHRUBS PROVIDED = 50 SHRUBS

MIN 10% TREES IN PARKING LOT ISLANDS REQUIRED TO BE 36" BOX:

REQUIRED = 1 TREE
PROVIDED = 1 TREE

OPEN SPACE LANDSCAPE CALCULATIONS

PER MZO TABLE 11-33-2-E GUIDELINES:

TOTAL OPEN SPACE AREA =	3,717 SQ. FT.
50% LIVE PLANT MATERIAL REQUIRED =	1,856 SQ. FT.
TOTAL PROVIDED =	2,170 SQ. FT.
PERCENTAGE PROVIDED =	58%

NOTES:

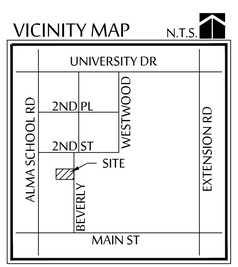
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.

2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.

3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.

4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

VICINITY MAP N.T.S.



MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

BEVERLY APARTMENTS

LANDSCAPE PLAN

120 NORTH BEVERLY, MESA, AZ 85201

APRIL 21, 2025

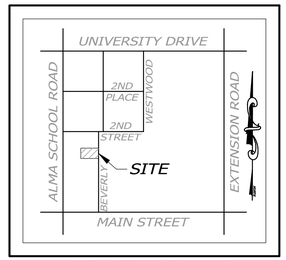
SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH

PRELIMINARY GRADING, DRAINAGE, & UTILITY PLAN
FOR
BEVERLY APARTMENTS
MESA, ARIZONA

A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 5 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA
120 N. BEVERLY



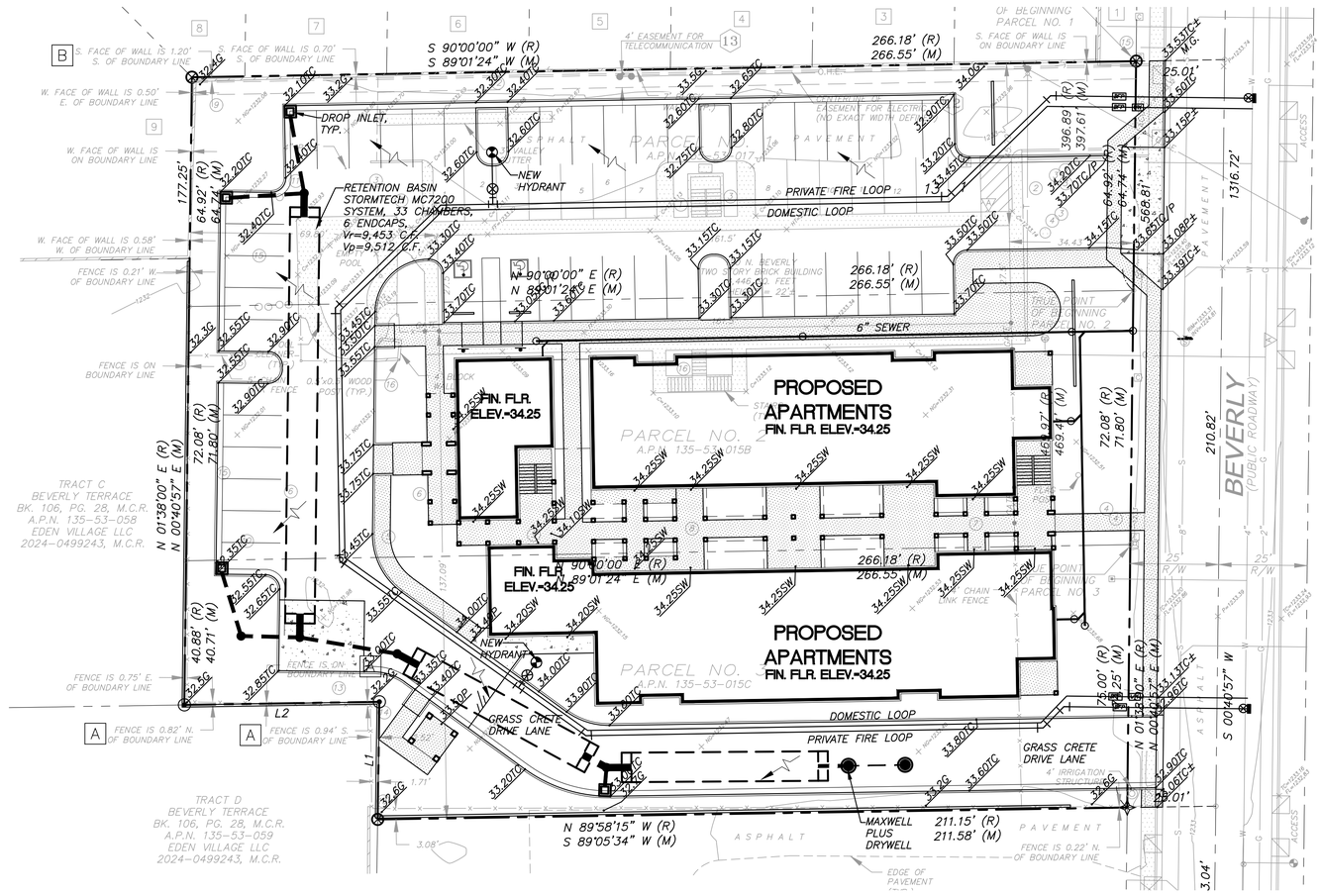
VICINITY MAP
NOT TO SCALE

OWNER / DEVELOPER:
COPA HEALTH
924 N. COUNTRY CLUB DRIVE
MESA, AZ 85201

ENGINEER:
RCC DESIGN GROUP, LLC
ATTN: JULIE S. RAYBURN, P.E.
16815 S. DESERT FOOTHILLS PKWY., SUITE 138
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY IS A CITY OF MESA BENCHMARK LOCATED AT THE SOUTHWEST CORNER OF ALMA SCHOOL ROAD AND UNIVERSITY DRIVE BEING A CITY OF MESA CONCRETE NAIL AND BRASS TAG ON TOP OF CURB HAVING AN ELEVATION OF 1235.42', NAVD88.

SITE AREA:
NET SITE AREA = 54,292 SF
OR 1.246 ACRES



PRELIMINARY RETENTION CALCULATIONS:

PROVIDE RETENTION FOR THE 100 YEAR 2 HOUR EVENT, P=2.2", A=1.246 ACRES, C=0.95
Vr=(2.2/12) (A)(C)
Vr=(2.2/12)(1.246)(0.95)=0.217 AC.FT = 9,453 C.F.

PROVIDE RETENTION IN STORMTECH MC7200 CHAMBERS
USE 6 ENDCAPS, 33 CHAMBERS
Vp=6(115.3)+33(267.3)=9,512 C.F.

PROVIDE 1 MAXWELL PLUS DRYWELL

LEGEND

	PROPOSED
CURB AND GUTTER	
REVERSE GUTTER	
MANHOLE	
CURB / YARD DROP INLET	
FLARED END SECTION	
FIRE HYDRANT	
VALVE	
REDUCER	
TEE	
BEND	
SIAMESE CONNECTION	
STORM DRAINAGE LINE	
SANITARY SEWER LINE	6" SS
WATER LINE	6" WL
CLEANOUT	
SPOT ELEVATION	XXX.XX

TC = TOP OF CURB
TB = TOP OF BANK
FL = FLOW LINE
EP = EDGE OF PAVEMENT
TW = TOP OF WALL
P = PAVEMENT
SW = SIDEWALK
TF = TOP OF FOOTING
BW = BOTTOM OF WALL

CONCRETE WALK	
HEAVY DUTY CONCRETE	
HEAVY DUTY PAVEMENT	
SWALE	
PROPERTY LINE	
ROADWAY CENTERLINE	
LIGHTPOLE	
WATER METER	WM
BACKFLOW PREVENTER	BFP
1' CONTOUR	xxx
10' CONTOUR	xxx
DRAINAGE FLOW DIRECTION	

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Rev.	Date	By	Description

Project
Beverly Apartments
120 North Beverly
Mesa, AZ 85201

Owner
COPA HEALTH
924 North Country Club Drive
Mesa, AZ 85201

Drawn/Checked
JSR/JSR

Date
11/22/24

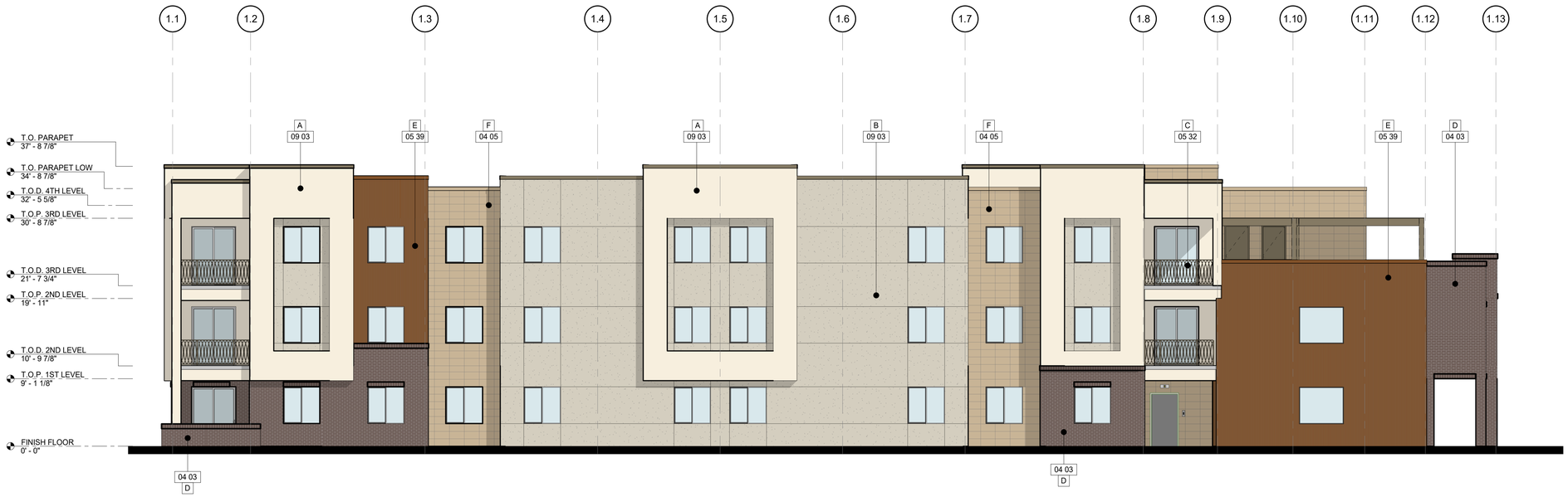
Project Number
324028 / 24-055-50

Sheet Number
PRELIMINARY GRADING, DRAINAGE, AND UTILITY PLAN
C1

Dial 811 or visit AZBlueStake.com

RCC DESIGN GROUP, LLC
"...WHATEVER IT TAKES."
16815 S. DESERT FOOTHILLS PKWY., SUITE 138
PHOENIX, AZ 85048
480.598.0270
480.598.0273 FAX

11/22/2024 12:09:27 PM



4 NORTH COLORED ELEVATION

1/8" = 1'-0"



1 SOUTH COLORED ELEVATION

1/8" = 1'-0"

4/21/2025 4:24:22 PM

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT
3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.
4. ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPETS.
5. ALL DOWNSPOUTS SHALL BE INTERNALIZED.
6. PER SECTION 11-30-9-(C) OF THE MZO, ROOF ACCESS LADDERS AND FIRE SPRINKLER RISERS SHALL BE WITHIN THE INTERIOR OF THE STRUCTURE.

MATERIAL LEGEND

A	PRIMARY PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEW324 PHOENIX VILLA
B	SECONDARY PAINT COLOR MANUF: DUNN EDWARDS COLOR: DE6220 POROUS STONE
C	ACCENT PAINT COLOR MANUF: DUNN EDWARDS COLOR: DE6223 MISSION TRAIL
D	BRICK VENEER MANUF: INTERSTATE BRICK STYLE: MATTE, 2 1/4" NORMAN COLOR: IRONSTONE
E	METAL PANEL MANUF: RMP ROLLFAB STYLE: 7/8" CORRUGATED, VERTICAL COLOR: PAINTED RUSTED
F	12" X 24" X 1" STONE VENEER MANUF: CORONADO STONE STYLE: HILL COUNTRY LIMESTONE COLOR: BANDERA
G	VINYL WINDOW UNIT MANUF: T.B.D. COLOR: FOSSIL
H	ALUMINUM STOREFRONT COLOR: ANODIZED BLACK

KEYNOTES

04 03	ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 8/A14.1.
04 05	ADHERED STONE VENEER FINISH. SEE DETAIL 8/A14.1.
05 05	42" HIGH BALCONY RAILING: 2" TUBE STEEL FRAME WITH 3/4" PICKETS TO MATCH ORIGINAL MARC CENTER DESIGN. SEE DETAIL 16/A14.3.
05 32	STEEL PICKET GUARDRAIL AT 46" A.F.F. - PAINTED DUNN EDWARDS CAVERNOUS DE6364.
05 39	7/8" CORRUGATED METAL WALL PANELS. SEE DETAIL 19/A14.1.
08 05	DOOR & FRAME AS SCHEDULED - SEE DOOR SCHEDULE.
09 03	WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

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REGISTERED ARCHITECT
25759
KENNETH W. POWERS
Date Signed 04/21/25
ARIZONA, U.S.A.

EXPIRES: 12-31-2024

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Rev.	Date	By	Description

Project
BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

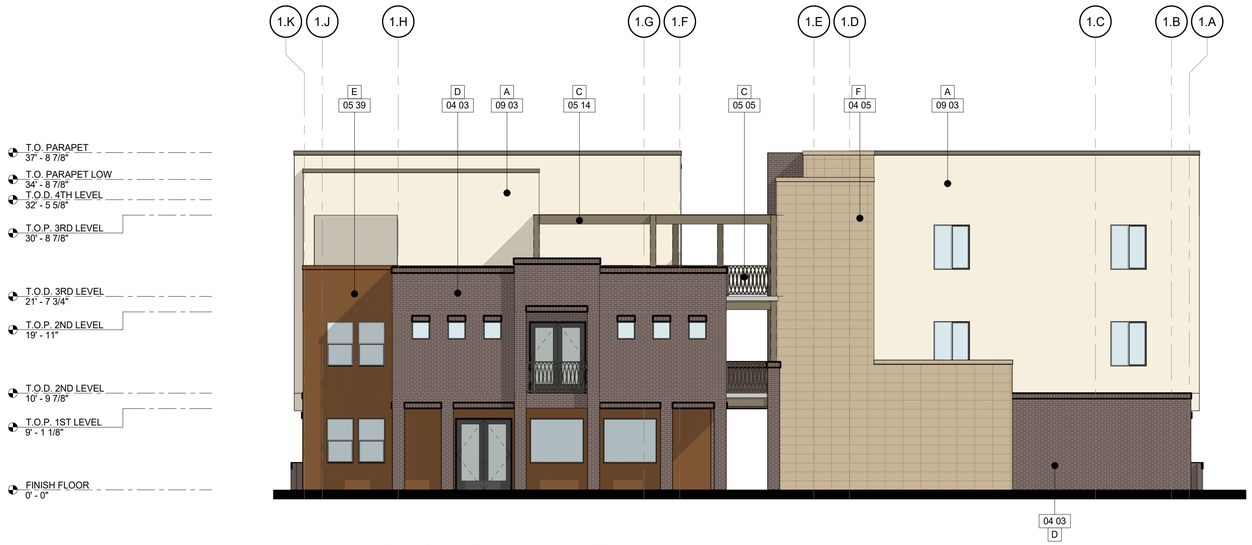
Owner
COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

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TK / NM

Date
04/21/25

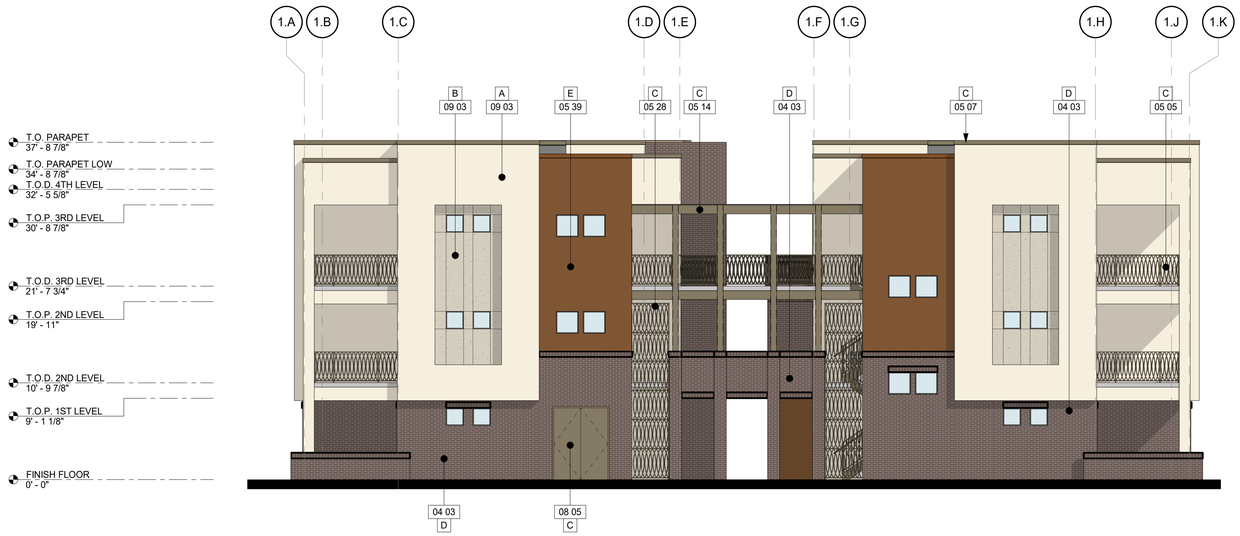
Project Number
324028

Sheet Number
COLORED ELEVATIONS
A09.1



2 WEST COLORED ELEVATION

1/8" = 1'-0"



1 EAST COLORED ELEVATION

1/8" = 1'-0"

Building - North Elevation		
Material	Square Footage	Percentage
Stucco	2,510	43%
Brick Veneer	497	9%
Block Veneer	746	13%
Metal Railings/Panel	1,243	21%
Windows / Doors	832	14%
Total	5,828	100%

Building - South Elevation		
Material	Square Footage	Percentage
Stucco	2,501	40%
Brick Veneer	514	8%
Block Veneer	1,674	26%
Metal Panel	735	12%
Windows / Doors	885	14%
Total	6,309	100%

Building - East Elevation		
Material	Square Footage	Percentage
Stucco	1,698	49%
Brick Veneer	455	13%
Block Veneer	58	2%
Metal Railings/Screen	1,078	31%
Windows / Doors	170	5%
Total	3,459	100%

Building - West Elevation		
Material	Square Footage	Percentage
Stucco	1,258	36%
Brick Veneer	517	15%
Block Veneer	491	14%
Metal Railings/Panel	962	27%
Windows / Doors	288	8%
Total	3,516	100%

GENERAL NOTES

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5. ALL DOWNSPOUTS SHALL BE INTERNALIZED.
6. PER SECTION 11-30-9-(C) OF THE MZO, ROOF ACCESS LADDERS AND FIRE SPRINKLER RISERS SHALL BE WITHIN THE INTERIOR OF THE STRUCTURE.

MATERIAL LEGEND

- A — PRIMARY PAINT COLOR
  MANUF: DUNN EDWARDS
  COLOR: DEW324 PHOENIX VILLA
- B — SECONDARY PAINT COLOR
  MANUF: DUNN EDWARDS
  COLOR: DE6220 POROUS STONE
- C — ACCENT PAINT COLOR
  MANUF: DUNN EDWARDS
  COLOR: DE6223 MISSION TRAIL
- D — BRICK VENEER
  MANUF: INTERSTATE BRICK
  STYLE: MATTE, 2 1/4" NORMAN
  COLOR: IRONSTONE
- E — METAL PANEL
  MANUF: RMP ROLLFAB
  STYLE: 7/8" CORRUGATED, VERTICAL
  COLOR: PAINTED RUSTED
- F — 12" X 24" X 1" STONE VENEER
  MANUF: CORONADO STONE
  STYLE: HILL COUNTRY LIMESTONE
  COLOR: BANDERA
- G — VINYL WINDOW UNIT
  MANUF: T.B.D.
  COLOR: FOSSIL
- H — ALUMINUM STOREFRONT
  COLOR: ANODIZED BLACK

KEYNOTES

- 04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 8/A14.1.
- 04 05 ADHERED STONE VENEER FINISH. SEE DETAIL 8/A14.1.
- 05 05 42" HIGH BALCONY RAILING: 2" TUBE STEEL FRAME WITH 3/4" PICKETS TO MATCH ORIGINAL MARC CENTER DESIGN. SEE DETAIL 16/A14.3.
- 05 07 METAL PARAPET CAP WITH PREFINISHED COLOR TO MATCH ADJACENT WALL COLOR.
- 05 14 STEEL TUBE TRELLIS, PAINTED DUNN EDWARDS CAVERNOUS DE6364.
- 05 28 METAL TRELLIS - SEE STRUCTURAL DRAWINGS.
- 05 39 7/8" CORRUGATED METAL WALL PANELS. SEE DETAIL 19/A14.1.
- 08 05 DOOR & FRAME AS SCHEDULED - SEE DOOR SCHEDULE.
- 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

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Rev.	Date	By	Description

Project
BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

Owner
COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

Drawn/Checked
TK / NM

Date
04/21/25

Project Number
324028

Sheet Number
COLORED ELEVATIONS
A09.2

4/21/2025 4:25:01 PM



1 ATRIUM NORTH COLORED ELEVATION

1/8" = 1'-0"



2 ATRIUM SOUTH COLORED ELEVATION

1/8" = 1'-0"

4/21/2025 4:25:21 PM

GENERAL NOTES

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MATERIAL LEGEND

A	PRIMARY PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEW324 PHOENIX VILLA
B	SECONDARY PAINT COLOR MANUF: DUNN EDWARDS COLOR: DE6220 POROUS STONE
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D	BRICK VENEER MANUF: INTERSTATE BRICK STYLE: MATTE, 2 1/4" NORMAN COLOR: IRONSTONE
E	METAL PANEL MANUF: RMP ROLLFAB STYLE: 7/8" CORRUGATED, VERTICAL COLOR: PAINTED RUSTED
F	12" X 24" X 1" STONE VENEER MANUF: CORONADO STONE STYLE: HILL COUNTRY LIMESTONE COLOR: BANDERA
G	VINYL WINDOW UNIT MANUF: T.B.D. COLOR: FOSSIL
H	ALUMINUM STOREFRONT COLOR: ANODIZED BLACK

KEYNOTES

03 23	REGULAR WEIGHT CONCRETE (2 1/2" MIN. - 3 1/2" MAX. THICKNESS) OVER LIQUID APPLIED WATER PROOFING MEMBRANE OVER SLOPED TOP CHORD TRUSS - TYP. (PROVIDE DRAINAGE BOARD IN AREAS WHERE TRUSSES ARE FLAT).
04 03	ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 8/A14.1.
04 05	ADHERED STONE VENEER FINISH. SEE DETAIL 8/A14.1.
05 05	42" HIGH BALCONY RAILING: 2" TUBE STEEL FRAME WITH 3/4" PICKETS TO MATCH ORIGINAL MARC CENTER DESIGN. SEE DETAIL 16/A14.3.
05 32	STEEL PICKET GUARDRAIL AT 46" A.F.F. - PAINTED DUNN EDWARDS CAVERNOUS DE6364.
05 39	7/8" CORRUGATED METAL WALL PANELS. SEE DETAIL 19/A14.1.
07 03	PARAPET CAP FLASHING. COLOR TO MATCH EXTERIOR WALL. SEE DETAILS 1/A8.3 & 2/A8.3.
08 05	DOOR & FRAME AS SCHEDULED - SEE DOOR SCHEDULE.
09 03	WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

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REGISTERED ARCHITECT
25759
KENNETH W. POWERS
Date Signed 04/21/25
ARIZONA, U.S.A.

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Rev.	Date	By	Description

Project
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120 North Beverly
Mesa, AZ 85201

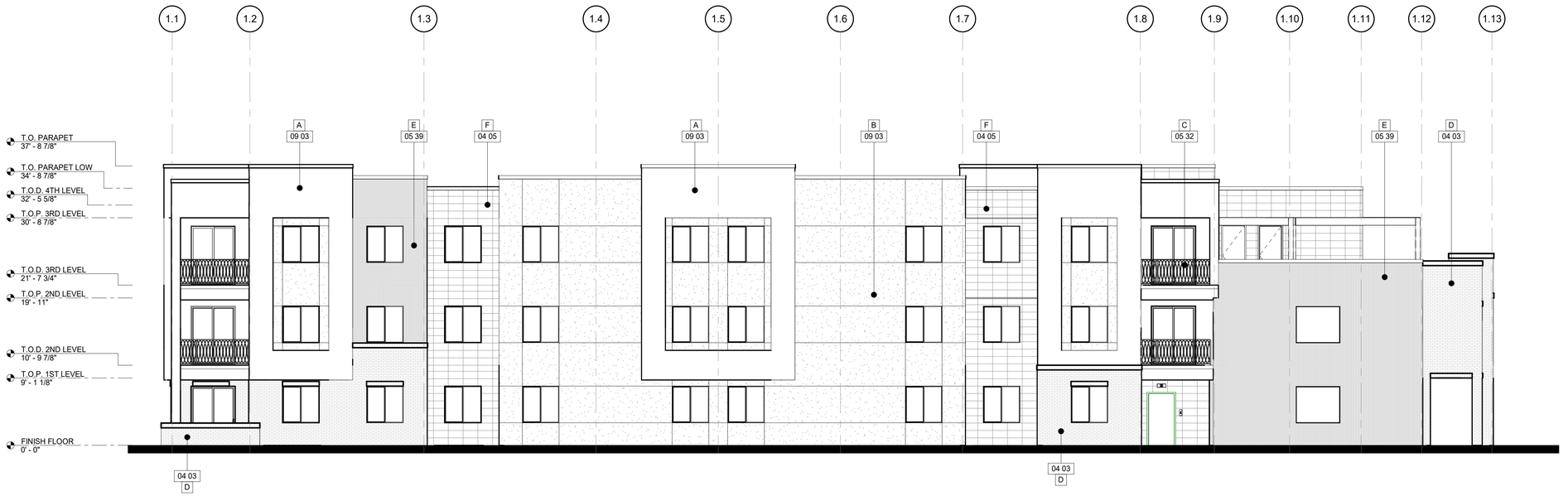
Owner
COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

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TK / NM

Date
04/21/25

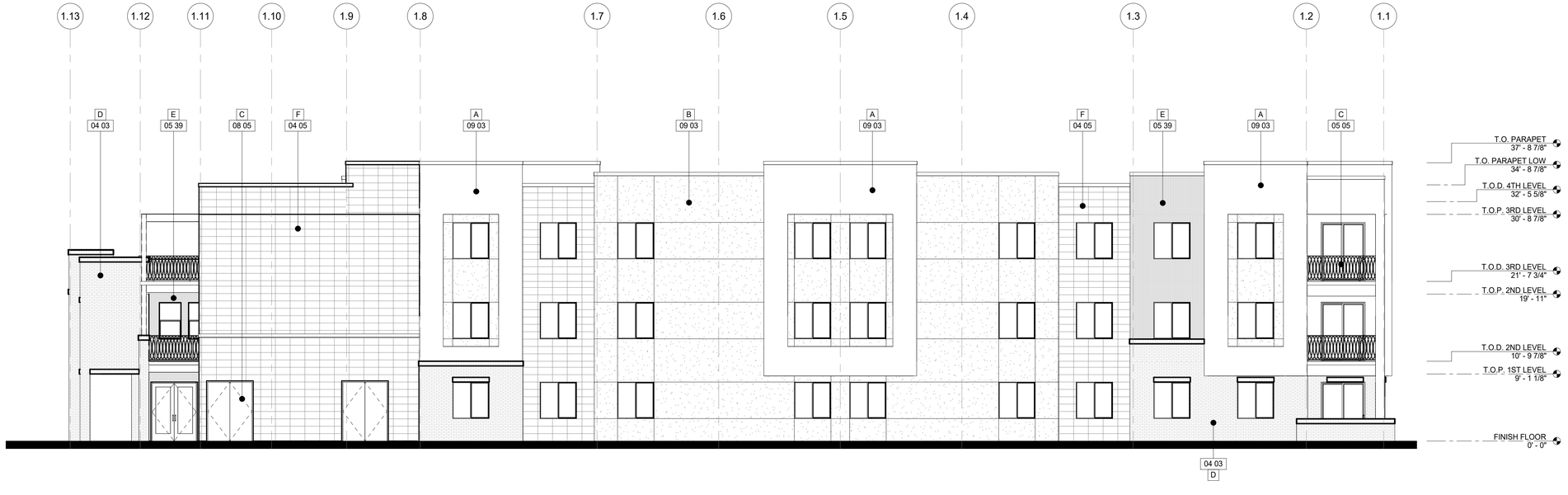
Project Number
324028

Sheet Number
COLORED ELEVATIONS
A09.3



1 NORTH ELEVATION BW

1/8" = 1'-0"



2 SOUTH ELEVATION BW

1/8" = 1'-0"

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GENERAL NOTES

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MATERIAL LEGEND

A	PRIMARY PAINT COLOR MANUF: DUNN EDWARDS COLOR: DEW324 PHOENIX VILLA
B	SECONDARY PAINT COLOR MANUF: DUNN EDWARDS COLOR: DE6220 POROUS STONE
C	ACCENT PAINT COLOR MANUF: DUNN EDWARDS COLOR: DE6223 MISSION TRAIL
D	BRICK VENEER MANUF: INTERSTATE BRICK STYLE: MATTE, 2 1/4" NORMAN COLOR: IRONSTONE
E	METAL PANEL MANUF: RMP ROLLFAB STYLE: 7/8" CORRUGATED, VERTICAL COLOR: PAINTED RUSTED
F	12" X 24" X 1" STONE VENEER MANUF: CORONADO STONE STYLE: HILL COUNTRY LIMESTONE COLOR: BANDERA
G	VINYL WINDOW UNIT MANUF: T.B.D. COLOR: FOSSIL
H	ALUMINUM STOREFRONT COLOR: ANODIZED BLACK

KEYNOTES

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04 05	ADHERED STONE VENEER FINISH. SEE DETAIL 8/A14.1.
05 05	42" HIGH BALCONY RAILING: 2" TUBE STEEL FRAME WITH 3/4" PICKETS TO MATCH ORIGINAL MARC CENTER DESIGN. SEE DETAIL 16/A14.3.
05 32	STEEL PICKET GUARDRAIL AT 46" A.F.F. - PAINTED DUNN EDWARDS CAVERNOUS DE6364.
05 39	7/8" CORRUGATED METAL WALL PANELS. SEE DETAIL 19/A14.1.
08 05	DOOR & FRAME AS SCHEDULED - SEE DOOR SCHEDULE.
09 03	WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

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REGISTERED ARCHITECT
25759
KENNETH W. POWERS
Date Signed 04/18/25
ARIZONA, U.S.A.

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Rev.	Date	By	Description

Project
BEVERLY APARTMENTS
120 North Beverly
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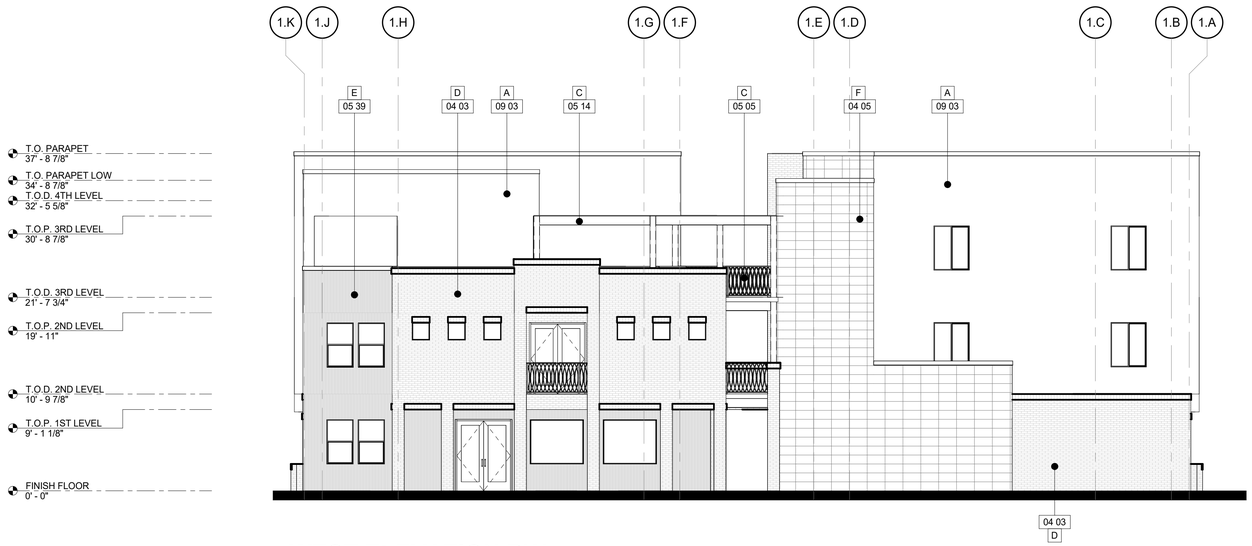
Owner
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924 North County Club Drive
Mesa, AZ 85201

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TK / NM

Date
04/21/25

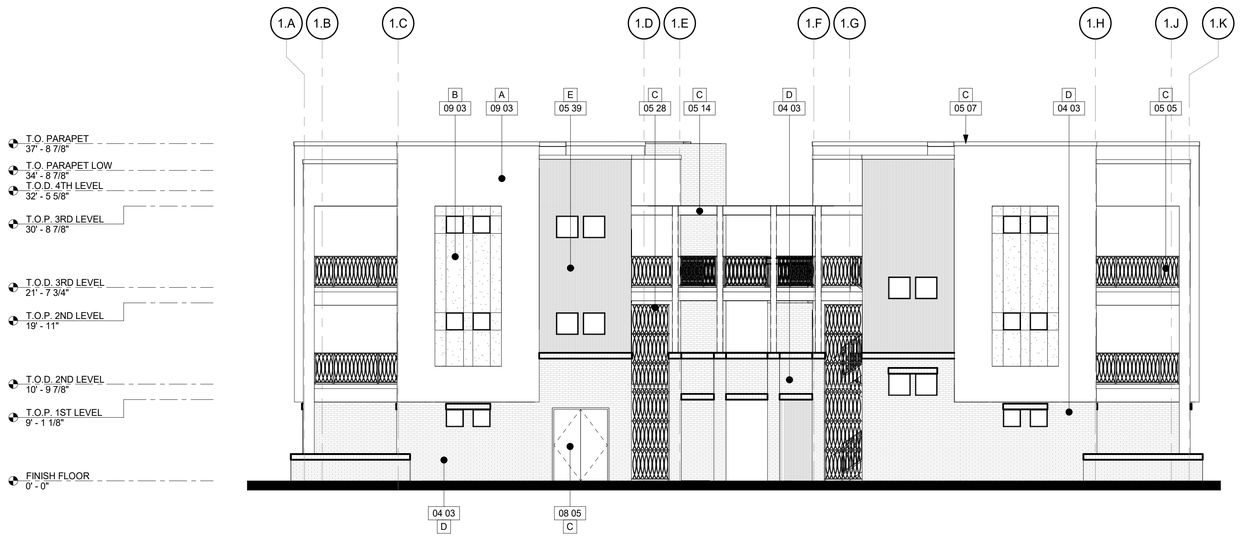
Project Number
324028

Sheet Number
BUILDING ELEVATIONS
A09.4



2 WEST ELEVATION BW

1/8" = 1'-0"



1 EAST ELEVATION BW

1/8" = 1'-0"

Building - North Elevation		
Material	Square Footage	Percentage
Stucco	2,510	43%
Brick Veneer	497	9%
Block Veneer	746	13%
Metal Railings/Panel	1,243	21%
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Building - South Elevation		
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Block Veneer	1,674	26%
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Block Veneer	58	2%
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Windows / Doors	170	5%
Total	3,459	100%

Building - West Elevation		
Material	Square Footage	Percentage
Stucco	1,258	36%
Brick Veneer	517	15%
Block Veneer	491	14%
Metal Railings/Panel	962	27%
Windows / Doors	288	8%
Total	3,516	100%

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GENERAL NOTES

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MATERIAL LEGEND

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B	SECONDARY PAINT COLOR MANUF: DUNN EDWARDS COLOR: DE6220 POROUS STONE
C	ACCENT PAINT COLOR MANUF: DUNN EDWARDS COLOR: DE6223 MISSION TRAIL
D	BRICK VENEER MANUF: INTERSTATE BRICK STYLE: MATTE, 2 1/4" NORMAN COLOR: IRONSTONE
E	METAL PANEL MANUF: RMP ROLLFAB STYLE: 7/8" CORRUGATED, VERTICAL COLOR: PAINTED RUSTED
F	12" X 24" X 1" STONE VENEER MANUF: CORONADO STONE STYLE: HILL COUNTRY LIMESTONE COLOR: BANDERA
G	VINYL WINDOW UNIT MANUF: T.B.D. COLOR: FOSSIL
H	ALUMINUM STOREFRONT COLOR: ANODIZED BLACK

KEYNOTES

04 03	ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 8/A14.1.
04 05	ADHERED STONE VENEER FINISH. SEE DETAIL 8/A14.1.
05 05	42" HIGH BALCONY RAILING: 2" TUBE STEEL FRAME WITH 3/4" PICKETS TO MATCH ORIGINAL MARC CENTER DESIGN. SEE DETAIL 16/A14.3.
05 07	METAL PARAPET CAP WITH PREFINISHED COLOR TO MATCH ADJACENT WALL COLOR.
05 14	STEEL TUBE TRELLIS, PAINTED DUNN EDWARDS CAVERNOUS DE6364.
05 28	METAL TRELLIS - SEE STRUCTURAL DRAWINGS.
05 39	7/8" CORRUGATED METAL WALL PANELS. SEE DETAIL 19/A14.1.
08 05	DOOR & FRAME AS SCHEDULED - SEE DOOR SCHEDULE.
09 03	WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

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Date
04/21/25

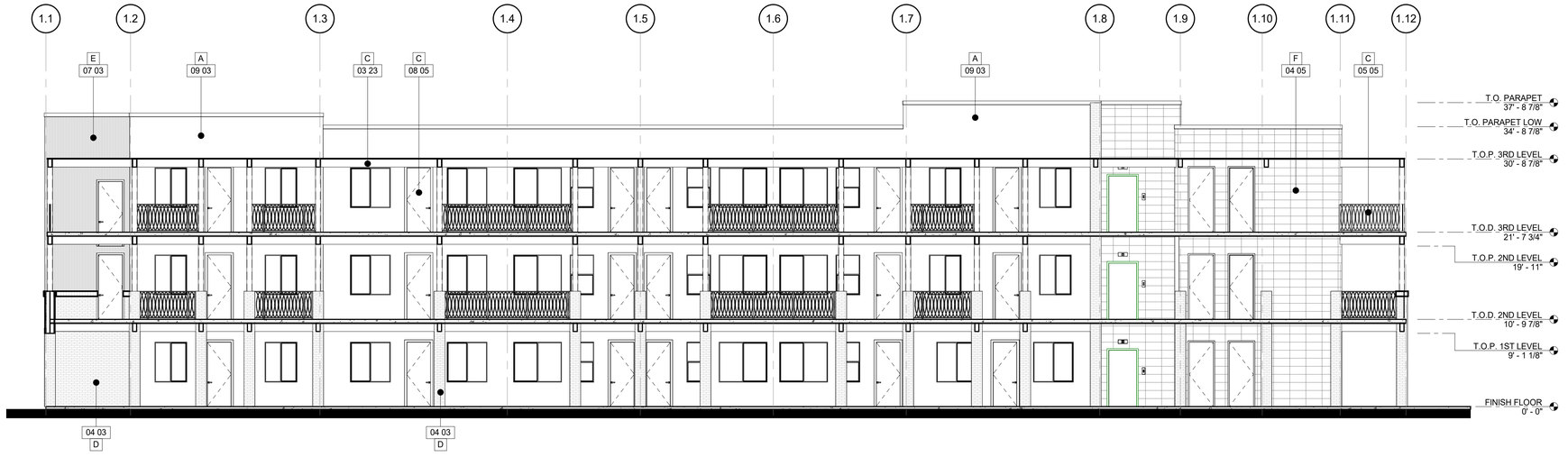
Project Number
324028

Sheet Number
BUILDING ELEVATIONS
A09.5



1 ATRIUM NORTH ELEVATION BW

1/8" = 1'-0"



2 ATRIUM SOUTH ELEVATION BW

1/8" = 1'-0"

4/21/2025 4:29:20 PM

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT
3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.
4. ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPETS.
5. ALL DOWNSPOUTS SHALL BE INTERNALIZED.
6. PER SECTION 11-30-9-(C) OF THE MZO, ROOF ACCESS LADDERS AND FIRE SPRINKLER RISERS SHALL BE WITHIN THE INTERIOR OF THE STRUCTURE.

MATERIAL LEGEND

- A — PRIMARY PAINT COLOR
  MANUF: DUNN EDWARDS
  COLOR: DEW324 PHOENIX VILLA
- B — SECONDARY PAINT COLOR
  MANUF: DUNN EDWARDS
  COLOR: DE6220 POROUS STONE
- C — ACCENT PAINT COLOR
  MANUF: DUNN EDWARDS
  COLOR: DE6223 MISSION TRAIL
- D — BRICK VENEER
  MANUF: INTERSTATE BRICK
  STYLE: MATTE, 2 1/4" NORMAN
  COLOR: IRONSTONE
- E — METAL PANEL
  MANUF: RMP ROLLFAB
  STYLE: 7/8" CORRUGATED, VERTICAL
  COLOR: PAINTED RUSTED
- F — 12" X 24" X 1" STONE VENEER
  MANUF: CORONADO STONE
  STYLE: HILL COUNTRY LIMESTONE
  COLOR: BANDERA
- G — VINYL WINDOW UNIT
  MANUF: T.B.D.
  COLOR: FOSSIL
- H — ALUMINUM STOREFRONT
  COLOR: ANODIZED BLACK

KEYNOTES

03 23	REGULAR WEIGHT CONCRETE (2 1/2" MIN. - 3 1/2" MAX. THICKNESS) OVER LIQUID APPLIED WATER PROOFING MEMBRANE OVER SLOPED TOP CHORD TRUSS - TYP. (PROVIDE DRAINAGE BOARD IN AREAS WHERE TRUSSES ARE FLAT).
04 03	ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 8/A14.1.
04 05	ADHERED STONE VENEER FINISH. SEE DETAIL 8/A14.1.
05 05	42" HIGH BALCONY RAILING: 2" TUBE STEEL FRAME WITH 3/4" PICKETS TO MATCH ORIGINAL MARC CENTER DESIGN. SEE DETAIL 16/A14.3.
05 32	STEEL PICKET GUARDRAIL AT 46" A.F.F. - PAINTED DUNN EDWARDS CAVERNOUS DE6364.
05 39	7/8" CORRUGATED METAL WALL PANELS. SEE DETAIL 19/A14.1.
07 03	PARAPET CAP FLASHING. COLOR TO MATCH EXTERIOR WALL. SEE DETAILS 1/A6.3 & 2/A8.3.
08 05	DOOR & FRAME AS SCHEDULED - SEE DOOR SCHEDULE.
09 03	WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

Perlman
Architects of Arizona
2929 N. Central Ave., Suite 1600
Phoenix, AZ 85012
480.951.5900

Seal



EXPIRES: 12-31-2024

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Rev.	Date	By	Description

Project
BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

Owner
COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

Drawn/Checked
TK / NM

Date
04/21/25

Project Number
324028

Sheet Number
BUILDING ELEVATIONS
A09.6



COPA HEALTH

VIEW FROM BEVERLY LOOKING WEST

Perlman
Architects of Arizona

April 21st, 2025



COPA HEALTH

VIEW FROM BEVERLY LOOKING SOUTHWEST

Perlman
Architects of Arizona

April 21st, 2025



COPA HEALTH

VIEW FROM NORTHWEST LOOKING SOUTHEAST

Perlman Architects of Arizona

April 21st, 2025

COPA HEALTH

VIEW FROM WEST LOOKING EAST

Perlman
Architects of Arizona

April 21st, 2025



COPA HEALTH

VIEW OF UPPER LEVEL COMMON PATIOS

Perlman Architects of Arizona

April 21st, 2025



COPA HEALTH

VIEW FROM ABOVE LOOKING NORTHEAST

Perlman
Architects of Arizona
April 21st, 2025

Earl & Curley
ZONING & LAND USE LAW

Citizen Participation Plan
For
The Beverly Affordable Multifamily Housing

PAD Rezoning/Site Plan, Design Review

City of Mesa, Arizona

PREPARED FOR:

COPA Health

925 N Country Club Drive
Mesa, AZ 85201

PREPARED BY:
EARL & CURLEY P.C.
3101 N CENTRAL AVENUE, SUITE 1000
PHOENIX, AZ 85012
(602) 265-0094

Submitted: December 9, 2024
Revised: March 28, 2025

Case No.: PRS24-00914, ZON24-01052 & DRB24-01050

Citizen Participation Report – the Beverly

Date: December 9th, 2024, Updated February 11th, 2025, & March 28, 2025

Purpose: The purpose of this Citizen Participation Report is to summarize how the development team will inform and seek feedback from citizens, property owners and neighborhood associations in the vicinity of the site submitting an application for a PAD/Rezone with Site Plan, and Design Review for the Beverly, an affordable multi-family redevelopment. This 1.25-acre property is located 690 feet north of Main Street and 250 feet east of Alma School Road. The project will provide 36 affordable apartments. This report will ensure that those affected by this application will have an opportunity to learn about and comment on the proposal.

Contact:
Michael Buschbacher II, AICP - Principal Planner
Earl & Curley P.C.
3101 N. Central Avenue Suite 1000
Phoenix, AZ 85012

Pre-submittal Meeting: A pre-application meeting with the City of Mesa Planning Division staff occurred on November 5th, 2024. Staff reviewed the concept and recommended that Rezone-Site Plan with Design Review applications would be needed for the City to review and approve the proposed rezone for the Beverly. As a part of the application, a Citizens Participation Plan is required that would notify adjacent residents and nearby registered neighborhoods and hold a virtual neighborhood meeting.

Zoning Submittal Comments Review Meeting: A comment review meeting was held on December 31st, 2024 to discuss comments provided by staff after reviewing the material submitted for the rezone. Revisions were made to this plan to provide updated meeting dates and to make corrections to the neighborhood notification letter.

Action Plan: To provide effective citizen participation in conjunction with the application, the following actions will be taken to provide opportunities to understand and address the real or perceived impacts the request would pose to members of the surrounding community.

1. A contact list will be developed for citizens in this area, specifically all property owners within 1,000-feet of the proposed project boundaries, and will include any HOA's within a half mile, registered neighborhoods

associations within one mile and any schools within the Mesa Public School district that are within proximity to the project. A copy of this list will be provided in the appendix of the Citizen Participation Report. A set of notification letters that have been stuffed, sealed, stamped and addressed will be provided for all residents on the contact list to the city. Staff will mail these public notices to the property owners. We have also prepared a draft letter for the neighborhood meeting invitation for review and approval by City Planning Division staff. The same mailing list will be used for the neighborhood meeting notification. Tentative dates for those meeting have been provided below.

2. All persons listed on the attached contact list will receive a letter describing the project, project schedule, site plan of the proposed Rezone/Site Plan and Design Review site location. An invitation to two virtual neighborhood meeting that will be held online via Zoom will also be included in the meeting invitation letter. A draft copy of this letter is attached in the appendix.

    - The first neighborhood meeting will be scheduled as an ***online neighborhood meeting*** on **Wednesday, March 19 , 2025, *at 5:30pm*** and is an opportunity to discuss the project, and to ask questions and state any concerns. A sign-on list will be used based on logon information, and comment forms from the meeting will be provided to the City.

    - A second neighborhood meeting will be held in-person at the **Church of Christ Latter-Day Saints (Beverly Ward)**, located at **1054 W 2nd Place Mesa, AZ 85201 on Thursday, April 22, 2025, at 6pm** and will include responses to questions and concerns of the first meeting. A sign-on list and comment summary will be copied to the City of Mesa Planner for this project.

3. Physical Posting of the Subject Site for Design Review, Planning & Zoning Commission and City Council Meeting Agendas will occur 15 days in advance of each of those public hearings.

4. Presentations will be made to groups of citizens or neighborhood associations upon request.

5. A notification letter will also be provided to all property owners within 500 feet of the site 15 days before the Design Review Board meeting, when that date is determined by staff.

Note: All materials such as sign-in lists, comments, and petitions received will be copied to the City of Mesa.

Proposed Notification Schedule:

- Pre-submittal meeting – **November 5, 2024**
- Application Submittal – **December 9 , 2024**
- Staff Comment Review – **December 31 , 2024**
- Initial mailing for neighborhood meeting – **February 28, 2025**
- Online Neighborhood Meeting – **March 19, 2025**
- In-Person Neighborhood Meeting – **April 22, 2025**
- Design Review Board/Commission – **To be determined by staff**
- P&Z Commission Hearing – **To be determined by staff**
- City Council Public Hearing – **To be determined by staff**

Any future comments will be copied to the project planner with the City of Mesa.

Earl & Curley
ZONING & LAND USE LAW

Citizen Participation Report
For
The Beverly
Multifamily Workforce Housing

PAD Rezoning/Minor General Plan Amendment, Site Plan, Design Review

City of Mesa, Arizona

PREPARED FOR:

COPA Health

925 N Country Club Drive
Mesa, AZ 85201

PREPARED BY:
EARL & CURLEY P.C.
3101 N CENTRAL AVENUE, SUITE 1000
PHOENIX, AZ 85012
(602) 265-0094

Submitted: May 27th 2025

Case No.: ZON24-01052, ZON25-00203 & DRB24-01050

Citizen Participation Report – the Beverly

Date: April 23, 2025

Purpose: The purpose of this Citizen Participation Report is to summarize how the development team has informed and sought feedback from citizens, property owners and neighborhood associations in the vicinity of the site for a PAD/Rezone, Minor General Plan Amendment with Site Plan, and Design Review. The site is proposed as a workforce housing multi-family redevelopment. This 1.25-acre property is located 690 feet north of Main Street and 250 feet east of Alma School Road. The project will provide 36 affordable apartments. This report will show how we ensured that those affected by this application have had multiple opportunities to learn about and comment on the proposal.

Contact:
Michael Buschbacher II, AICP - Principal Planner
Earl & Curley P.C.
3101 N. Central Avenue Suite 1000
Phoenix, AZ 85012

Pre-submittal Meeting: A pre-application meeting with the City of Mesa Planning Division staff occurred on November 5th, 2024. Staff reviewed the concept and recommended that Rezone-Site Plan with Design Review applications would be needed for the City to review and approve the proposed rezone for the Beverly. As a part of the application, a Citizens Participation Plan was prepared that outlined how adjacent residents and nearby registered neighborhoods within 1000 feet were notified about both a virtual neighborhood meeting and in-person meeting used as a follow-up meeting to the first meeting.

Zoning Submittal Comments Review Meeting: A comment review meeting was held on December 31st, 2024 to discuss comments provided by staff after reviewing the material submitted for the rezone. Revisions were made to this plan to provide updated meeting dates and to make corrections to the neighborhood notification letter.

Action Plan: In order to provide effective citizen participation in conjunction with our rezone, minor general plan amendment and design review board applications, the following actions were taken to provide opportunities to understand and address the real or perceived impacts that our request would pose to members of the surrounding community.

1. A contact list was developed for citizens in this area, specifically all property owners within 1,000-feet of the proposed project boundaries, and included any HOA's within a half mile, registered neighborhoods associations within one mile and any schools within the Mesa Public School district that are within proximity to the project. A copy of this list has been provided below in the appendix of this Citizen Participation Report. Notification letters were sent for both an online and in-person neighborhood meeting. In addition, notification letters for planned hearings will be provided to Staff once dates have been established for the DRB, Planning Commission and City Council hearings.

2. All persons listed on the contact list were sent a letter via first class mail describing the project, a site plan of the proposed Rezone/Site Plan and Design Review site location. A draft copy of this letter is attached in the appendix.

    - The first neighborhood meeting was held as an ***online neighborhood meeting*** on **Wednesday, March 19 , 2025, *at 5:30pm*** and was an opportunity to discuss the project, and to ask questions and state any concerns. A sign-in list was obtained verbally, and comment were received from the single neighbor who attended the meeting. The results of that meeting are summarized below.

    - A second neighborhood meeting was held in-person at the **Church of Christ Latter-Day Saints (Church Building),** located at **1054 W 2nd Place Mesa, AZ 85201 on Thursday, April 22, 2025, at 6pm**. Similar to the first meeting, a sign-in list was obtained from all who attended the meeting and that meeting is also summarized below.

3. Physical Posting of the Subject Site for Design Review, Planning & Zoning Commission and City Council Meeting Agendas will occur 15 days in advance of each of those public hearings.

4. A notification letter will also be provided to all property owners within 500 feet of the site 15 days before the Design Review Board meeting, when that date is determined by staff.

Note: All materials such as sign-in lists, comments, and petitions received have been included as attachments to this report.

Notification & Meeting Schedule:

- Pre-submittal meeting – **November 5, 2024**
- Application Submittal – **December 9 , 2024**
- Staff Comment Review – **December 31 , 2024**
- Initial mailing for neighborhood meeting – **February 28, 2025**
- Online Neighborhood Meeting – **March 19, 2025**
- In-Person Neighborhood Meeting – **April 22, 2025**
- Design Review Board/Commission – **To be determined by staff**
- P&Z Commission Hearing – **To be determined by staff**
- City Council Public Hearing – **To be determined by staff**
- City Council Vote & Decision – **To be determined by staff**

Summary of Neighborhood Meetings

First Neighborhood Meeting: The online meeting was held on March 19th 2025 and started at 5:30pm. In attendance were Joe Keeper from COPA Health, Councilmember Jenn Duff, council aide Priscilla Guiterez, Charlotte Bridges, Planner II with the city of Mesa, Tristam Kesti with Perlman Architects, Bill McAllister and Norm Duve both with COPA Health, Taylor Earl & Michael Buschbacher with Earl & Curley and Linda and Mike Ziegler, residents that live nearby the project to the north.

A slide presentation was made showing the details of the proposed apartments, the site plan, elevations and background information about the general plan, the rezone with a PAD overlay and other site design elements. Additional background information was provided about the need for affordable workforce housing in the city and the area. Upon the conclusion of the presentation, the meeting was opened to questions for those who attended the meeting.

Mike & Linda Ziegler began with making several comments about the architecture. Mike noted that more muted colors are preferred, along with some degree of pitched roofs to match the other pitched roofs in the neighborhood. A question was posed by Mike Ziegler regarding how the rents are established. It was noted that rents are determined by the Arizona Department of Housing based on federal formula from the Low Income Housing Tax Credit (LIHTC) program.

Joe Keeper mentioned that COPA Health is a long term holder and anticipates holding this project for the next 30 years. He also noted that they maintain their own properties and that this development will have on-site management.

Mr. Ziegler noted that he is tentatively in support of the project.

Councilmember Duff asked if there was a way to pay homage to the neighborhood, perhaps re-using design elements or railing details from the original structure. She also noted that she was not set on having pitched roofs. She asked if we had a Planning and Zoning Commission hearing date set and if a demolition permit had been obtained. Answers were provided by the staff planner, Charlotte, noting that no hearing dates have been set yet. Mr. Keeper also noted that no demolition permits have been obtained yet. Councilmember Duff mentioned that railing "swoops" re-captures the history of the site and encourage exploring the use of that design motif. She also asked if the mature trees were salvageable, and Mr. Keeper noted that the mature pine trees are in decline and that they will be removed with this project.

Mr. Kesti noted that they would look into using the railing motif and would also explore the pitched roofs and would look at the faux beam ends from the original structure for additional design considerations.

It was recommended that an in-person follow-up meeting be held and that a good location would be the LDS Church house located ¼ mile north on Beverly.

The meeting was concluded and adjourned at approximately 6:30pm

Second Neighborhood Meeting: The in-person meeting was held on April 22, 2025 and started at 6:05 pm, to allow attendees a chance to arrive and get settled. In attendance were the development team from COPA Health, Earl & Curley, and Perlman Architects, along with City of Mesa Planners, Charlotte Bridges and Tye Hodson. Priscilla Guiterrez from the councilmembers office was in attendance along with 12 local residents. A copy of the sign-in sheet has been attached at the end of this report with the names of those residents who attended.

The same slide presentation with updated renderings, elevations, and site plan was made to the group and concluded after roughly 35 minutes. The same topics were presented and afterward the meeting was opened to questions and comments from the attendees.

_____ asked if there was a traffic study prepared. The development team said that staff had not asked for a traffic study and this was confirmed with the assigned planner for this project. She mentioned that the transportation department did not request a traffic study for this site.

Mike Ziegler said that he was previously concerned about bright orange colors and that the building seemed to be designed more along the lines of a newer building that you may see in Scottsdale.

Tristam Kesti, the architect noted that they did mute the colors down a bit and that they provided undulation along the roof line with staggered parapet walls. He also mentioned that he tried to fit a pitched roof into the design but that each time the pitched roof design would have exceeded the allowable building height. He mentioned that he used a brick wainscoting and natural stone elements that were taken from the neighborhood, and he used the "Swoop" motif from the railing on the old apartment building. It was used on the main staircase along Beverly and for the upper level units where railing was required.

Maribella Villegas asked about the demographics for the residents of this project. Mr. Keeper from COPA Health noted that this would be workforce housing for those approximately making $20-$30 per hour. It was added that this would include salaries for jobs such as firemen, teachers, restaurant servers, and other similar occupations.

Evelyn Herrmann asked if the existing flood irrigation system would be maintained. It was noted that the portion of flood irrigation on this property is at the end of the line and that the existing system would need to be abandoned to comply with low water use requirements from the state housing department.

Evelyn also asked if the mature pine trees would remain. Mr. Keeper and Mr. Earl noted that the pine trees are in decline and could pose a hazard if they are retained. It was noted that this is partially due to pine blight that has been the cause of many mature pine trees being removed throughout the valley over the last 20 years. It was also noted that the palm trees are not on the drought tolerant plant list that the developer is required to use and that they would also be required to be removed.

Marvin Webb asked if we will using Ficus Trees, Mr. Earl replied no we will not be using Ficus Trees for the project. Marvin then asked what the ages of the tenants would be. Mr. Keeper responded and noted that the development will be for people of all ages.

Marvin then asked if there will be a playground, since the park across the street is not very useful. Mr. Keeper said that a tot lot playground will be built for the youngest children and that there will be community room space with Wi-Fi for the older kids, and teens.

A final question from Mr. Webb asked if the tenants will live there long term. Mr. Keeper mentioned that some residents could live there for awhile to get back on their feet and save enough money to upscale their living arrangements. He also mentioned that in one of their developments there was roughly 14 out of 20 families that stayed long term and helped to build a solid community in that location.

Evelyn asked if there would be on-street parking? Mr. Earl said yes, but residents would be encouraged to park in their assigned parking.

Evelyn asked if residents or guest could cheat on parking rules for the development. Mr. Keeper noted that all parking is assigned, and each unit gets one parking space, with 4 spaces for guest parking. He also added that the on-site management would monitor parking.

Mike Ziegler said that he wanted to confirm that there would be on-site management, Mr. Keeper reiterated that there would be on-site management. Mr. Ziegler also asked if neighbors could call or visit the on-site management if they notice any problems with the residents. Mr. Keeper said that they are encourage to report anything and that the on-site managers and Mr. Keeper would work with the community to assist.

Lisa Scotford asked if there will be a background check on residents. Mr. Keeper noted that they require all residents to go through a background check before they are accepted as residents. They also screen for credit scores along with other requirement that come from the state.

Lisa then asked if the trees would be the type to produce leaf litter that could blow into adjacent neighboring properties. Me. Keeper said that the plants are on the low water use list, which produce lower leaf litter, and that they perform maintenance on the property every two weeks.

Ryan asked if the development would be providing more parking than what is shown. Mr. Keeper said that they will enforce one space per unit and that as mentioned before parking will be assigned. They will use parking placards. He noted if street parking becomes an issue they will address it with their residents.

Ms. Scotford asked what will happen when kids come to use the property from south of Main Street like the do for the park? And will there be security? Mr. Keeper noted that key fobs will be used to access the resident portions of the property including the amenities, security cameras will be used, and on-site property management will assist with any unwelcomed visitors to the property.

Mr. Keeper added that they like to build community within their developments and would hold activities for residents to help build their community, such as potluck dinners for the residents. As residents get to know their neighbors they too will assist in keeping their eyes out for others who are not residents.

Ms. Scotford asked if the units will be furnished. Mr. Keeper said, no.

Any future comments will be copied to the project planner with the City of Mesa.

End of the report as of 04/25/2025.

ZON24-01052
Received 3/3/25

Earl&Curley

ZONING & LAND USE LAW

February 28, 2025

Re: Proposed PAD Rezone, Site Plan, Design Review, and Minor General Plan Amendment

Dear Neighbor, Properly Owner, or Neighborhood Association President/member:

We wish to inform you that on behalf of the property owner, our office is processing requests for a Planned Area Development (PAD) rezone, Site Plan, Design Review, and Minor General Plan Amendment for the site shown in the map below. Additionally, we wish to invite you to a neighborhood meeting to learn more about the proposal and to provide your feedback.

The address for the site is 120 N Beverly Street (APNs: 135-53-017, 135-53-015B & 135-53-015C). As you have seen. the existing multifamily building on thi,s site has been vacant for several years. The proposal is to replace the old, tired multifamily building on the site with a new, fresh multifamily project with private open space, common open space, perimeter landscaping, and attractive building architecture. We believe this upgrade to the site will be a positive addition to the neighborhood and add needed density to a site that has already been used for multifamily.

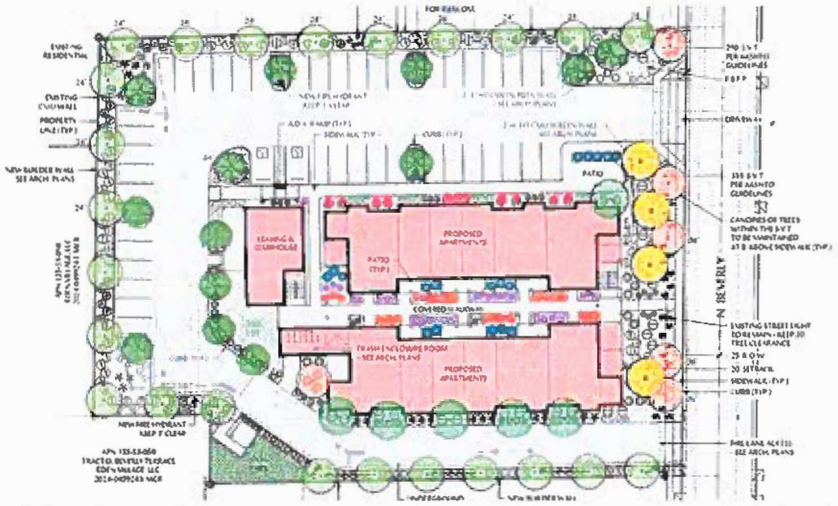


When the City made its massive investment in the light rail on Main Street, it changed the development trajectory of this area forever. The light rail is, and will continue to be, a game-changing backbone for west Mesa. It will support and spur new employment and development along the light rail line. With that comes a need for additional housing and density. That being said, while increased density along the light rail is desired and expected, our client wishes to protect and preserve the existing neighborhood. It strives to do that with this project.

Below are design elements that have been incorporated into the proposal that make it more compatible with the area:

- The total number of units has been capped at only 36 (with a mix of one-, two- and three-bedroom units).

- The building has been pushed 80 feet to the south. away from the existing single-family residences adjacent to the north of the site, to provide increased privacy for those residents.
- A row of trees is being planned along the north property line to provide screening, shade. and privacy to the residences to the north.



- The architecture of the proposed building has been thoughtfully designed to give the building a sophisticated and attractive appearance.



- On-site amenities are proposed to include a dog park, bicycle repair room, a clubhouse, personal open space areas and tot lot (small playground area).
- This project will have a rent structure that is affordable for working individuals and families. As you have no doubt seen, the cost of housing in the Valley has skyrocketed, leaving many families with insufficient housing options in the area. Although it is only 36 units, this proposed development will contribute to City-wide efforts to combat this unfortunate trend by providing a quality residential experience that is safe and attractive and priced for working individuals and families. With all of the employment

opportunities that have already come along the light rail and will continue to come, such housing is needed.
- The development will be by Copa Health, which is the type of owner that builds and holds their properties for the long term. which helps ensure consistency in ownership and that their properties are well kept over time.

A copy of the proposed Conceptual Site Plan and elevations are enclosed for your review.

We are hosting a virtual neighborhood meeting (details below) to chat with all of you, explain the project, give you a chance to ask questions, answer those questions, and to receive your additional input and feedback. We are committed to this being a collaborative process with the community-not a one-sided one. If you cannot make the meeting but want more information or want to provide feedback, please feel free to contact us separately. We do not want anyone to feel left out because they could not attend the meeting.

Meeting Information:
Neighborhood Meeting
Date & Time: Wednesday March 19, 2025 5:30 PM (Arizona Time)
Location: Virtual Zoom Meeting
http://bHJy/3QhoFux

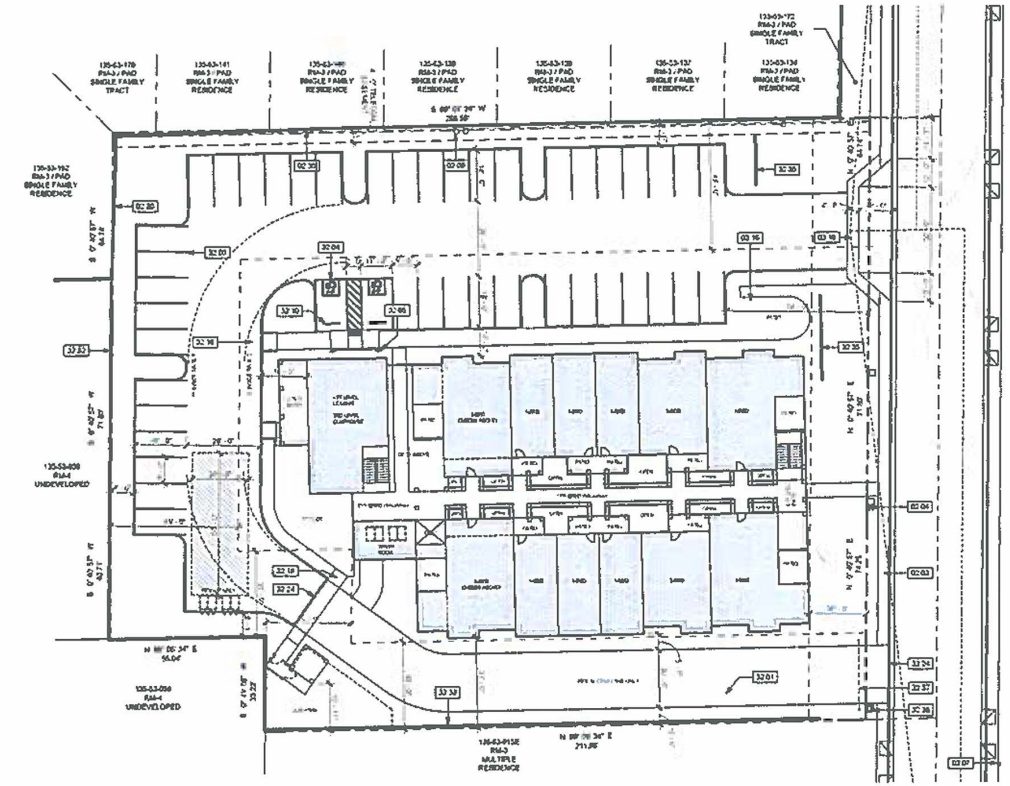
Note that public hearings have not yet been scheduled for our various requests. You will be notified of the hearings once they are scheduled with a mailing from the City of Mesa. Feel free to provide any written comments to me directly at the email address below. or by mail to the address below in the footer of this letter.

I would be happy to answer any questions or hear any thoughts or concerns that you may have regarding this proposal. You may reach me at (602) 265-0094 or email: tearl@earlcurley.com or you may reach my in-house planner, Michael Buschbacher, at (602) 265-0094 or by email: mbuschbacher@earlcurley.com. In addition, feel free to contact Charlotte Bridges, the planner assigned by the City for this project/case If you prefer, reference case# ZON24-01052. She can be reached via email at Charlotte.Bridges@MesaAz.gov or by phone at 480-644-6712. If you have sold this property in the interim. please forward this correspondence to the new owner.

Sincerely,

Taylor Earl

Attachments: Conceptual Site Pion & Conceptual Elevations and Renderings



1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

SITE INFORMATION

A.P.N.	135-53-017 136-53-015B, 135-53-015C	
ZONING	EXISTING PROVIDED	RMA-3 RMA-3 PAD (WITH RMA-4 AS BASIS OF DESIGN)
LOT AREA	MINIMUM PROVIDED	6,000 S.F. 54,488 S.F. (1.25 AC.)
LOT WIDTH	MINIMUM PROVIDED	60' 218'-0"
LOT DEPTH	MINIMUM PROVIDED	90' 208'-0"
UNIT DENSITY	MAXIMUM PROVIDED	30 DU/AC ±941.29s = 28.6 DU/AC
LOT AREA / UNIT	MINIMUM PROVIDED	1,452 S.F. / UNIT (54,488/36) = 1,512 S.F.
BUILDING HEIGHT	MAXIMUM PROVIDED	40'-0" 37'-0"
LOT COVERAGE	MAXIMUM PROVIDED	70% (36,000/54,488) = 66.0%
	BUILDING 14,926 S.F. PARKING LOT 21,836 S.F. SIDEWALKS 2,868 S.F. ENCLOSED PATIO 900 S.F. TOTAL 36,868 S.F.	
MIN. YARD	FRONT PROVIDED	20' (LOCAL STREET) 20'-0"
	INT. @ 3+ UNITS PROVIDED	40' (10' PER STORY) 31' @ SOUTH 60'-0" @ NORTH 50' @ WEST
BUILDING COVERAGE	MAXIMUM PROVIDED	30% (14,926/54,488) = 27.2%
TOTAL OPEN SPACE / UNIT	MINIMUM PROVIDED	150 S.F./UNIT (36,176. 713 S.F. / UNIT
COMMON OPEN SPACE / UNIT	PROVIDED	(3,168/36) = 88 S.F./UNIT
PRIVATE OPEN SPACE PROVIDED	ONE BEDROOM - UNIT A 82 S.F. TWO BEDROOM - UNIT B 98 S.F. THREE BEDROOM - UNIT C 125 S.F.	(80 S.F. MIN.) (140 S.F. MIN.) (120 S.F. MIN.)
PARKING SETBACK	REQUIRED 50'-0" MIN. PROVIDED 56'-0"	
LANDSCAPE YARDS	ADJACENT TO SINGLE RESIDENCE USES 20'-0" ADJACENT TO NON-SINGLE RESIDENCE USES 10'-0"	
	REQUIRED: NORTH 20'-0" WEST 30'-0" / 15'-0" SOUTH 15'-0"	
	PROVIDED NORTH 8'-0" WEST 8'-0" SOUTH 9'-0"	
FOUNDATION BASE	REQUIRED 15'-0" AT ENTRANCE 10'-0" AT PARKING 2'-0" AT DRIVE AISLES	
	PROVIDED 10'-0" AT ENTRANCE 10'-0" AT PARKING 9'-0" AT DRIVE AISLES	

BUILDING AREA

BUILDING 1

1ST FLOOR GROSS	14,828 S.F.
2ND FLOOR GROSS	14,111 S.F.
3RD FLOOR GROSS	12,362 S.F.
SUBTOTAL	41,301 S.F.
TOTAL BUILDING AREA	41,301 S.F.

SQUARE FOOTAGE BREAKDOWN

UNITS	27,056 S.F.
PATIOS	3,080 S.F.
EXTERIOR CIRCULATION	8,367 S.F.
DOWN / PARKING	4,798 S.F.
TOTAL S.F.	41,301 S.F.

1-BED UNIT 482 S.F. LIVABLE, 82 S.F. PATIO
2-BED UNIT 764 S.F. LIVABLE, 98 S.F. PATIO
3-BED UNIT 1,043 S.F. LIVABLE, 125 S.F. PATIO

KEYNOTES

02.02	TIE INTO EXISTING SIDEWALK, SAWCUT & PATCH AND REPAIR EXISTING SIDEWALK.
02.04	EXISTING STREET LIGHT TO REMAIN.
02.07	EXISTING FIRE HYDRANT TO REMAIN.
02.09	EXISTING UTILITY POLE TO REMAIN.
02.10	EXISTING SITE WALL TO REMAIN.
03.10	NEW CONCRETE SIDEWALK.
32.01	ASPHALTIC CONCRETE DRIVEWAY PER MESA PDP 503.2.2. OPTION 1, THICKENED EDGE.
32.03	4" PAINT STRIPE - TYPICAL AT ALL PARKING STALLS.
32.04	PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE.
32.05	ACCESSIBLE SIGNAGE PER CITY OF MESA STANDARDS.
32.10	PRE-FABRICATED CONCRETE WHEEL STOP.
32.14	ACCESSIBLE CURB RAMP 1:20 MAXIMUM SLOPE.
32.24	MOUNTABLE CURB PER MAG STANDARD DETAIL AT WIDTH OF FIRE ACCESS LANE.
32.33	NEW SITE WALL TO MATCH EXISTING ADJACENT WALL.
32.36	2'-0" HIGH INTERNAL COLORED 8" CMU SCREEN WALL.
32.38	EXISTING CONCRETE IRRIGATION STRUCTURE.
32.37	FIRE LANE ACCESS BOLLARD AND CABLE WITH KNOX PADLOCK PER MESA FPD 506.1.1.
32.40	

LEGEND

INDICATES ACCESSIBLE ROUTE, MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE OF 2%.

INDICATES LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. REFER TO CIVIL DRAWINGS FOR GRADING & DRAINAGE.
3. CONTRACTOR SHALL CONFIRM & MARK ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO START OF WORK.

SITE PLAN NOTES

A. "COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33."

"FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."

B. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3010. 1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (79,000 LBS. / 54,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.

THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS" IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THERE TRENCHES CROSS AN ACCESS ROAD.

THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS FOR THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."

C. WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTER B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER STORES COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI. AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.

IN ADDITION THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEMS. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE WHEN THE WORK IS COMPLETE. DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

DWELLING UNIT MIX

FIRST FLOOR	
ONE BEDROOM UNITS	6
TWO BEDROOM UNITS	3
THREE BEDROOM UNITS	4
SECOND FLOOR	
ONE BEDROOM UNITS	6
TWO BEDROOM UNITS	4
THREE BEDROOM UNITS	2
THIRD FLOOR	
ONE BEDROOM UNITS	6
TWO BEDROOM UNITS	4
THREE BEDROOM UNITS	2
SUBTOTAL	
ONE BEDROOM UNITS	18 (50%)
TWO BEDROOM UNITS	10 (28%)
THREE BEDROOM UNITS	8 (22%)
TOTAL UNITS	36

PARKING ANALYSIS

REQUIRED VEHICULAR PARKING:
1.3 SPACES PER UNIT (WITHIN 1/3RD OF LIGHT RAIL)
1.2 X 36 = 43.2 SPACES

1 SPACE PER UNIT COVERED = 36 COVERED SPACES.
1 BIKE SPACE PER 10 CAR SPACES = 6 REQUIRED.

PROVIDED VEHICULAR PARKING:

STANDARD PARKING SPACES	42
ACCESSIBLE PARKING SPACES	2
TOTAL	68

(# COVERED PARKING SPACES PROVIDED)

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Phoenix, AZ 85012
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Seal

EXPIRES 12-31-2026

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No.	Description	Date
1		

Project

SINGLETREE APARTMENTS
NEC OF ELLSWORTH RD & HAMPTON AVE
MESA, ARIZONA

Owner

Drawn/Checked
TK / NM

Date
01/30/25

Project Number
324028

Sheet Number
ARCHITECTURAL SITE PLAN
A01.1

1/30/2025 4:03:56 PM



4 NORTH COLORED ELEVATION
1/8" = 1'-0"



1 SOUTH COLORED ELEVATION
1/8" = 1'-0"

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL MILLWORK UNDER SEPARATE SUBMITTAL AND PERMIT.
3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

MATERIAL LEGEND

- A — PRIMARY PAINT COLOR
  MANUF. DUNN EDWARDS
  COLOR: DEW01X PHOENIX VILLA
- B — SECONDARY PAINT COLOR
  MANUF. DUNN EDWARDS
  COLOR: DEB220 MISSION TRAIL
- C — ACCENT PAINT COLOR
  MANUF. DUNN EDWARDS
  COLOR: DEB220 MISSION TRAIL
- D — BRICK VENEER
  MANUF. INTERSTATE BRICK
  STYLE: MATTE, 2 1/4" NORMAN
  COLOR: IRONSTONE
- E — METAL PANEL
  MANUF: PMP ROLLFAB
  STYLE: 26" CORRUGATED, VERTICAL
  COLOR: CHARCOAL GREY
- F — 12" x 24" x 1" STONE VENEER
  MANUF: CORONADO STONE
  STYLE: HILL COUNTRY LIMESTONE
  COLOR: BANDERA
- G — VINYL WINDOW UNIT
  MANUF: TBD
  COLOR: FOSSIL
- H — ALUMINUM STOREFRONT
  COLOR: ANODIZED BLACK

KEYNOTES

04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH, SEE DETAIL 9/A14.0.

05 39 16" CORRUGATED METAL WALL PANELS. SEE DETAIL 10/A14.0.

07 03 PARAPET CAP FLASHING. COLOR TO MATCH EXTERIOR WALL. SEE DETAILS 9/A3.0 & 2/A3.0.

08 05 DOOR & FRAME AS SCHEDULED - SEE DOOR SCHEDULE.

09 05 WESTERN CO. 1-HOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ESR ESR-1697.

14 01 ELEVATOR, 3500 LBS CAPACITY. MANUFACTURER / MODEL: HOME ELEVATOR. SIZED TO PROVIDE ROOM FOR 24" X 84" AMBULANCE STRETCHER PER IBC 3002.4.

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Seal

EXPIRES: 12/31/2026

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No.	Description	By	Date

Project: BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

Owner: COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

Drawn/Checked: TK/ NM

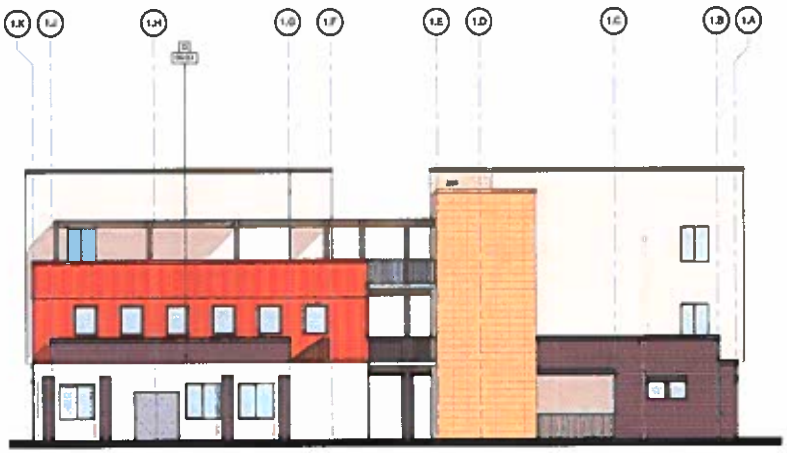
Date: 01/27/25

Project Number: 324028

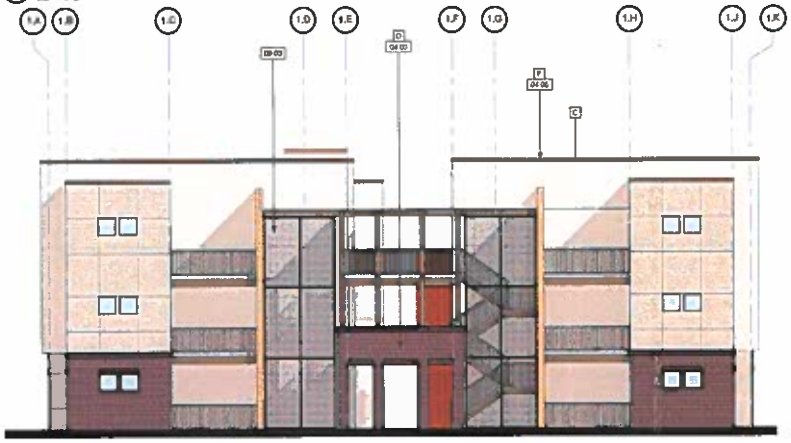
Sheet Number: A09.1

COLORED ELEVATIONS

1/27/2025 9:39:51 AM



2 WEST COLORED ELEVATION
1/8" = 1'-0"



1 EAST COLORED ELEVATION
1/8" = 1'-0"

Building - North Elevation		
Material	Square Footage	Percentage
Stucco	4,253.20	57.59%
Brick Veneer	609.80	8.26%
Stone Veneer	986.48	13.35%
Metal Railings/Screen	466.25	6.31%
Windows / Doors	1264.30	16.28%
Total	7,381.73	100%

Building - South Elevation		
Material	Square Footage	Percentage
Stucco	4 291.98	58.37%
Brick Veneer	551.54	7.49%
Stone Veneer	1004.25	13.61%
Metal Railings/Screen	466.77	6.31%
Windows / Doors	1038.49	14.05%
Total	7,373.97	100%

Building - East Elevation		
Material	Square Footage	Percentage
Stucco	2,508.80	53.94%
Brick Veneer	458.80	9.86%
Stone Veneer	77.00	1.6.%
Metal Railings/Screen	171.08	3.68%
Windows / Doors	96.70	2.84%
Total	4 774.38	100%

Building - West Elevation		
Material	Square Footage	Percentage
Stucco	3,687.49	75.17%
Brick Veneer	352.45	7.54%
Stone Veneer	421.00	9.02%
Metal Railings/Screen	12.80	0.27%
Windows / Doors	220.10	4.69%
Total	4 691.80	100%

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT
3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

MATERIAL LEGEND

- A — PRIMARY PAINT COLOR
  MANUF DUNN EDWARDS
  COLOR DE6204 PHOENIX VILLA
- B — SECONDARY PAINT COLOR
  MANUF DUNN EDWARDS
  COLOR DE6229 POROUS STONE
- C — ACCENT PAINT COLOR
  MANUF DUNN EDWARDS
  COLOR DE6223 MISSION TRAIL
- D — BRICK VENEER
  MANUF INTERSTATE BRICK
  STYLE MATTE, 7 1/4" NORMAN
  COLOR IRONSTONE
- E — METAL PANEL
  MANUF RMF ROLLFAB
  STYLE 26" CORRUGATED, VERTICAL
  COLOR CHARCOAL GREY
- F — 12" X 24" X 1" STONE VENEER
  MANUF CORONADO STONE
  STYLE HILL COUNTRY LIMESTONE
  COLOR BANDERA
- G — VINYL WINDOWS (WHT)
  MANUF T.B.D.
  COLOR FOSSIL
- H — ALUMINUM STOREFRONT
  COLOR ANODIZED BLACK

KEYNOTES

04 (A) ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 9/A14.1.

04 05 ADHERED STONE VENEER FINISH. SEE DETAIL 9/A14.1.

09 01 WESTERN CO. 1-NOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. EQ-ESR 2581-1997.

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Seal

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Rev.	Date	By	Description

Project
BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

Owner
COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

Drawn/Checked
TK / NM

Date
01/27/25

Project Number
324028

Sheet Number
COLORED ELEVATIONS
A09.2

1/27/2025 10:05:34 AM



COPA HEALTH

VIEW FROM BEVERLY LOOKING WEST

Perlman
Architects of Arizona
January 27th, 2025



COPA HEALTH

VIEW FROM BEVERLY LOOKING SOUTHWEST

Perlman
Architects of Arizona
January 27th, 2025



COPA HEALTH

VIEW FROM NORTHWEST LOOKING SOUTHEAST

Perlman
Architects of Arizona
January 27th, 2025



COPA HEALTH

VIEW FROM WEST LOOKING EAST

Perlman
Architects of Arizona
January 27th, 2025

received 4/1/3125

Earl & Curley
ZONING & LAND USE LAW

March 31, 2025

Re: Proposed PAD Rezone, Site Plan, Design Review, and Minor General Plan Amendment

Dear Neighbor, Property Owner, or Neighborhood Association President/member:

This letter is a follow up to our initial letter to let you know about a second neighborhood meeting for the requests described below. This is intended to generally cover the same information shared at the first neighborhood meeting held online. We simply wanted to provide an in-person meeting option for those who could not attend online.

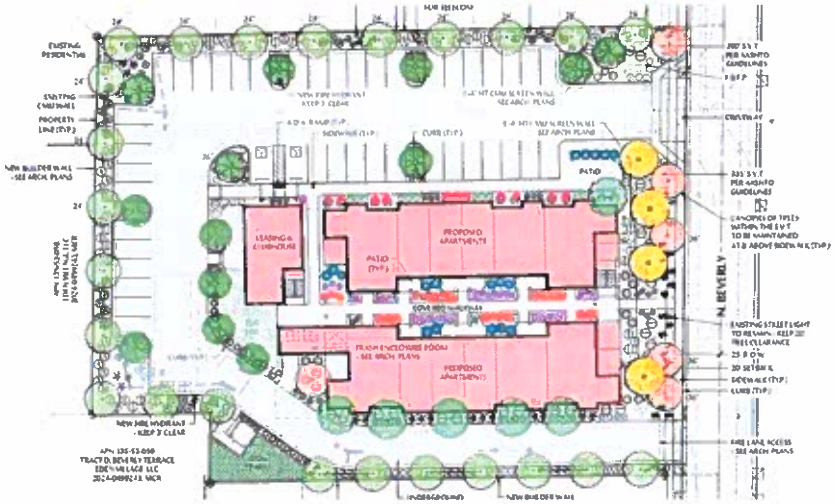


On behalf of the property owner, our office is processing requests for a Planned Area Development (PAD) rezone, Site Plan, Design Review, and Minor General Plan Amendment for the site shown in the map below. The site address is 120 N Beverly Street (APNs: 135-53-017, 135-53-015B & 135-53-015C). As you have seen, the existing multifamily building on this site has been vacant for several years. The proposal is to replace the old, tired multifamily building on the site with a new, fresh multifamily project with private open space, common open space, perimeter landscaping, and attractive building architecture. We believe this upgrade to the site will be a positive addition to the neighborhood and add needed density to a site that has already been used for multifamily.

When the City made its massive investment in the light rail on Main Street, it changed the development trajectory of this area forever. The light rail is, and will continue to be, a game-changing backbone for west Mesa. It will support and spur new employment and development along the light rail line. With that comes a need for additional housing and density. That being said, while increased density along the light rail is desired and expected, our client wishes to protect and preserve the existing neighborhood. It strives to do that with this project.

Below are design elements that have been incorporated into the proposal that make it more compatible with the area:

- The total number of units has been capped at only 36 (with a mix of one-, two- and three-bedroom units).
- The building has been pushed 80 feet to the south, away from the existing single-family residences adjacent to the north of the site, to provide increased privacy for those residents.
- A row of trees is being planned along the north property line to provide screening, shade, and privacy to the residences to the north.



- The architecture of the proposed building has been thoughtfully designed to give the building a sophisticated and attractive appearance.



- On-site amenities are proposed to include a dog park, bicycle repair room, a clubhouse, personal open space areas and tot lot (small playground area).
- This project will have a rent structure that is affordable for working individuals and families. As you have no doubt seen, the cost of housing in the Valley has skyrocketed, leaving many families with insufficient housing

options in the area. Although it is only 36 units, this proposed development will contribute to City-wide efforts to combat this unfortunate trend by providing a quality residential experience that is safe and attractive and priced for working individuals and families. With all of the employment opportunities that have already come along the light rail and will continue to come, such housing is needed.

- The development will be by Copa Health, which is the type of owner that builds and holds their properties for the long term, which helps ensure consistency in ownership and that their properties are well kept over time.

A copy of the proposed Conceptual Site Plan and elevations are enclosed for your review. And you can learn more about the project at the following website that we have set up for the project: https://earlcurley.com/thebeverly/.

We are hosting this in-person neighborhood meeting to chat with all of you, explain the project, give you a chance to ask questions, answer those questions, and to receive your input and feedback. We are committed to this being a collaborative process with the community—not a one-sided one. If you cannot make the meeting but want more information or want to provide feedback, please feel free to contact us separately. We do not want anyone to feel left out because they could not attend the meetings.

Meeting Information:
Neighborhood Meeting
Date & Time: Tuesday, April 22nd, 2025 6:00 PM
Location: 1054 W 2nd Place Mesa, AZ 85201 (Church building)

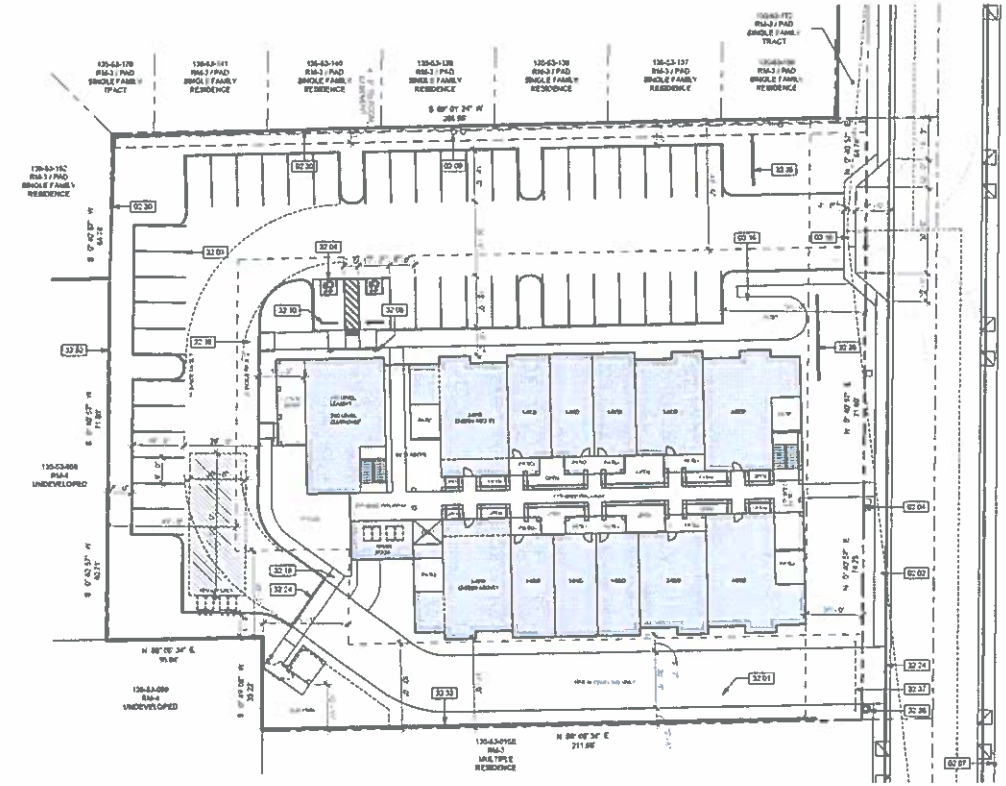
Note that public hearings have not yet been scheduled for our various requests. You will be notified of the hearings once they are scheduled with a mailing from the City of Mesa. Feel free to provide any written comments to me directly at the email address below, or by using the feedback form on the project website listed above.

I would be happy to answer any questions or hear any thoughts or concerns that you may have regarding this proposal. You may reach me at (602) 265-0094 or email: tearl@earlcurley.com or you may reach my in-house planner, Michael Buschbacher, at (602) 265-0094 or by email: mbuschbacher@earlcurley.com. In addition, feel free to contact Charlotte Bridges, the planner assigned by the City for this project/case If you prefer, reference case# ZON24-01052. She can be reached via email at Charlotte.Bridges@MesaAz.gov or by phone at 480-644-6712. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Taylor C. Earl

Attachments: Conceptual Site Plan & Conceptual Elevations and Renderings



1 ARCHITECTURAL SITE PLAN
1" = 20'-0"

20' 10' 0' 20'

SITE INFORMATION

A.P.N.	135-63-917	135-63-013D, 135-33-015C
ZONING	EXISTING PROVIDED	R-2; R-3 PAD (WITH R-4 AS BASIS OF DESIGN)
LOT AREA	MINIMUM PROVIDED	6,000 S.F. 54,685 S.F. (1.25 AC.)
LOT WIDTH	MINIMUM PROVIDED	60' 216'-6"
LOT DEPTH	MINIMUM PROVIDED	84' 209'-4"
UNIT DENSITY	MAXIMUM PROVIDED	20 DU/AC (38/1.25) = 30.4 DU/AC
LOT AREA / UNIT	MINIMUM PROVIDED	1,452 S.F. / UNIT (54,685/38) = 1,312 S.F.
BUILDING HEIGHT	MAXIMUM PROVIDED	40'-0" 30'-0"
LOT COVERAGE	MAXIMUM PROVIDED	70% (38,956/54,685) = 69.8%
	BUILDING: 14,235 S.F. PARKING LOT: 21,606 S.F. SIDEWALKS: 3,045 S.F. COVERED PATIO: 380 S.F. TOTAL: 39,956 S.F.	
MIN. YARD	FRONT PROVIDED	20' (LOCAL STREET) 20'+
	INT. @ 2+ UNITS PROVIDED	40' (15' PER STORY) 31' @ SOUTH 85'-0" @ NORTH 50' @ WEST
BUILDING COVERAGE	MAXIMUM PROVIDED	50% (14,235/54,685) = 27.3%
TOTAL OPEN SPACE / UNIT	MINIMUM PROVIDED	150 S.F./UNIT (38, 170, 213 S.F. / UNIT
COMMON OPEN SPACE / UNIT	PROVIDED	(2,188/38) = 58 S.F./UNIT
PRIVATE OPEN SPACE PROVIDED	ONE BEDROOM - UNIT A: 62 S.F. TWO-BEDROOM - UNIT B: 86 S.F. THREE BEDROOM - UNIT C: 125 S.F.	(60 S.F. MIN.) (80 S.F. MIN.) (100 S.F. MIN.)
PARKING SETBACK	REQUIRED PROVIDED	20'-0" MIN. 68'-0"
LANDSCAPE YARDS	ADJACENT TO SINGLE RESIDENCE USES: 20'-0" ADJACENT TO NON-SINGLE RESIDENCE USES: 15'-0"	
	REQUIRED	NORTH: 20'-0" WEST: 20'-0" / 15'-0" SOUTH: 15'-0"
	PROVIDED	NORTH: 8'-0" WEST: 8'-0" SOUTH: 8'-0"
FOUNDATION BASE	REQUIRED	18'-0" AT ENTRANCE 18'-0" AT PARKING 2'-0" AT DRIVE AISLES
	PROVIDED	18'-7" AT ENTRANCE 18'-0" AT PARKING 0'-0" AT DRIVE AISLES

BUILDING AREA

BUILDING 1

1ST FLOOR GROSS	14,825 S.F.
2ND FLOOR GROSS	14,111 S.F.
3RD FLOOR GROSS	12,245 S.F.
SUBTOTAL	41,381 S.F.
TOTAL BUILDING AREA	41,381 S.F.

SQUARE FOOTAGE BREAKDOWN

UNITS	27,958 S.F.
PATIOS	3,080 S.F.
EXTERIOR CIRCULATION	6,587 S.F.
COVER / LEASING	4,756 S.F.
TOTAL S.F.	41,381 S.F.

1-BED UNIT: 620 S.F. LIVABLE, 62 S.F. PATIO
2-BED UNIT: 764 S.F. LIVABLE, 86 S.F. PATIO
3-BED UNIT: 1,043 S.F. LIVABLE, 125 S.F. PATIO

KEYNOTES

02 02	THE INTO EXISTING SIDEWALK, GRADE & PATCH AND REPAIR EXISTING SIDEWALK.
02 04	EXISTING STREET LIGHT TO REMAIN.
02 07	EXISTING FIRE HYDRANT TO REMAIN.
02 08	EXISTING UTILITY POLE TO REMAIN.
02 26	EXISTING SITE WALL TO REMAIN.
02 28	NEW CONCRETE RETAINING.
32 01	ASPHALTIC CONCRETE DRIVEWAY PER MESA PDP 340.2.3, OPTION 1. THICKENED EDGE
32 02	4" PAINT STRIPE - TYPICAL 4.1 ALL PARKING STALLS
32 04	PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE.
32 05	ACCESSIBLE SIGNAGE PER CITY OF MESA STANDARDS.
32 10	PRE-FABRICATED CONCRETE WHEEL STOP.
32 14	ACCESSIBLE CURB RAMP 1:20 MAXIMUM SLOPE.
32 24	MOUNTABLE CURB PER MAG STANDARD DETAIL AT WIDTH OF FIRE ACCESS LANE.
32 33	NEW SITE WALL TO MATCH EXISTING ADJACENT WALL.
32 36	3'-0" HIGH INTEGRAL COLORED 8" CMU SCREEN WALL.
32 36	EXISTING CONCRETE IRRIGATION STRUCTURE
32 37	FIRE LANE ACCESS BOLLARD AND EARLE WITH [illegible] PADLOCK PER MESA PPO 506.1.1.
32 52	

LEGEND

INDICATES ACCESSIBLE ROUTE, MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE OF 2%.

INDICATES LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. REFER TO CIVIL DRAWINGS FOR GRADING, & DRAINAGE.
3. CONTRACTOR SHALL CONFIRM & MARK ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO START OF WORK.

SITE PLAN NOTES

A. "COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33."

"FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION, IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."

B. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3316.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (75,000 LBS., 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.

THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS" IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DEBRIS WHEN THERE TRENCHES CROSS AN ACCESS ROAD.

THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."

C. "WATER SUPPLY FOR FIRE PROTECTION: AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI, AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 600 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS.

IN ADDITION THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE, WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

DWELLING UNIT MIX

FIRST FLOOR	
ONE BEDROOM UNITS	6
TWO BEDROOM UNITS	7
THREE BEDROOM UNITS	6
SECOND FLOOR	
ONE BEDROOM UNITS	6
TWO BEDROOM UNITS	4
THREE BEDROOM UNITS	2
THIRD FLOOR	
ONE BEDROOM UNITS	6
TWO BEDROOM UNITS	4
THREE BEDROOM UNITS	3
SUBTOTAL	
ONE BEDROOM UNITS	18 (50%)
TWO BEDROOM UNITS	10 (28%)
THREE BEDROOM UNITS	8 (22%)
TOTAL UNITS	36

PARKING ANALYSIS

REQUIRED VEHICULAR PARKING
1.2 SPACES PER UNIT (WITHIN 1,320' OF LIGHT RAIL)
1.2 X 36 = 43.2 SPACES

1 SPACE PER UNIT COVERED = 36 COVERED SPACES.
1 BIKE SPACE PER 10 CAR SPACES = 5 REQUIRED.

PROVIDED VEHICULAR PARKING:

STANDARD PARKING SPACES	42
ACCESSIBLE PARKING SPACES	2
TOTAL	44

(0 COVERED PARKING SPACES PROVIDED)

Perlman
Architects of Arizona
2929 N. Central Ave., Suite 1200
Phoenix, AZ 85012
480.951.5800

Seal

EXPIRES 12-31-2024

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No.	Description	Date	By

Project
BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

Owner
COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

Drawn/Checked
TK/ NM

Date
01/30/25

Project Number
324028

Sheet Number
ARCHITECTURAL SITE PLAN
A01.1

1/30/2025 4:01:56 PM



4 NORTH COLORED ELEVATION

1/8" = 1'-0"



1 SOUTH COLORED ELEVATION

1/8" = 1'-0"

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT
3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

MATERIAL LEGEND

- A — PRIMARY PAINT COLOR
  MANUF DUNN EDWARDS
  COLOR DE6374 PHOENIX VILLA
- B — SECONDARY PAINT COLOR
  MANUF DUNN EDWARDS
  COLOR DB629 POROUS STONE
- C — ACCENT PAINT COLOR
  MANUF DUNN EDWARDS
  COLOR DB6330 MISSION TRAIL
- D — BRICK VENEER
  MANUF INTERSTATE BRICK
  STYLE MATTE, 2 3/4" NORMAN
  COLOR IRONSTONE
- E — METAL PANEL
  MANUF RMP ROLLFAB
  STYLE 26" CORRUGATED, VERTICAL
  COLOR CHARCOAL GREY
- F — 11" X 24" X 1" STONE VENEER
  MANUF CORONADO STONE
  STYLE HILL COUNTRY LIMESTONE
  COLOR BANDERA
- G — VINYL WINDOW UNIT
  MANUF T.B.D.
  COLOR FOSSIL
- H — ALUMINUM STOREFRONT
  COLOR ANODIZED BLACK

KEYNOTES

04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 9/A14.1.

05 39 24" CORRUGATED METAL WALL PANELS. SEE DETAIL 10/A14.1.

07 01 PARAPET CAP FLASHING, COLOR TO MATCH EXTERIOR WALL. SEE DETAILS 4/A6.3 & 2/A6.3.

08 05 DOOR & FRAME AS SCHEDULED - SEE DOOR SCHEDULE.

09 65 WESTERN CO. 1-NOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPEC & ICC-ESR ESR-1697.

14 01 ELEVATOR, 3500 LBS CAPACITY, MANUFACTURER / MODEL, NONE EQUIPACE, SIZED TO PROVIDE ROOM FOR 24" X 7'-0" AMBULANCE STRETCHER PER IBC 3002.4.

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EXPIRES: 12-31-2026

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No.	Description	Date	By

BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

Project

COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

Owner

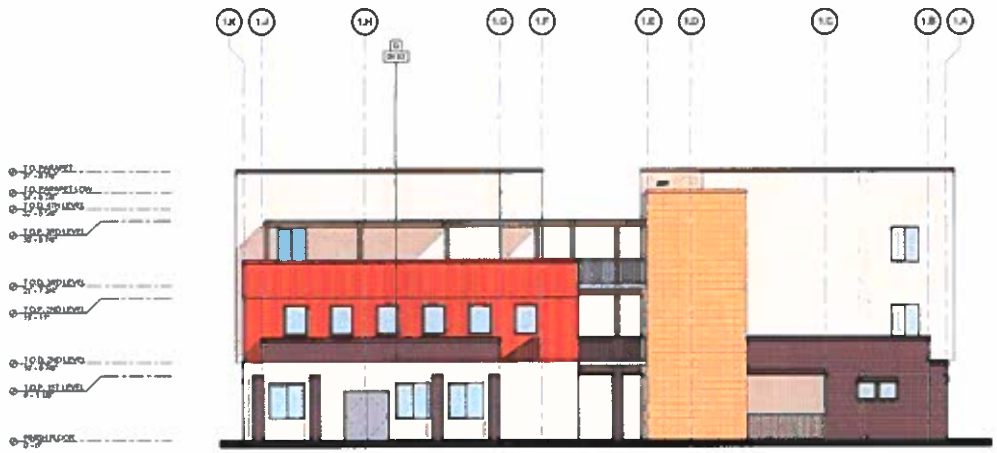
Drawn/Checked
TK/ NM

Date
01/27/25

Project Number
324028

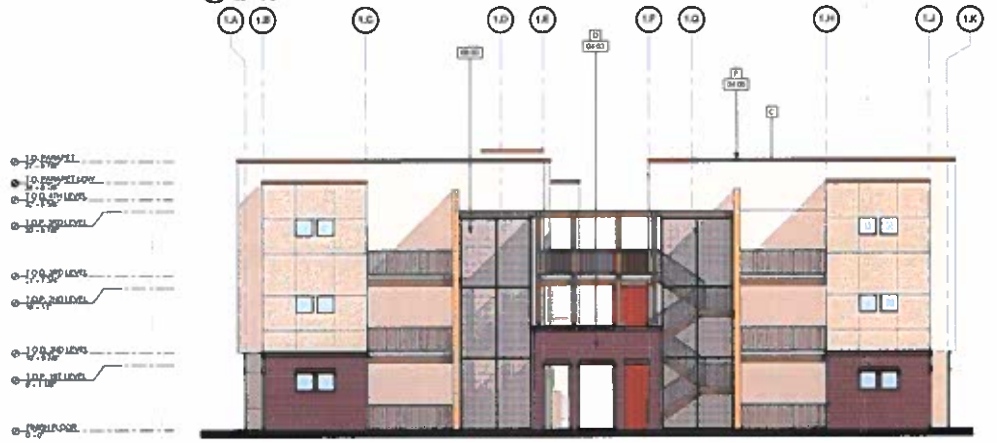
Sheet Number
COLORED ELEVATIONS
A09.1

1/27/2025 9:59:51 AM



2 WEST COLORED ELEVATION

1/8" = 1'-0"



1 EAST COLORED ELEVATION

1/8" = 1'-0"

Building - North Elevation		
Material	Square Footage	Percentage
Stucco	4,262.79	57.86%
Brick Veneer	969.00	13.15%
Block Veneer	986.48	13.39%
Metal Railings/Screen	419.25	5.69%
Windows / Doors	1204.30	16.35%
Total	7,361.75	100%

Building - South Elevation		
Material	Square Footage	Percentage
Stucco	4,241.00	60.37%
Brick Veneer	519.00	7.39%
Block Veneer	1004.25	14.31%
Metal Railings/Screen	406.77	5.79%
Windows / Doors	1036.40	14.65%
Total	7,075.97	100%

Building - East Elevation		
Material	Square Footage	Percentage
Stucco	3,888.00	53.04%
Brick Veneer	658.00	9.00%
Block Veneer	77.00	1.05%
Metal Railings/Screen	171.00	2.33%
Windows / Doors	86.70	2.04%
Total	4,776.30	100%

Building - West Elevation		
Material	Square Footage	Percentage
Stucco	3,687.49	79.17%
Brick Veneer	354.46	7.54%
Block Veneer	423.00	9.03%
Metal Railings/Screen	12.00	0.27%
Windows / Doors	229.10	4.89%
Total	4,681.00	100%

GENERAL NOTES

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2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT
3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.

MATERIAL LEGEND

- A — PRIMARY PAINT COLOR
  MANUF DUNN EDWARDS
  COLOR DEA00A PHOENIX VILLA
- B — SECONDARY PAINT COLOR
  MANUF DUNN EDWARDS
  COLOR DE6228 POROUS STONE
- C — ACCENT PAINT COLOR
  MANUF DUNN EDWARDS
  COLOR DE6220 MISSION TRAIL
- D — BRICK VENEER
  MANUF INTERSTATE BRICK
  STYLE MATTE, 2 1/4" NORMAN
  COLOR IRONSTONE
- E — METAL PANEL
  MANUF RMP ROLLFAB
  STYLE 7/8" CORRUGATED, VERTICAL
  COLOR CHARCOAL GREY
- F — 12" X 24" X 4" STONE VENEER
  MANUF CORONADO STONE
  STYLE HILL COUNTRY LIMESTONE
  COLOR BANDERA
- G — VINYL WINDOW UNIT
  MANUF T.B.D.
  COLOR FOSSIL
- H — ALUMINUM STOREFRONT
  COLOR ANODIZED BLACK

KEYNOTES

04-03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 4/A11.1.

04-05 ADHERED STONE VENEER FINISH. SEE DETAIL 6/A11.1.

09-01 WESTERN CO. 1-NOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1397.

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EXPIRES 12/31/2024

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Rev.	Description	Date

Project: BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

Owner: COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

Drawn/Checked: TK/ NM

Date: 01/27/25

Project Number: 324028

Sheet Number: COLORED ELEVATIONS

A09.2

1/27/2025 10:00:34 AM



COPA HEALTH

VIEW FROM BEVERLY LOOKING WEST

Perlman
Architects of Arizona
January 27th, 2025



COPA HEALTH

VIEW FROM BEVERLY LOOKING SOUTHWEST

Perlman
Architects of Arizona
January 27th, 2025



COPA HEALTH

VIEW FROM NORTHWEST LOOKING SOUTHEAST

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January 27th, 2025



COPA HEALTH

VIEW FROM WEST LOOKING EAST

Perlman
Architects of Arizona
January 27th, 2025

Rezone w/PAD Overlay, Minor General Plan Amendment, DRB & Site Plan
The Beverly – Workforce Housing
120 N Beverly Mesa, AZ 85201
Neighborhood Meeting – April 22nd, 2025
1054 W 2nd Place Mesa, AZ 85201 (Church building)

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
Joe Keeper	924 N. Country Club Mesa, AZ 85201		joe.keeper@copahealth.org
TRISTAN KESTI	2929 N CENTRAL PHX, AZ		tristank@perlmangz.com
Evelyn Herrmann	1105 W. 2nd St.	Mesa, AZ 85201	480-399-2176 evelyn.a.herrmann@gmail.com
Nikita Marcenco	1105 W. 2nd St.	Mesa, AZ 85201	520-495-8822 nmarcenco@yahoo.com
Ruth & Marvin Webb	223 N. Beverly	Mesa 85201	964-3748 (480)
Priscilla Gutierrez			priscilla.gutierrez@mesaaz.gov
Charlotte Bridges	City of Mesa Planning		
Tye Hodson	Mesa Planning		
* LISA Scotford	10410 2nd Pl.	Mesa, AZ 85201	Not Available

Rezone w/PAD Overlay, Minor General Plan Amendment, DRB & Site Plan
The Beverly – Workforce Housing
120 N Beverly Mesa, AZ 85201
Neighborhood Meeting – April 22nd, 2025
1054 W 2nd Place Mesa, AZ 85201 (Church building)

NAME	ADDRESS	CITY & ZIP	PHONE/E-MAIL
Adriana Gil	1121 W Auburn St	Mesa, 85201	nanazgil2@gmail.com 602·684·1770
Erick Hernandez	1121 W Auburn St	Mesa, 85201	480·270·0573
Maribel Villegas	1047 W 2nd St	Mesa AZ 85201	mapL124@gmail.com 773·575·8976
RYAN PHAM	47 N BEVERLY	Mesa AZ 85201	Ryan.e.pham@gmail.com 480 330 3413
Mike Ziegler	1095 E. 2ND ST	MESA 85204	CLEN@A31933@ MSN.COM 602-418-5580
Madison Reynolds	239 N Beverly	Mesa, AZ 85201	480-267-9637 madison.reynolds@phoenix.edu
Pam Martineau	215 N. Westwood	Mesa Az 85201	480-221-9928 pamsweetbanas@gmail.com

City of Mesa Planning Division

AFFIDAVIT OF NOTIFICATION LETTER MAILINGS

To be submitted to the Planning Division by **Tuesday, May 27, 2025.**

Date: 5/27/25

I, BRIAN VACCARO, being the owner or authorized applicant for the zoning case below, do hereby affirm that I have mailed notification letters regarding Cases **ZON24-01052 & ZON25-00203** on the 27 day of MAY, 2025.

These notifications were mailed to all property owners within the required radius of the subject site, as specified by City of Mesa Planning Division regulations.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me this 27th day of May, 2025.

_____
Notary Public

TAMI HANKS
Notary Public - Arizona
Maricopa Co. / #612264
Expires 10/02/2025

Case Number: **ZON24-01052 & ZON25-00203**
Project Name: Beverly Apartments

Earl & Curley
ZONING & LAND USE LAW

May 27, 2025

Re: COPA Health, Beverly Workforce Housing – Rezone/Planned Area Development Overlay and a Minor General Plan Amendment – Planning & Zoning Board Hearing

Dear Neighbor,

We want to thank those who have attended either or both of our neighborhood meetings regarding a proposed redevelopment of the old apartment building at 120 N. Beverly (shown on the aerial map below). We feel the conversations have been productive. And we thank everyone for that. As a result of the feedback, as well as the feedback from City staff, we have modified the building from 4-stories to 3-stories, reduced the density (i.e., number of units), and made modifications to our elevations to incorporate more elements from the neighborhood's existing design character. A copy of our revised conceptual building elevations and renderings are attached, along with our conceptual landscape plan and site plan.

If you were not able to attend either of the meetings but would like to engage with us, there continue to be ways to do so. You may obtain additional information by reviewing the website we set up for the community at https://earlcurley.com/thebeverly/. Additionally, you may contact us directly, and we would be happy to provide more information, answer questions, and receive your feedback. Note that this letter is being sent to all property owners within 1000 feet of the property.

To facilitate this re-development, we have applied for a Rezoning with a Planned Area Development (PAD) Overlay, a Minor General Plan Amendment and Design Review with Site Plan approval. The proposed redevelopment would replace the existing multifamily building with a new multifamily development, which will provide much-needed workforce housing for the community. The case numbers assigned to this rezone and minor general plan amendment are **ZON24-01052** & **ZON25-00203**.

Project Overview

This 1.25-acre property is located approximately 660 feet north of Main Street and 250 feet east of Alma School Road. The site is ideally positioned for the proposed use because it is a residential environment that is also near the light rail, near major freeways, and near Beverly Park (which we anticipate our residents will help to activate). This request is for the approval of a 36-unit, three-story apartment building that will replace the existing apartment building, formerly known as the Tahitian Palms, which is beyond its useful life.



Planning & Zoning Board and City Council Meeting/Hearing Information

This application is scheduled for consideration by the Mesa Planning & Zoning Board at their meeting held on Wednesday, **June 11, 2025,** in the Old City Council Chambers at 57 East First Street, in the upper level. The meeting will begin at 4:00 p.m. You are invited to attend this meeting and provide any input you may have regarding this proposal.

The public can attend the meeting either in-person or electronically and telephonically. The live meeting may be watched via zoom https://mesa11.zoom.us/j/82508085605, or listened to by **calling 888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts**.

If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning the QR code below or visiting **https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card** at **least 1 hour prior to the start of the meeting.**

If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free) using meeting ID 825 0808 5605 and following the prompts, prior to the start of the meeting.** You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak.

For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

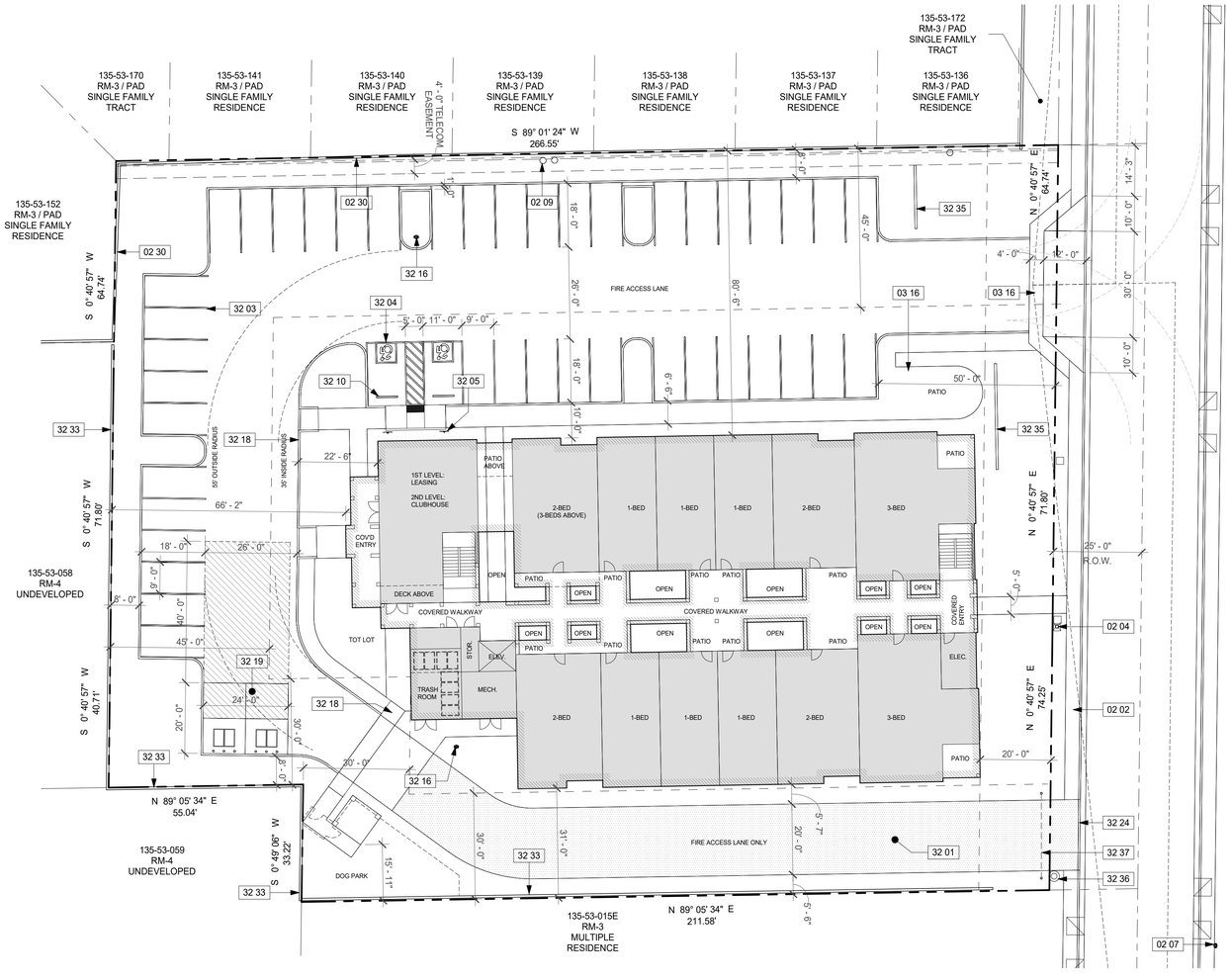
If you have any questions regarding this proposal, please call me at 602-265-0094 or e-mail me at tearl@earlcurley.com, or you can reach the planner in our office assigned to this case, Michael Buschbacher at mbuschbacher@earlcurley.com. The City of Mesa has assigned this case to Charlotte Bridges of their Planning Division staff. She can be reached at 480-644-6712 or charlotte.bridges@mesaaz.gov should you have any questions regarding the public hearing process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Taylor C. Earl

Taylor C. Earl
Managing Partner

Attachments: Conceptual Site Plan, Landscape Plan, Elevations, and Color Renderings



1 ARCHITECTURAL SITE PLAN

1" = 20'-0"

20' 10' 0' 20'

4/18/2025 3:21:14 PM

SITE INFORMATION

A.P.N.:	135-53-017, 135-53-015B, 135-53-015C	
ZONING:	EXISTING:	RM-2, RM-3
	PROVIDED:	PAD (WITH RM-4 AS BASIS OF DESIGN)
LOT AREA:	MINIMUM:	6,000 S.F.
	PROVIDED:	54,450 S.F. (1.25 AC.)
LOT WIDTH:	MINIMUM:	60'
	PROVIDED:	210'-9"
LOT DEPTH:	MINIMUM:	94'
	PROVIDED:	206'-6"
UNIT DENSITY:	MAXIMUM:	30 DU/AC
	PROVIDED:	(36/1.25) = 28.8 DU/AC
LOT AREA / UNIT:	MINIMUM:	1,452 S.F. / UNIT
	PROVIDED:	(54,450/36) = 1,512 S.F.
BUILDING HEIGHT:	MAXIMUM:	40'-0"
	PROVIDED:	37'-9"
LOT COVERAGE:	MAXIMUM:	70%
	PROVIDED:	(38,056/54,450) = 69.9%

BUILDING: 14,825 S.F.
PARKING LOT: 21,038 S.F.
SIDEWALKS: 2,093 S.F.
DOG PARK PATIO: 100 S.F.
TOTAL: 38,056 S.F

MIN. YARD:	FRONT:	20' (LOCAL STREET)
	PROVIDED:	20'+
	INT. @ 3+ UNITS:	45' (15' PER STORY)
	PROVIDED:	31' @ SOUTH 80'-6" @ NORTH 66'-2" @ WEST
BUILDING COVERAGE:	MAXIMUM:	55%
	PROVIDED:	(14,825/54,450) = 27.2%
TOTAL OPEN SPACE / UNIT:	MINIMUM:	150 S.F./UNIT
	PROVIDED:	150, 176, 198 S.F. / UNIT
COMMON OPEN SPACE / UNIT:	PROVIDED:	(3,186/36) = 88 S.F./UNIT

PRIVATE OPEN SPACE PROVIDED:
ONE BEDROOM - UNIT A: 62 S.F. (60 S.F. MIN.)
TWO BEDROOM - UNIT B: 88 S.F. (100 S.F. MIN.)
THREE BEDROOM - UNIT C: 110 S.F. (120 S.F. MIN.)

PARKING SETBACK: REQUIRED: 50'-0" MIN.
PROVIDED: 50'-0"

LANDSCAPE YARDS:
ADJACENT TO SINGLE RESIDENCE USES: 20'-0"
ADJACENT TO NON-SINGLE RESIDENCE USES: 15'-0"
REQUIRED: NORTH: 20'-0"
WEST: 20'-0" / 15'-0"
SOUTH: 15'-0"
PROVIDED: NORTH: 8'-0"
WEST: 8'-0"
SOUTH: 5'-0"

FOUNDATION BASE:
REQUIRED: 15'-0" AT ENTRANCE
10'-0" AT PARKING
5'-0" AT DRIVE AISLES
PROVIDED: 22'-6" AT ENTRANCE
10'-0" AT PARKING
5'-0" AT DRIVE AISLES

MILLION TREES INITIATIVE:
REQUIRED: 15% TREE CANOPY
PROVIDED: 53 TREES, 11,917 S.F. OF CANOPY
11,917 / 54,450 = 21.9%

BUILDING AREA

BUILDING 1:

1ST FLOOR GROSS:	14,825 S.F.
2ND FLOOR GROSS:	14,111 S.F.
3RD FLOOR GROSS:	12,265 S.F.
SUBTOTAL:	41,201 S.F.
TOTAL BUILDING AREA:	41,201 S.F.

SQUARE FOOTAGE BREAKDOWN:

UNITS:	27,058 S.F.
PATIOS:	3,080 S.F.
EXTERIOR CIRCULATION:	6,557 S.F.
COMM. / LEASING:	4,506 S.F.
TOTAL S.F.:	41,201 S.F.

1-BED UNIT: 584 S.F. LIVABLE, 62 S.F. PATIO
2-BED UNIT: 812 S.F. LIVABLE, 88 S.F. PATIO
3-BED UNIT: 1,078 S.F. LIVABLE, 110 S.F PATIO

KEYNOTES

02 02	TIE INTO EXISTING SIDEWALK, SAWCUT & PATCH AND REPAIR EXISTING SIDEWALK.
02 04	EXISTING STREET LIGHT TO REMAIN.
02 07	EXISTING FIRE HYDRANT TO REMAIN.
02 09	EXISTING UTILITY POLE TO REMAIN.
02 30	EXISTING SITE WALL TO REMAIN.
03 16	NEW CONCRETE SIDEWALK.
32 01	GRASSCRETE CONCRETE DRIVEWAY PER MESA FDP 503.2.3, OPTION 2, RETAINER CURBS
32 03	4" PAINT STRIPE - TYPICAL AT ALL PARKING STALLS.
32 04	PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE.
32 05	ACCESSIBLE SIGNAGE PER CITY OF MESA STANDARDS.
32 10	PRE-FABRICATED CONCRETE WHEEL STOP.
32 16	PROPOSED LOCATION OF NEW FIRE HYDRANT.
32 18	ACCESSIBLE CURB RAMP; 1:20 MAXIMUM SLOPE.
32 19	CONCRETE PAVING.
32 24	MOUNTABLE CURB PER MAG STANDARD DETAIL AT WIDTH OF FIRE ACCESS LANE.
32 33	NEW SITE WALL TO MATCH EXISTING ADJACENT WALL.
32 35	3'-4" HIGH INTEGRAL COLORED 8" CMU SCREEN WALL.
32 36	EXISTING CONCRETE IRRIGATION STRUCTURE
32 37	FIRE LANE ACCESS BOLLARD AND CABLE WITH KNOX PADLOCK PER MESA FPD 506.1.1.

LEGEND

INDICATES ACCESSIBLE ROUTE. MAX SLOPE TO BE 1:20 WITH A MAX CROSS SLOPE OF 2%.

INDICATES LANDSCAPE AREA - SEE LANDSCAPE DRAWINGS.

GENERAL NOTES

1. INFORM THE ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING WORK.
2. REFER TO CIVIL DRAWINGS FOR GRADING, & DRAINAGE.
3. CONTRACTOR SHALL CONFIRM & MARK ALL UNDERGROUND & OVERHEAD UTILITIES PRIOR TO START OF WORK.

SITE PLAN NOTES

A. "COMPLY WITH ALL PROVISIONS AND REQUIREMENTS OF MESA BUILDING CODE (MBC) CHAPTER 33 - SAFEGUARDS DURING CONSTRUCTION, MESA FIRE CODE (MFC) CHAPTER 33 - FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION, AND NFPA 241 FOR ITEMS NOT SPECIFICALLY ADDRESSED BY MFC CHAPTER 33."

"FIRE APPARATUS ACCESS ROADS ARE ESSENTIAL DURING CONSTRUCTION TO ALLOW EMERGENCY RESPONSE TO THE SITE FOR BOTH FIRE AND MEDICAL EMERGENCIES. ACCESS ROADS SHALL BE IN PLACE PRIOR TO THE START OF VERTICAL CONSTRUCTION. IT IS IMPORTANT TO DEVELOP ACCESS ROADS AT AN EARLY STAGE OF CONSTRUCTION TO ALLOW FOR FIRE DEPARTMENT ACCESS TO THE SITE IN THE CASE OF FIRE OR INJURY."

B. "REQUIRED FIRE APPARATUS ACCESS ROAD DURING CONSTRUCTION OR DEMOLITION SHALL COMPLY WITH MESA FIRE AND MEDICAL DEPARTMENT STANDARD DETAIL FPD 3310.1. THE ACCESS ROAD SHALL BE A MINIMUM OF 20 FEET WIDE OF ALL-WEATHER DRIVING SURFACE, GRADED TO DRAIN STANDING WATER AND ENGINEERED TO BEAR THE IMPOSED LOADS OF FIRE APPARATUS (78,000 LBS. / 24,000 LBS. FRONT AXLE, 54,000 LBS. REAR AXLE) WHEN ROADS ARE WET.

THE ACCESS ROAD SHALL EXTEND TO WITHIN 200 FEET OF ANY COMBUSTIBLE MATERIALS AND/OR ANY LOCATION ON THE JOBSITE WHERE ANY PERSON(S) SHALL BE WORKING FOR A MINIMUM OF FOUR (4) CONTINUOUS HOURS IN ANY DAY. A CLEARLY VISIBLE SIGN MARKED "FIRE DEPARTMENT ACCESS", IN RED LETTERS, SHALL BE PROVIDED AT THE ENTRY TO THE ACCESS ROAD.

ALL OPEN TRENCHES SHALL HAVE STEEL PLATES CAPABLE OF MAINTAINING THE INTEGRITY OF THE ACCESS ROAD DESIGN WHEN THESE TRENCHES CROSS AN ACCESS ROAD.

THESE ACCESS ROADS MAY BE TEMPORARY OR PERMANENT. THIS POLICY APPLIES ONLY DURING CONSTRUCTION AND/OR DEMOLITION. PERMANENT ACCESS PER THE MFC SHALL BE IN PLACE PRIOR TO ANY FINAL INSPECTION OR CERTIFICATE OF OCCUPANCY."

C. WATER SUPPLY FOR FIRE PROTECTION. AN APPROVED WATER SUPPLY FOR CONSTRUCTION SITE SHALL MEET THE REQUIREMENTS OF MFC APPENDIX CHAPTERS B AND C. THE MINIMUM FIRE FLOW REQUIREMENT WHEN CONTRACTOR OR DEVELOPER BRINGS COMBUSTIBLE MATERIALS ON SITE IS 1,500 GPM AT 20 PSI, AT LEAST ONE FIRE HYDRANT SHALL BE WITHIN 500 FEET OF ANY COMBUSTIBLE MATERIAL AND CAPABLE OF DELIVERING THE MINIMUM FIRE FLOW REQUIREMENT. THIS HYDRANT OR HYDRANTS MAY BE EITHER TEMPORARY OR PERMANENT AS THE PROJECT SCHEDULE PERMITS

IN ADDITION, THERE ARE TIMES WHEN HYDRANTS AND VALVES MUST BE CLOSED TEMPORARILY FOR REPAIR WORK OR CONSTRUCTION OF THE WATER SYSTEM. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WATER SUPPLY IS ALWAYS AVAILABLE. WHEN THE WORK IS COMPLETE, DEVELOPER/CONTRACTOR SHALL MAKE SURE THAT THE FIRE HYDRANTS ARE ACTIVE, AND THE VALVES ARE OPEN."

DWELLING UNIT MIX

FIRST FLOOR:	
ONE BEDROOM UNITS:	6
TWO BEDROOM UNITS:	4
THREE BEDROOM UNITS:	2
SECOND FLOOR:	
ONE BEDROOM UNITS:	6
TWO BEDROOM UNITS:	3
THREE BEDROOM UNITS:	3
THIRD FLOOR:	
ONE BEDROOM UNITS:	6
TWO BEDROOM UNITS:	3
THREE BEDROOM UNITS:	3
SUBTOTAL:	
ONE BEDROOM UNITS:	18 (50%)
TWO BEDROOM UNITS:	10 (28%)
THREE BEDROOM UNITS:	8 (22%)
TOTAL UNITS	36

PARKING ANALYSIS

REQUIRED VEHICULAR PARKING:
1.2 SPACES PER UNIT (WITHIN 1,320' OF LIGHT RAIL)
1.2 X 36 = 43.2 SPACES

1 SPACE PER UNIT COVERED = 36 COVERED SPACES.
1 BIKE SPACE PER 10 CAR SPACES = 5 REQUIRED.

PROVIDED VEHICULAR PARKING:

STANDARD PARKING SPACES	42
ACCESSIBLE PARKING SPACES	2
TOTAL:	44

(0 COVERED PARKING SPACES PROVIDED)

Perlman
Architects of Arizona
2929 N. Central Ave., Suite 1600
Phoenix, AZ 85012
480.951.5900

Seal

REGISTERED ARCHITECT
25759
KENNETH W. POWERS
Date Signed 12/09/24
ARIZONA, U.S.A.

EXPIRES: 12-31-2024

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Rev.	Date	By	Description

Project
BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

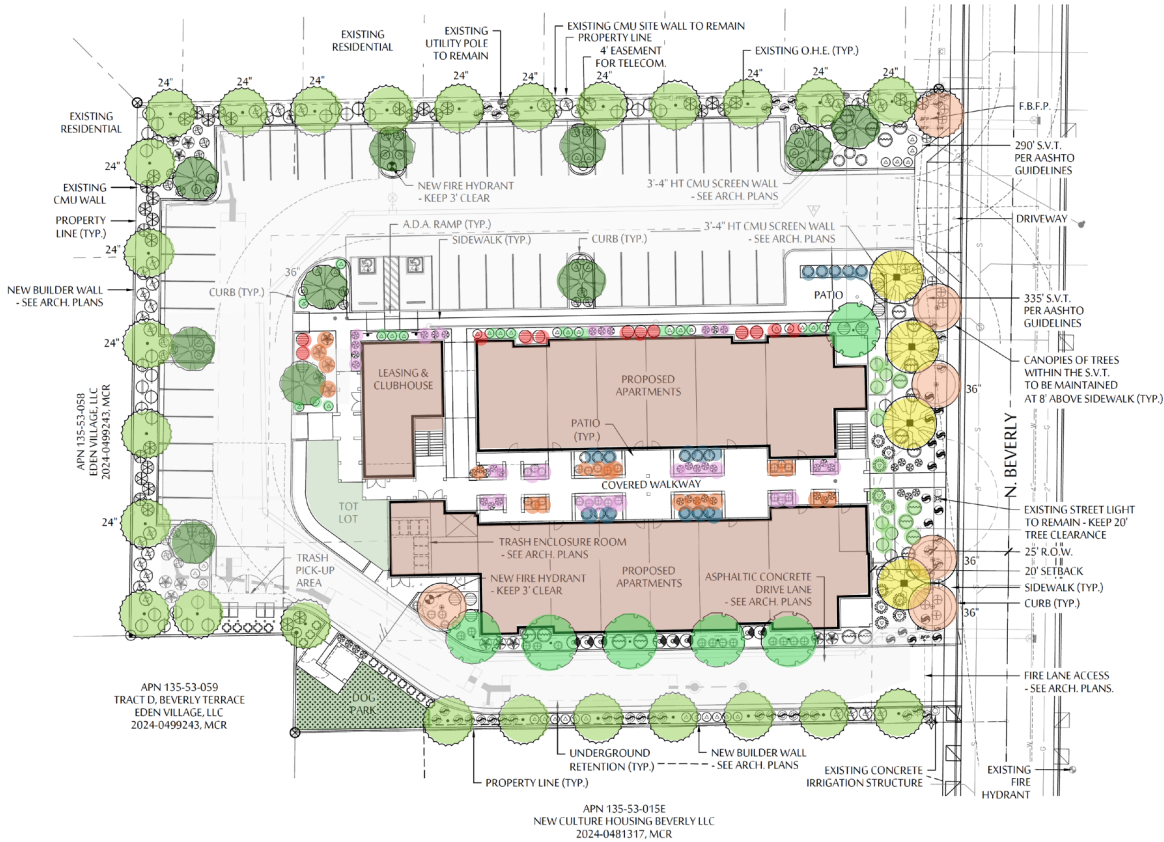
Owner
COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

Drawn/Checked
TK / NM

Date
04/21/25

Project Number
324028

Sheet Number
ARCHITECTURAL SITE PLAN
A01.1



PRELIMINARY PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
	TREES		
	ACACIA ANEURA - MULGA ACACIA	15 GAL. 24" BOX	14 13
	CHITALPA TASHKENTENSIS - CHITALPA	24" BOX	6
	PISTACIA CHINENSIS - CHINESE PISTACHE	24" BOX 36" BOX	2 3
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX 36" BOX	9 1
	ULMUS PARVIFOLIA 'ALLEE' - ALLEE ELM	24" BOX	4
	SHRUBS		
	BOUGAINVILLEA SPP. - BUSH BOUG. 'FLAME'	5 GAL	25
	DODONAEA VISCOSA - HOP BUSH	5 GAL	39
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	60
	LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' - RIO BRAVO TEXAS SAGE	5 GAL	10
	MYRTUS COMMUNIS 'COMPACTA' - COMPACT MYRTLE	5 GAL	21
	RUELLIA BRITTONIANA - MEXICAN PETUNIA	5 GAL	26
	RUELLIA PENINSULARIS - DESERT RUELLIA	5 GAL	33
	RUSSELLIA EQUISETIFORMUS - CORAL FOUNTAIN	5 GAL	18
	SENNA ARTEMISIODES 'SILVER' - FEATHERY SENNA	5 GAL	34
	TECOMA STANS 'BELLS OF FIRE' - BELLS OF FIRE TECOMA	5 GAL	8
	ACCENTS		
	ALOE BARBADENSIS - ALOE VERA	5 GAL	48
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	15
	MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS	5 GAL	16
	PORTULACARIA AFRA - ELEPHANT FOOD	5 GAL	40
	GROUND COVERS		
	EREMOPHILA GLABRA 'MINGENEW GOLD' - OUTBACK SUNRISE EMU	5 GAL	18
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	5 GAL	15
	LANTANA X 'NEW GOLD' - NEW GOLD LANTANA	5 GAL	43
	DECOMPOSED GRANITE - 1/2" SCREENED. COLOR TO BE 'MOUNTAIN VISTA BROWN' BY KILAUEA CRUSHERS. INSTALL AT 2" DEPTH MIN.	13,786 SQ. FT.	
	ARTIFICIAL TURF	692 SQ. FT.	

LANDSCAPE CALCULATIONS (PER MESA ZONING ORDINANCE)

N. BEVERLY STREET FRONTAGE: 127 LF
TREES REQUIRED = 5 TREES
SHRUBS REQUIRED = 30 SHRUBS

TREES PROVIDED = 10 TREES
SHRUBS PROVIDED = 54 SHRUBS

MIN. 25% TREES OVERALL REQUIRED TO BE 36" BOX ALONG FRONTAGE:

REQUIRED = 3 TREES
PROVIDED = 3 TREES

NORTH PROPERTY LINE: 267 LF
TREES REQUIRED = 11 TREES
SHRUBS REQUIRED = 53 SHRUBS

TREES PROVIDED = 11 TREES
SHRUBS PROVIDED = 53 SHRUBS

WEST PROPERTY LINE: 177 LF
TREES REQUIRED = 6 TREES
SHRUBS REQUIRED = 40 SHRUBS

TREES PROVIDED = 6 TREES
SHRUBS PROVIDED = 56 SHRUBS

SOUTH PROPERTY LINE: 300 LF
TREES REQUIRED = 9 TREES
SHRUBS REQUIRED = 60 SHRUBS

TREES PROVIDED = 9 TREES
SHRUBS PROVIDED = 60 SHRUBS

MIN. 50% TREES OVERALL REQUIRED TO BE 24" BOX ALONG ADJACENT PROPERTY LINES:

REQUIRED = 13 TREES
PROVIDED = 13 TREES

PARKING LOT LANDSCAPE ISLANDS (8):
TREES REQUIRED = 8 TREES
SHRUBS REQUIRED = 48 SHRUBS

TREES PROVIDED = 8 TREES
SHRUBS PROVIDED = 50 SHRUBS

MIN 10% TREES IN PARKING LOT ISLANDS REQUIRED TO BE 36" BOX:

REQUIRED = 1 TREE
PROVIDED = 1 TREE

OPEN SPACE LANDSCAPE CALCULATIONS

PER MZO TABLE 11-33-2-E GUIDELINES:

TOTAL OPEN SPACE AREA =	3,717 SQ. FT.
50% LIVE PLANT MATERIAL REQUIRED =	1,856 SQ. FT.
TOTAL PROVIDED =	2,170 SQ. FT.
PERCENTAGE PROVIDED =	58%

NOTES:

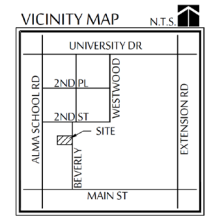
1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE ADWR LOW WATER USE PLANT LIST.

2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES/SUBSTITUTIONS.

3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.

4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.

VICINITY MAP N.T.S.



MCGOUGH ADAMSON
Landscape Architects
Land Planning
Irrigation

BEVERLY APARTMENTS

LANDSCAPE PLAN

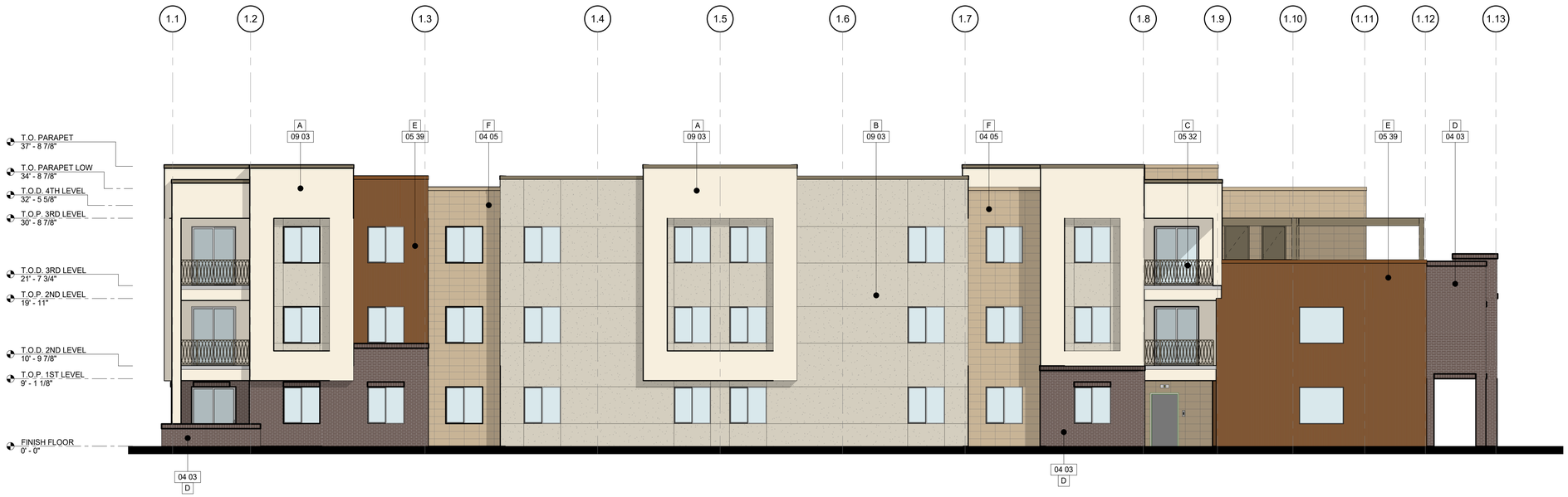
120 NORTH BEVERLY, MESA, AZ 85201

APRIL 21, 2025

SCALE: 1"=20'-0"

0' 10' 20' 40' 60'

NORTH



4 NORTH COLORED ELEVATION

1/8" = 1'-0"



1 SOUTH COLORED ELEVATION

1/8" = 1'-0"

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2. ALL SIGNAGE UNDER SEPARATE SUBMITTAL AND PERMIT
3. PROVIDE CONTINUOUS COLOR-MATCHED CAULK AT TRANSITION OF ALL DISSIMILAR MATERIALS.
4. ALL MECHANICAL EQUIPMENT TO BE FULLY SCREENED BY PARAPETS.
5. ALL DOWNSPOUTS SHALL BE INTERNALIZED.

MATERIAL LEGEND

- A — PRIMARY PAINT COLOR
  MANUF: DUNN EDWARDS
  COLOR: DEW324 PHOENIX VILLA
- B — SECONDARY PAINT COLOR
  MANUF: DUNN EDWARDS
  COLOR: DE6220 POROUS STONE
- C — ACCENT PAINT COLOR
  MANUF: DUNN EDWARDS
  COLOR: DE6223 MISSION TRAIL
- D — BRICK VENEER
  MANUF: INTERSTATE BRICK
  STYLE: MATTE, 2 1/4" NORMAN
  COLOR: IRONSTONE
- E — METAL PANEL
  MANUF: RMP ROLLFAB
  STYLE: 7/8" CORRUGATED, VERTICAL
  COLOR: PAINTED RUSTED
- F — 12" X 24" X 1" STONE VENEER
  MANUF: CORONADO STONE
  STYLE: HILL COUNTRY LIMESTONE
  COLOR: BANDERA
- G — VINYL WINDOW UNIT
  MANUF: T.B.D.
  COLOR: FOSSIL
- H — ALUMINUM STOREFRONT
  COLOR: ANODIZED BLACK

KEYNOTES

- 04 03 ADHERED CONCRETE MASONRY BRICK VENEER FINISH. SEE DETAIL 8/A14.1.
- 04 05 ADHERED STONE VENEER FINISH. SEE DETAIL 8/A14.1.
- 05 05 42" HIGH BALCONY RAILING: 2" TUBE STEEL FRAME WITH 3/4" PICKETS TO MATCH ORIGINAL MARC CENTER DESIGN. SEE DETAIL 16/A14.3.
- 05 32 STEEL PICKET GUARDRAIL AT 46" A.F.F. - PAINTED DUNN EDWARDS CAVERNOUS DE6364.
- 05 39 7/8" CORRUGATED METAL WALL PANELS. SEE DETAIL 19/A14.1.
- 08 05 DOOR & FRAME AS SCHEDULED - SEE DOOR SCHEDULE.
- 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

Perlman
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2929 N. Central Ave., Suite 1600
Phoenix, AZ 85012
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Rev.	Date	By	Description

BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

Project

COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

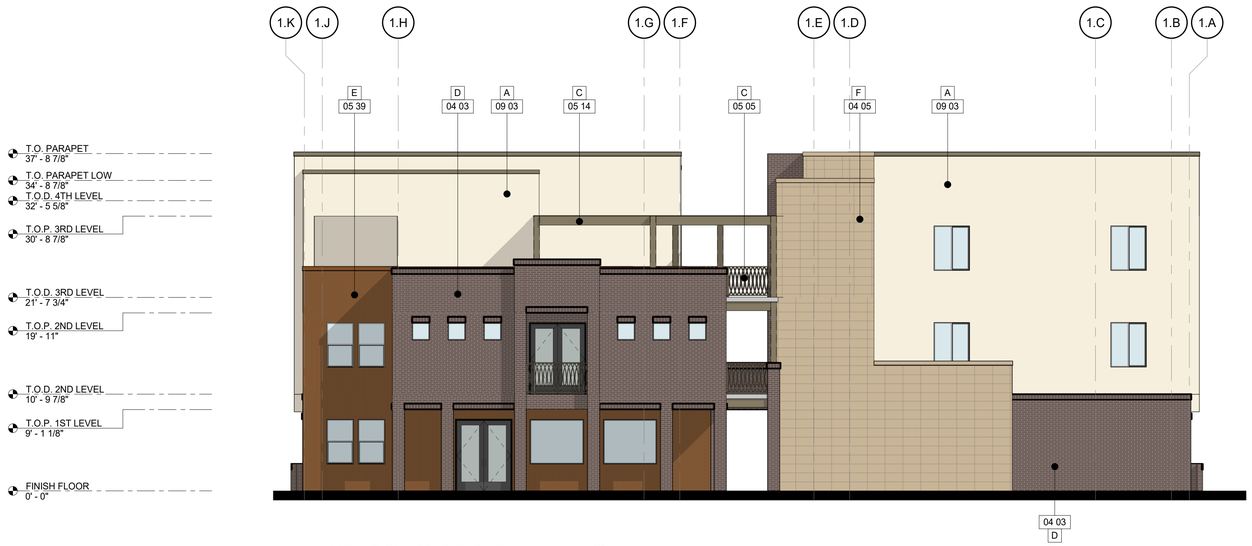
Owner

Drawn/Checked
TK / NM

Date
04/21/25

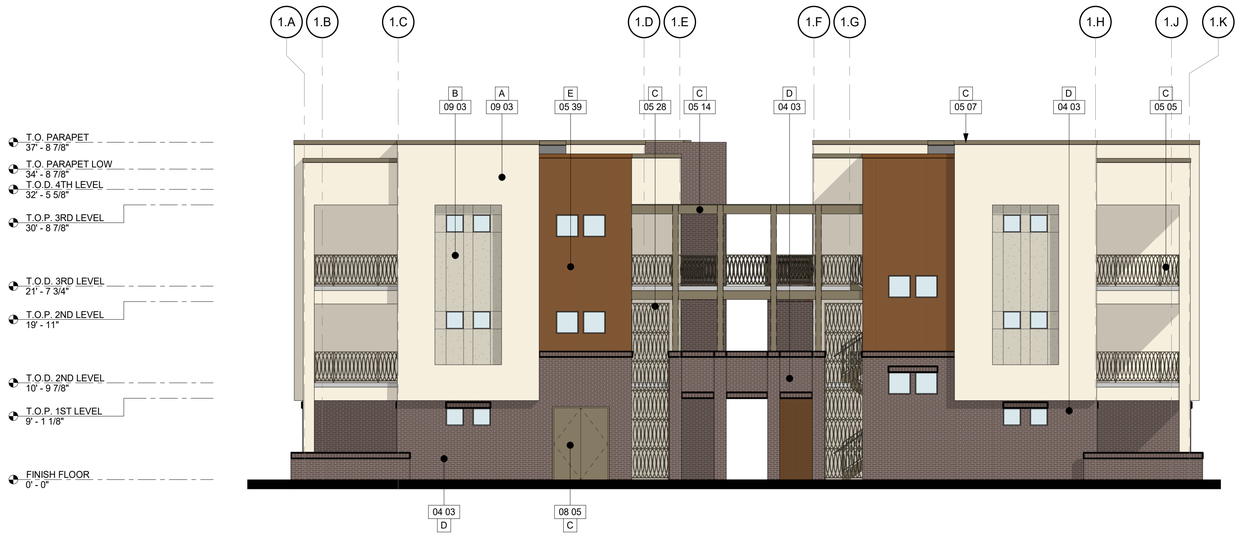
Project Number
324028

Sheet Number
COLORED ELEVATIONS
A09.1



2 WEST COLORED ELEVATION

1/8" = 1'-0"



1 EAST COLORED ELEVATION

1/8" = 1'-0"

Building - North Elevation		
Material	Square Footage	Percentage
Stucco	2,510	43%
Brick Veneer	497	9%
Block Veneer	746	13%
Metal Railings/Panel	1,243	21%
Windows / Doors	832	14%
Total	5,828	100%

Building - South Elevation		
Material	Square Footage	Percentage
Stucco	2,501	40%
Brick Veneer	514	8%
Block Veneer	1,674	26%
Metal Panel	735	12%
Windows / Doors	885	14%
Total	6,309	100%

Building - East Elevation		
Material	Square Footage	Percentage
Stucco	1,698	49%
Brick Veneer	455	13%
Block Veneer	58	2%
Metal Railings/Screen	1,078	31%
Windows / Doors	170	5%
Total	3,459	100%

Building - West Elevation		
Material	Square Footage	Percentage
Stucco	1,258	36%
Brick Veneer	517	15%
Block Veneer	491	14%
Metal Railings/Panel	962	27%
Windows / Doors	288	8%
Total	3,516	100%

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- 05 07 METAL PARAPET CAP WITH PREFINISHED COLOR TO MATCH ADJACENT WALL COLOR.
- 05 14 STEEL TUBE TRELLIS, PAINTED DUNN EDWARDS CAVERNOUS DE6364.
- 05 28 METAL TRELLIS - SEE STRUCTURAL DRAWINGS.
- 05 39 7/8" CORRUGATED METAL WALL PANELS. SEE DETAIL 19/A14.1.
- 08 05 DOOR & FRAME AS SCHEDULED - SEE DOOR SCHEDULE.
- 09 03 WESTERN CO. 1-KOTE STUCCO SYSTEM OR APPROVED EQUAL - INSTALL PER MANUFACTURER SPECS. ICC-ES# ESR-1607.

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REGISTERED ARCHITECT
25759
KENNETH W. POWERS
Date Signed 04/21/25
ARIZONA, U.S.A.

EXPIRES: 12-31-2024

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Owner
COPA HEALTH
924 North County Club Drive
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Drawn/Checked
TK / NM

Date
04/21/25

Project Number
324028

Sheet Number
COLORED ELEVATIONS
A09.2



COPA HEALTH

VIEW FROM BEVERLY LOOKING WEST

Perlman
Architects of Arizona

April 21st, 2025



COPA HEALTH

VIEW FROM BEVERLY LOOKING SOUTHWEST

Perlman
Architects of Arizona

April 21st, 2025

Earl & Curley
ZONING & LAND USE LAW

May 27, 2025

RE: Cover Letter for Updated Meeting Notice

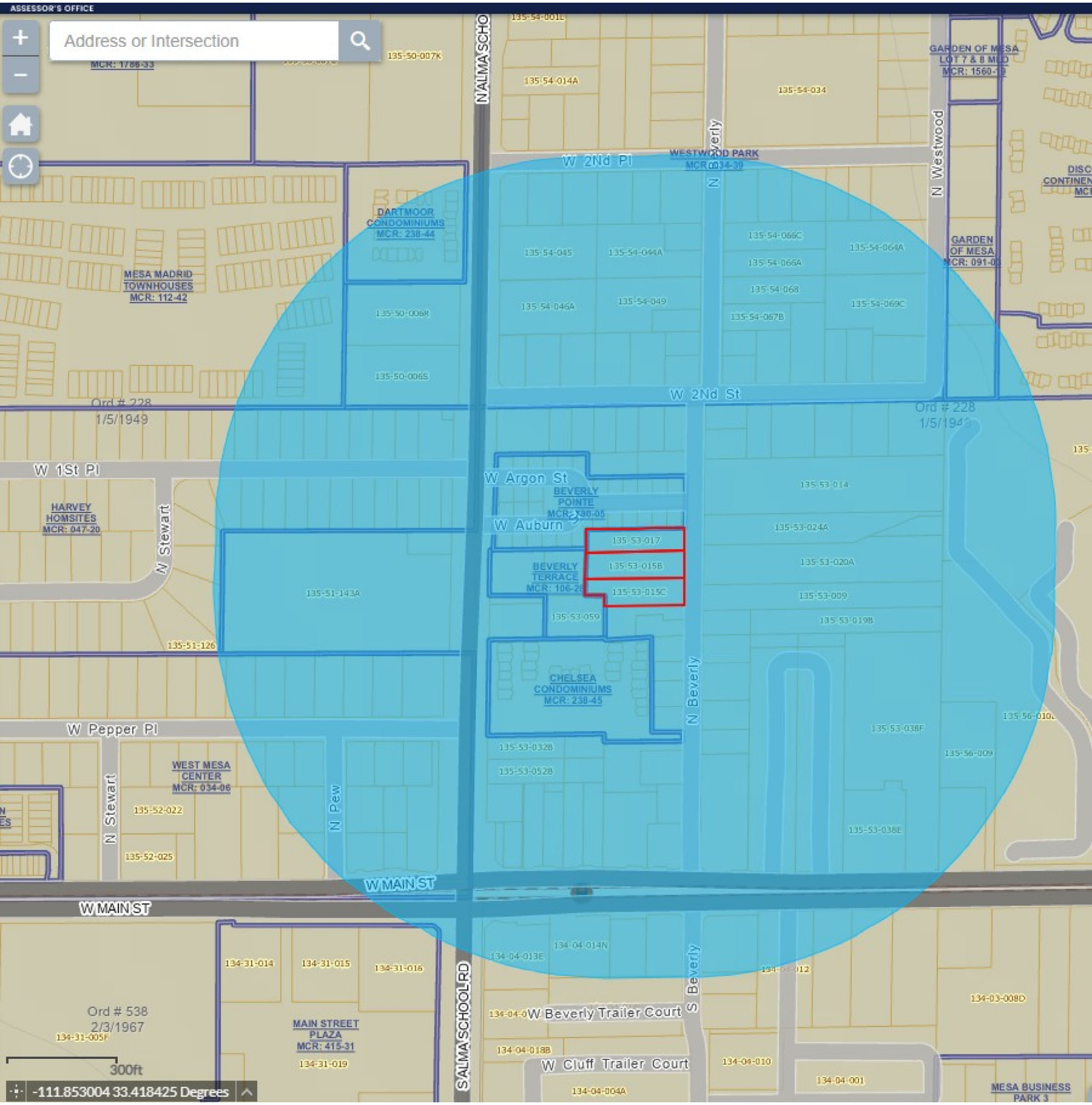
Dear Neighbor,

We wanted to add this cover letter to the attached letter to avoid confusion. You are receiving this cover letter because you recently received a similar letter for our Design Review Board meeting. The attached letter appears similar in form to that earlier letter, but it is giving notice of the upcoming Planning and Zoning Board hearing, which is a separate meeting. Let us know if you have any questions.

Sincerely,



Taylor C. Earl


ASSESSOR'S OFFICE
Address or Intersection
135-50-007K
MCR: 1786-33
135-54-001L
135-54-014A
135-54-034
GARDEN OF MESA LOT 7 & 8 MLD
MCR: 1560-19
N ALMA SCHO
N Beverly
N Westwood
W 2Nd Pl
WESTWOOD PARK
MCR: 034-39
DARTMOOR CONDOMINIUMS
MCR: 238-44
MESA MADRID TOWNHOUSES
MCR: 112-42
135-54-045
135-54-044A
135-54-066C
135-54-064A
135-54-066A
135-54-068
135-54-046A
135-54-049
135-54-069C
135-54-067B
GARDEN OF MESA
135-50-006R
135-50-006S
W 2Nd St
Ord # 228
1/5/1949
Ord # 228
1/5/1949
W 1St Pl
W Argon St
BEVERLY POINTE
MCR: 230-05
W Auburn
HARVEY HOMSITES
MCR: 047-20
N Stewart
135-53-014
135-53-024A
135-53-017
135-53-015B
135-53-015C
135-53-020A
BEVERLY TERRACE
MCR: 106-28
135-51-143A
135-53-059
135-53-009
135-53-019B
135-51-126
CHELSEA CONDOMINIUMS
MCR: 238-45
W Pepper Pl
135-53-038F
135-56-009
135-53-032B
135-53-052B
WEST MESA CENTER
MCR: 034-06
N Stewart
N Pew
135-52-022
135-52-025
135-53-038E
W MAIN ST
W MAIN ST
134-04-014N
134-04-013E
134-31-014
134-31-015
134-31-016
S ALMA SCHOOL RD
S Beverly
134-03-008D
Ord # 538
2/3/1967
134-31-005F
MAIN STREET PLAZA
MCR: 415-31
134-31-019
134-04-0
W Beverly Trailer Court
134-04-018B
W Cluff Trailer Court
134-04-010
134-04-001
134-04-004A
MESA BUSINESS PARK 3
300ft
-111.853004 33.418425 Degrees

Parcel 13431016
2012 MAIN STREET PLAZA I LLC
PO BOX 847
CARLSBAD, CA 92018

Parcel 13553007A
25 N ALMA SCHOOL LLC
4553 E CAROLINA DR
PHOENIX, AZ 85363

Parcel 13404014H
A N D REALTY LLC
6344 N 44TH ST
PARADISE VALLEY, AZ 85253

Parcel 13553022M
ADLER JENNIFER
163 N BEVERLY
MESA, AZ 85201

Parcel 13554048
AKERS PAUL C
218 N BEVERLY ST
MESA, AZ 85201

Parcel 13404014L
ALMA SCHOOL DEVELOPMENT LLC
PO BOX 25414
SCOTTSDALE, AZ 85255

Parcel 13554052
ALRED KATIE/VILLARREAL EMANUEL
1124 W 2ND ST
MESA, AZ 85201

Parcel 13404012
APACHE WEST MHP LLC/SUNPEC PLAZA LLC
9454 WILSHIRE BLVD PH
BEVERLY HILLS, CA 90212

Parcel 13551132
ARAMBUL DAVID/JOHNSON LORA A
1257 W 1ST PL
MESA, AZ 85201

Parcel 13553157
A-SQUARED SYSTEMS LLC
21723 N 38TH PL
PHOENIX, AZ 85050

Parcel 13553022B
ATHENS BEACH TRUST
1009 W 2ND ST
MESA, AZ 85201

Parcel 13553156
AWDAHIR AHMED WELI YUSUF/BARE FATUMA I
1154 W ARGON ST
MESA, AZ 85201

Parcel 13553038F
AZ 10TEN ON MAIN LLC
7887 N 16TH ST UNIT 110
PHOENIX, AZ 85020

Parcel 13553023
BEBO JEROLD EUGENE & JUDY KAYE
1129 W 2ND ST
MESA, AZ 85201

Parcel 13553146
BEGAY MELISSA
1157 W AUBURN ST
MESA, AZ 85201

Parcel 13553166
BEVERLY POINTE HOMEOWNERS ASSOCIATION
PO BOX 20402
MESA, AZ 85277

Parcel 13554050A
BLUE BUTTERFLY LIVING TRUST
204 N BEVERLY RD
MESA, AZ 85201

Parcel 13552001
BOGDANOVIC LJUBISA/SLOBODANKA
1225 W PEPPER PL
MESA, AZ 85201

Parcel 13553150
BORGES MARIO COSTA
1152 W AUBURN ST
MESA, AZ 85201

Parcel 13550030A
BOULDEN STEPHEN B
225 W STANDAGE RD UNIT 103
MESA, AZ 85201

Parcel 13554070C
BOWLBY RUSSELL SHANE
5808 E BROWN RD UNIT 134
MESA, AZ 85205

Parcel 13554074
BRADSHAW DARRYL/MARGARET
1042 W 2ND ST
MESA, AZ 85201

Parcel 13553136
BROWN ANDRIC
1105 W AUBURN ST
MESA, AZ 85201

Parcel 13555004
BYRON SHEILA COLLEEN TR
1507 W 6TH ST
TEMPE, AZ 85281

Parcel 13551002A
CABRALES CARMEN/RAMIREZ ISRAEL VALENZUELA
1210 W 1ST PL
MESA, AZ 85201

Parcel 13554047
CAMPBELL BONNIE G/JOSEPH P
1026 W 2ND ST
MESA, AZ 85201

Parcel 13551009
CAMPOS JESUS M
1252 W 1ST PL
MESA, AZ 85201

Parcel 13551137
CARTWRIGHT MELVIN J/CAROLINE A
2605 E ELMWOOD ST
MESA, AZ 85213

Parcel 13554035A
CASA RENTALS PROPERTY MANAGEMENT LLC
333 N WESTWOOD
MESA, AZ 85201

Parcel 13404015D
CASPIAN AUTO REAL ESTATE HOLDINGS LLC
1059 W MAIN ST
MESA, AZ 85201

Parcel 13552029A
CDM DEVELOPMENT LLC
3527 N RIDGE RD
WICHITA, KS 67206

Parcel 13553138
CHEN ANDY/SUN YIMENG
1117 W AUBURN ST
MESA, AZ 85201

Parcel 13553164
CUNNINGHAM CODY WILLIAM-ELI
1110 W AUBURN ST
MESA, AZ 85201

Parcel 13404005
DAVIS ENTERPRISES CITRUS GROVE LLC
5110 N 40TH ST STE 220
PHOENIX, AZ 85018

Parcel 13404019
DAVIS ENTERPRISES CITRUS GROVE LLC
5110 N 40TH ST 220
PHOENIX, AZ 85018

Parcel 13551139
DE ALDACO GLORIA NIEVES
2223 E EMELITA AVE
MESA, AZ 85204

Parcel 13553012
DESHANE JUDY
35 N BEVERLY LN
MESA, AZ 85201

Parcel 13553151
DONZELLA ERIC/ROSA/ARTURO
1153 W ARGON ST
MESA, AZ 85201

Parcel 13551130
DOWLING BRENDAN P
1309 W 1ST PL
MESA, AZ 85201

Parcel 13554076
DZU H VU AND TRINH T LE
205 N BEVERLY
MESA, AZ 85201

Parcel 13553003C
EDEN VILLAGE LLC
6461 E PRESIDO ST
MESA, AZ 85215

Parcel 13550160
ELDORADO PROPERTIES WEST INC
13771 N FOUNTAIN HILLS BLVD STE 323
FOUNTAIN HILLS, AZ 85268

Parcel 13552003
ENGEL ALMA R TR
1209 W PEPPER PL
MESA, AZ 85201

Parcel 13556010P
EPERNAY VENTURES LP
6211 CAMINO DE LA COSTA
LA JOLLA, CA 92037

Parcel 13553001
EVANGELISTA JESUS N/ELIUD
1139 W 2ND ST
MESA, AZ 85201

Parcel 13551143A
EXTRA SPACE PROPERTIES NINETY ONE LLC
SALT LAKE CITY, UT 84171

Parcel 13550023A
FALLIS TRACY/EMILEE
225 N STANDAGE UNIT 110
MESA, AZ 852016277

Parcel 13553039
FERGUSON ESTHER/GREGG JORGEN
1135 W 2ND ST
MESA, AZ 85201

Parcel 13551138
FKH SFR PROPCO B-HLD LP
600 GALLERIA PKWY STE 300
ATLANTA, GA 30339

Parcel 13554041C
FLOREZ FAMILY TRUST
250 N BEVERLY
MESA, AZ 85201

Parcel 13554037
FRIAR HOLDINGS 4 LLC
PO BOX 909
MESA, AZ 85211

Parcel 13550027A
FURCI HOLDINGS LLC
850 S RIVER DR UNIT 2049
TEMPE, AZ 85281

Parcel 13553149
GARCIA ANDREA NATHALY
VALDEZ/MARIA F VALDEZ
1158 W AUBURN ST
MESA, AZ 85201

Parcel 13553139
GARCIA ERICK HERNANDEZ
1121 W AUBURN ST
MESA, AZ 85201

Parcel 13553046A
GARCIA WANDA L/PEDRO R
140 N BEVERLY LN
MESA, AZ 85201

Parcel 13553142
GARDNER JARED R/SORENSEN RACHEL
1135 W AUBURN ST
MESA, AZ 85201

Parcel 13550022A
GILPIN JASON
225 N STANDAGE UNIT 111
MESA, AZ 85201

Parcel 13553019B
GL MESA GARDENS LLC
1685 S COLORADO BLVD UNIT S 362
DENVER, CO 80222

Parcel 13553048A
GLENDALE WEST PROPERTIES LLC/SILVER MESA PROPERTIES LLC
4885 S 900 E STE 104
SALT LAKE CITY, UT 84117

Parcel 13555002
GOOD DANIEL JAMES/NICOLE RENAE
309 N WESTWOOD
MESA, AZ 85201

Parcel 13550021A
GOSS SHIRLY P
225 N STANDAGE 112
MESA, AZ 85201

Parcel 13553019A
GREENHALGH KYLE/SERENA
101 N BEVERLY
MESA, AZ 85201

Parcel 13551008
GUTHRIE GWENDOLYN
1246 W 1ST PL
MESA, AZ 85201

Parcel 13554036
HARDY LANDON ERIC/JANELL LANE
1147 W 2ND PL
MESA, AZ 85201

Parcel 13550025A
HAUSER PATI E
225 N STANDAGE 108
MESA, AZ 85201

Parcel 13551140
HENRY E DELCI FAMILY TRUST
1209 W 1ST PL
MESA, AZ 85201

Parcel 13551006
HERNANDEZ BRISELDA
1234 W 1ST PL
MESA, AZ 85201

Parcel 13404014N
HOLLY INVESTMENTS LLC
2828 S STATE ST
SALT LAKE CITY, UT 84115

Parcel 13553046B
HOLT TIMOTHY M
1120 W 10TH PL
MESA, AZ 85201

Parcel 13553162
HOLT TIMOTHY M/REBECCA C
1120 W AUBURN ST
MESA, AZ 85201

Parcel 13554064A
JASPER CLYDE/FREDESVINDA TR
236 N WESTWOOD
MESA, AZ 85201

Parcel 13550024A
JOHNSON HEATHER M
225 N STANDAGE UNIT 109
MESA, AZ 852016277

Parcel 13552103
JORDAN MICHELLE/JIM JUSTIN
1258 W PEPPER PL
MESA, AZ 85201

Parcel 13552100
JOSEPH HARVEY PEW FAMILY
REVOCABLE LIV TRUST
1234 W PEPPER PL
MESA, AZ 85201

Parcel 13552097A
JUDAS SETH PAUL
721 IOWA ST
DENVER, IA 50622

Parcel 13552016
JUDD PAUL D/ERIN D
1241 W PEPPER PL
MESA, AZ 85201

Parcel 13553148
KATTOORS LLC
126 E LYNX PL
CHANDLER, AZ 852491204

Parcel 13553141
KIEHL ANTHONY J
1131 W AUBURN ST
MESA, AZ 85201

Parcel 13553038E
KIMBROUGH DENNIS/DIANNE TR
4125 MARKET ST 5
VENTURA, CA 93003

Parcel 13556009
KIMBROUGH FAMILY TRUST
4125 MARKET ST 5
VENTURA, CA 93003

Parcel 13554069C
KIMBROUGH RICHARD G JR
222 N WESTWOOD
MESA, AZ 85201

Parcel 13551007
KLAUKA BRANDON
1240 W 1ST PL
MESA, AZ 85201

Parcel 13551005
LAPIZCO CHRISTIAN/ANDRES
1228 W 1ST PL
MESA, AZ 85201

Parcel 13556010M
LEGACY PARTNERS II LP
3 CHARTER OAK PL
HARTFORD, CT 6106

Parcel 13554073A
LENOX TONI/MICHAEL
1036 W 2ND ST
MESA, AZ 85201

Parcel 13555003
LES AND PAM MARTINEAU FAMILY
TRUST
215 N WESTWOOD
MESA, AZ 85201

Parcel 13551003
LEWIS SHARON K
1216 W FIRST PL
MESA, AZ 85201

Parcel 13553163
LI LINDY
1116 W AUBURN ST
MESA, AZ 85201

Parcel 13553155
LIN SZU YU
21003 BROOKLINE DR
WALNUT, CA 91789

Parcel 13553152
LINARES JOSE F M/VILLAGOMEZ
GRACIELA B M
1159 W ARGON ST
MESA, AZ 85201

Parcel 13552002
LIPOVIC RENTALS LLC/LIPOVIC DUSAN
723 N HOSICK CIR
MESA, AZ 85201

Parcel 13554045
LJW231 LLC
231 N ALMA SCHOOL RD
MESA, AZ 85201

Parcel 13553015F
LOERA EFRAIN/BENITEZ-LOERA
RAFAELA
PO BOX 5836
MESA, AZ 85211

Parcel 13553014
LOFTS AT 121 LLC
PO BOX 3744
GILBERT, AZ 85299

Parcel 13553024A
LOFTS AT 121 LLC
121 N BEVERLY
MESA, AZ 85201

Parcel 13404013E
LOK REVOCABLE FAMILY TRUST
PO BOX 52085 DC-17
PHOENIX, AZ 85201

Parcel 13553154
LONGORIA RITA MARIE
1154 W ARGON ST
MESA, AZ 85201

Parcel 13553147
LOPEZ JOANNA/IBARRA YOLANDA G
GASTELUM
1161 W AUBURN ST
MESA, AZ 85201

Parcel 13554054
LORILLARD WILLIAM F &
LAWRENCE/NORTH CLAUDIA
1144 W 2ND ST
MESA, AZ 85201

Parcel 13553145
LOVELADY GREGORY/SABBATINI
SANDRA
3011 S PALM DR
TEMPE, AZ 85282

Parcel 13553032B
LUKE DALE I LLC
35 N ALMA SCHOOL RD STE 202
MESA, AZ 85201

Parcel 13554075
MADSEN DAVID/RAMONA
209 N BEVERLY
MESA, AZ 85201

Parcel 13554062A
MAIN WILLIAM ERIC/ISABELLE TR
1007 W 2ND PL
MESA, AZ 85201

Parcel 13553015B
MARC CENTER THE
924 N COUNTRY CLB
MESA, AZ 85201

Parcel 13553006
MARCENCO NICHITA/HERRMANN
EVELYN
1105 W 2ND ST
MESA, AZ 85201

Parcel 13551134
MARIN HECTOR G MARIN/VERONICA
1245 W 1ST PL
MESA, AZ 85201

Parcel 13551131
MARQUEZ PRIMO FERNANDEZ
435 N STANDAGE
MESA, AZ 85201

Parcel 13552005
MCDONALDS REAL ESTATE COMPANY
321 W MCKELLIPS RD STE 106
MESA, AZ 85201

Parcel 13552013
MCDONALDS REAL ESTATE COMPANY
OAK BROOK, IL 60523

Parcel 13553022H
MCKAY JAMES K/LYN B
1029 W 2ND ST
MESA, AZ 85201

Parcel 13553035C
MCLAUGHLIN PATRICK/MICHELLE
56 N BEVERLY
MESA, AZ 85201

Parcel 13554038
MELTON JUDITH A
1123 W 2ND PL
MESA, AZ 85201

Parcel 13555146
MENDEZ JOSE/CANDIA TERESA
3406 CRAIGO AVE
EL PASO, TX 79904

Parcel 13554066A
MERRILL JOHN H/FELICIA
231 N BEVERLY
MESA, AZ 85201

Parcel 13553009
MESA CITY OF
PO BOX 1466
MESA, AZ 85211

Parcel 13553020A
MESA CITY OF
20 E MAIN ST 6TH
MESA, AZ 85201

Parcel 13553028
MESA CITY OF
20 E MAIN STE 500
MESA, AZ 85201

Parcel 13553026B
MESA CITY OF
20 E MAIN STE 500
MESA, AZ 85203

Parcel 13551001C
MESA CITY OF
PO BOX 1466
MESA, AZ 0

Parcel 13556010L
MIDTOWN MESA LIMITED PARTNERSHIP
3 CHARTER OAK PL
HARTFORD, CT 6106

Parcel 13550032A
MINARDI ENRICO/COLARD MARIANNE NADIEGDA
225 N STANDAGE 1010
MESA, AZ 85201

Parcel 13553140
MINDERMANN RYAN
1509 W CAPRI AVE
MESA, AZ 85201

Parcel 13550037A
MONETTE VERNDA JO EDWARDS
225 N STANDAGE UNIT 96
MESA, AZ 85201

Parcel 13552104
MUNOZ ROBERT A SR
1302 W PEPPER PL
MESA, AZ 85201

Parcel 13553005A
MURRAY JOSHUA JEROME
1111 W 2ND ST
MESA, AZ 85201

Parcel 13553060
NAB NEW ALPHA BETA LLC
1100 QUAIL ST UNIT 200
NEWPORT BEACH, CA 92660

Parcel 13551011
NAVARRO JOSE RAUL
HERRERA/HERRERA BLANCA YADIRA
1302 W 1ST PL
MESA, AZ 85201

Parcel 13553015E
NEW CULTURE HOUSING BEVERLY LLC
3707 E SOUTHERN AVE STE 1028
MESA, AZ 85206

Parcel 13551127
NGUYEN ANNA KIEU
105 N STEWART ST
MESA, AZ 85201

Parcel 13551126
NGUYEN ANNA THI KIEU
1321 W 1ST ST
MESA, AZ 85201

Parcel 13552017
NGUYEN HAI X/DIEP VAN T
1249 W PEPPER PL
MESA, AZ 85201

Parcel 13553158
NGUYEN MINH K/NGUY ANH DAO THI
1140 W ARGON ST
MESA, AZ 85201

Parcel 13553143
NGUYEN THACH
1139 W AUBURN ST
MESA, AZ 85201

Parcel 13551133
NICOL TIMOTHY
1251 W 1ST PL
MESA, AZ 85201

Parcel 13553137
NORTHERN DYLAN
1111 W AUBURN ST
MESA, AZ 85201

Parcel 13554053
ORPHIC HOMES LLC
11824 N CHERRY HILLS DR E
SUN CITY, AZ 85351

Parcel 13552102
PALMER LEWIS L
1250 W PEPPER PL
MESA, AZ 85201

Parcel 13552023
PATEL ASHOK RATANJI/HASABEN A
1260 W MAIN ST
MESA, AZ 85201

Parcel 13552024A
PATEL MITESH/VADIWALA KRUTI
1260 W. MAIN ST STE M
MESA, AZ 85201

Parcel 13552015
PATEL MITESHKUMAR A/VADIWALA KRUTI
1260 W MAIN ST
MESA, AZ 85201

Parcel 13553022N
PATRICK BRYANNA N/BLANCO AARON
145 N BEVERLY ST
MESA, AZ 852016310

Parcel 13550031A
PATTERSON JONATHAN L
611 FEDERAL ST STE 4
MILTON, DE 19968

Parcel 13550006R
PAUL ADAMS PALMS LLC
263 W 3RD PL
MESA, AZ 85201

Parcel 13550038A
PERIC BOJAN
225 N STANDAGE UNIT 95
MESA, AZ 85201

Parcel 13554040
PERSON JAMES T/AMBER J
2457 N STAPLEY DR
MESA, AZ 85203

Parcel 13553008
PHAM RYAN
47 N BEVERLY ST
MESA, AZ 85201

Parcel 13553032C
PMMX LLC
4077 S MARTINGALE RD
GILBERT, AZ 85297

Parcel 13551142A
PORTILLO MAURICIO ALONSO JR
PO BOX 11326
TEMPE, AZ 85284

Parcel 13554042
PRESTWICH GREGORY D/LETHA R
240 N BEVERLY
MESA, AZ 85201

Parcel 13553144
RADOFF NICHOLAS JOSEPH/BOYKO CYNTHIA JEAN
1145 W AUBURN ST
MESA, AZ 85201

Parcel 13553040
RAYMOND LAUREN
PO BOX 10224
PHOENIX, AZ 85064

Parcel 13554059
REEDY MIGAELA GUINN
1015 W 2ND PL
MESA, AZ 85201

Parcel 13551128
RENCKENS NICHOLAS J
111 N STEWART
MESA, AZ 85201

Parcel 13554066C
REYNOLDS MADISON B/LEENA S
239 N BEVERLY
MESA, AZ 85201

Parcel 13554050B
RICHARDSON JORTH A TR
705 N STEWART
MESA, AZ 85201

Parcel 13554051
RIVERA BEATRIZ ADRIANA/GONZALEZ JOSE MERCADO
1114 W 2ND ST
MESA, AZ 85201

Parcel 13551136
RODRIGUEZ ERNESTO GARCIA
1233 W 1ST PL
MESA, AZ 85201

Parcel 13553035D
RODRIGUEZ JASON ANTHONY
60 N BEVERLY
MESA, AZ 85201

Parcel 13554056
ROWLAND BRUCE LEO/ROWLAND BRIDGET LORRAINE
1049 W 2ND PL
MESA, AZ 85201

Parcel 13551010
SALAZAR DAVID/ECHOLS JEANNE
720 S ASH AVE
BROKEN ARROW, OK 74012

Parcel 13550026A
SALDIVAR NENA/MAGDALEN/OTT BRIAN
225 N STANDAGE UNIT 107
MESA, AZ 852016277

Parcel 13554058
SANCHEZ VICTOR M/ANN
1035 W 2ND PL
MESA, AZ 85201

Parcel 13551129
SANTOYO RAMON M/ELENA TORRES DE
117 N STEWART
MESA, AZ 85201

Parcel 13554057
SCOTFORD LISA
1041 W 2ND PL
MESA, AZ 85201

Parcel 13554072
SHEILA COLLEEN BYRON REVOCABLE TRUST
1507 W 6TH ST
TEMPE, AZ 85281

Parcel 13550034A
SLEDER AMANDA MARIE
225 N STANDAGE ST UNIT 99
MESA, AZ 85201

Parcel 13554067B
SLOAN RALPH M/DORIS V TR
217 N BEVERLY
MESA, AZ 85201

Parcel 13550036A
SOS KOLOB LLC
42863 N 98TH PL
SCOTTSDALE, AZ 85262

Parcel 13553159
SPANN JEFF
3408 O ST SOUTHEAST
AUBURN, WA 98002

Parcel 13550020A
STEELMAN PARKER R/CHASTAIN GAIL/TERRY
225 N STANDAGE RD UNIT 113
MESA, AZ 85201

Parcel 13553165
STEFANIE L LEVINE LIVING TRUST
1104 W AUBURN ST
MESA, AZ 85201

Parcel 13551004
STEIN JOEL D/HEILMAN JILL L
1222 W 1ST PL
MESA, AZ 85201

Parcel 13554061
STEPHENSEN BRETT/SANCHEZ-STEPHENSEN BRITTANY A
1025 W 2ND PL
MESA, AZ 85201

Parcel 13550029A
STERLING PROPERTY MANAGEMENT LLC
730 E BROWN RD 114
MESA, AZ 85203

Parcel 13553016
TAPIA CELESTINO/CELESTINO D/KAREN
PO BOX 1140
PINE, AZ 85544

Parcel 13550035A
TODD LESLIE
225 N STANDAGE UNIT 98
MESA, AZ 85201

Parcel 13553005B
TORREZ ECTOR HERNANDEZ/MORENO HELIODORA ALIA
7258 E PAPAGO DR
SCOTTSDALE, AZ 85257

Parcel 13553018
TUL JACOB/WILLIAM/DEBORAH
61 N BEVERLY
MESA, AZ 85201

Parcel 13554049
TWO TO WOO TRUST
355 N BEVERLY
MESA, AZ 85201

Parcel 13553025B
TY INVESTMENTS LLC
1551 E UNIVERSITY DR
MESA, AZ 85203

Parcel 13550028A
UNSWORTH TRUST
3117 N 79TH ST
MESA, AZ 85207

Parcel 13551135
VARELA WENCESLAO DELGADILLO
1239 W 1ST PL
MESA, AZ 85201

Parcel 13553160
VASQUEZ SHAWN
1130 W AUBURN ST
MESA, AZ 85201

Parcel 13553022K
VILLEGAS MARIBEL/AMADOR PEPE S
1045 W 2ND ST
MESA, AZ 85201

Parcel 13550033A
WALSTON SALLY P
225 N STANDAGE 100
MESA, AZ 85201

Parcel 13553030C
WE BUY HOMES LLC
1252 N PALMSPRINGS DR
GILBERT, AZ 85234

Parcel 13554068
WEBB ADELBERT MARVIN/RUTH IONE TR
223 N BEVERLY
MESA, AZ 85201

Parcel 13554044A
WOOD OWEN S/TERRIE B
234 N BEVERLY
MESA, AZ 85201

Parcel 13553022J
WORKMAN FAMILY LIVING TRUST
1035 W 2ND ST
MESA, AZ 85201

Parcel 13553002A
YEH ZOE
1353 E BARTLETT WY
CHANDLER, AZ 85249

Parcel 13553161
YEHL WHITNEY K
1126 W AUBURN ST
MESA, AZ 85201

Parcel 13553153
YODER ZACHARY K
1163 W ARGON ST
MESA, AZ 85201

Parcel 13553021
ZIEGLER-SPY FAMILY LIVING TRUST
1019 W 2ND ST
MESA, AZ 85201

Vice Mayor Francisco Heredia
959 W Monte Ave
Mesa, AZ 85210

Lucy Hambright
PO Box 1466
Mesa, AZ 85211

Councilmember Jenn Duff
PO Box 1466
Mesa, AZ 85211

Priscilla Gutierrez
PO Box 1466
Mesa, AZ 85211

City of Mesa Development Services Department
ATTN: Charlotte Bridges
55 N. Center St.
Mesa, AZ 85201

City of Mesa
ATTN: Marc Hershberg
55 N. Center St.
Mesa, AZ 85201

Sarvia Ortiz
Adams Estate Neighborhood
506 S Sycamore
Mesa, AZ 85202

Jan Neely
Adams Estate Neighborhood
1729 W Crescent Ave
Mesa, AZ 85202

Beverly Downs
Alma Meadows
535 S Alma School Rd
Mesa, AZ 85210

Winnie Kho Kaplan
Asian District Mesa
1745 S Alma School Rd Ste 115
Mesa, AZ 85210

Drew Burtoni
Asian District Mesa
66 S Dobson Rd #132
Mesa, AZ 85202

Sandy Sutton Andrews
C.A.N.D.O.
440 W 1st St
Mesa, AZ 85201

Barbara Burton
C.A.N.D.O.
445 W 1st St
Mesa, AZ 85201

David Crummey
C.A.N.D.O.
658 W 1st St
Mesa, AZ 85201

Mischel Whipple
Casa Mesa II
1637 W Alcott St
Mesa, AZ 85201

Chelsea Condominiums
, 0

Dave Clement
Clement Place
439 N Clement
Mesa, AZ 85201

Courtney Davis
Clement Place
454 N Clement
Mesa, AZ 85201

Colonial Manor-Mesa Association
, 0

Carmen Guerrero
Comité de Familias en Acción
551 N Alma School Rd
Mesa, AZ 85201

Country Club Heights Condos
, 0

Jerry & Janet Lewis
Devonshire Estates & Maricopa Manor
1303 W 7th St
Mesa, AZ 85201

Gerald Burr
Devonshire Estates & Maricopa Manor
1311 W Devonshire St
Mesa, AZ 85201

Discovery at Continental Orchard
Homeowners Association
, 0

Pat Kroes
Eaton Club Estates
1343 W Esplanade St
Mesa, AZ 85201

Anne Stehr
Eaton Club Estates
1210 W Esplanade St
Mesa, AZ 85201

Anne Schaer
Eaton Club Estates
4851 E Grandview St
Mesa, AZ 85205

Tim Boyle
Emerson Manor
450 N Emerson
Mesa, AZ 85201

Jim Jourbert
Exeter Place Association
1301 W Rio Salado Pkwy #24
Mesa, AZ 85201

Fiesta Pointe Owners Association
, 0

Carole West
Garden Hills
1620 W 4th Pl
Mesa, AZ 85201

Nancy Bodrero
Garden Hills
1707 W Mountain View
Mesa, AZ 85201

Angie Amparan
Garden Hills
1633 W 5th Place
Mesa, AZ 85201

Theresa Schlechty
Garden Hills
1621 W 5th Place
Mesa, AZ 85201

Erika Cardenas Garcia
Garden Hills
1620 W 5th Pl
Mesa, AZ 85201

Sue Barker
Hot Date
712 N Date
Mesa, AZ 85201

Alma Pesqueira
Hot Date
634 N Date
Mesa, AZ 85201

Jared Huish
Hot Date
632 N Hosick Cir
Mesa, AZ 85201

Scott Seufert
Kleinman Park Neighborhood Association
1132 W Drummer
Mesa, AZ 85210

Ronda Willis
Kleinman Park Neighborhood Association
654 W 6th Dr
Mesa, AZ 85210

Stephanie Wright
Mesa Grande Community Alliance
660 N Date
Mesa, AZ 85201

Tanya Collins
Mesa Grande Community Alliance
864 W 10th St
Mesa, AZ 85201

Mesa Madrid Townhouses
, 0

Gilbert Rollier
North Garden Grove
533 N Standage
Mesa, AZ 85201

Francisco Leon
North Garden Grove
1420 W 4th Pl
Mesa, AZ 85201

Jacqueline Williams
North Garden Grove
1431 W 7th Pl
Mesa, AZ 85201

Michel Gillette
Palm Fountains Townhouse Association
141 N Date St 54
Mesa, AZ 85201

Dea Montague
Passey Place
553 N Orange
Mesa, AZ 85201

Mike Wright
Passey Place
629 W Caballero St
Mesa, AZ 85201

Caroline Lamoreaux
Pepper Place
1317 W Pepper Pl
Mesa, AZ 85201

Cathy Shepherd
Pepper Place
1558 W 1st St
Mesa, AZ 85201

Augie Gastelum
RAILmesa (Retail, Arts, Innovation & Livability)
237 W Main St
Mesa, AZ 85201

David Crummey
RAILmesa (Retail, Arts, Innovation & Livability)
658 W 1st St
Mesa, AZ 85201

Sophia Fire
Robson Street Villas
225 W 1st St #232
Mesa, AZ 85201

Sycamore Square Homeowners Association
, 0

Graham Parker
West Enders
1023 W 9th Pl
Mesa, AZ 85201

Dick Croxell
West Enders
4065 E University Dr #423
Mesa, AZ 85205

Jennifer Erickson
West Side Clark Addition Historic District
448 W 1st St
Mesa, AZ 85201

Sandy Sutton Andrews
West Side Clark Addition Historic District
440 W 1st St
Mesa, AZ 85201

Barbara Burton
West Side Clark Addition Historic District
445 W 1st St
Mesa, AZ 85201

Westbrook Townhouse Association
, 0

Lynette Kenney
Westwood Park
249 N Westwood
Mesa, AZ 85201

Colleen Byron
Westwood Park
241 N Westwood
Mesa, AZ 85201

See Next Page for HOA's found on Corporation Commission

Jay K. Scott
Chelsea Condominiums, Inc.
3706 Thunderbird Dr.
Hays, KS 67601

Anita Dawson
Colonial Manor-Mesa Association, Inc.
459 N. Gilbert Rd., Suite A-220
Gilbert, AZ 85234

Mark Kemp
Country Club Heights Unit Three
Townhouse Corporation
4135 S. Power Road #122
Mesa, AZ 85212

David Russell
Discovery at Continental Orchard
Homeowners' Association
PO Box 5720
Mesa, AZ 85211

Mike Savage
Fiesta Point Owners Association
PO Box 62073
Phoenix, AZ 85082

Ray Gardner
Mesa Madrid Townhouses Corp.
42 S. Hamilton Place #101
Gilbert, AZ 85233

Mark Thompson
Sycamore Square Homeowners Association
16625 S. Desert Foothills Pkwy
Phoenix, AZ 85048

John Valdez
Westbrook Townhouse Association, Inc.
150 E. Alamo Dr., #3
Chandler, AZ 85225

City of Mesa Planning Division

AFFIDAVIT OF PUBLIC POSTING

Date: 05/27/25

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON24-01052 and ZON25-00203, on 120 N Beverly. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.

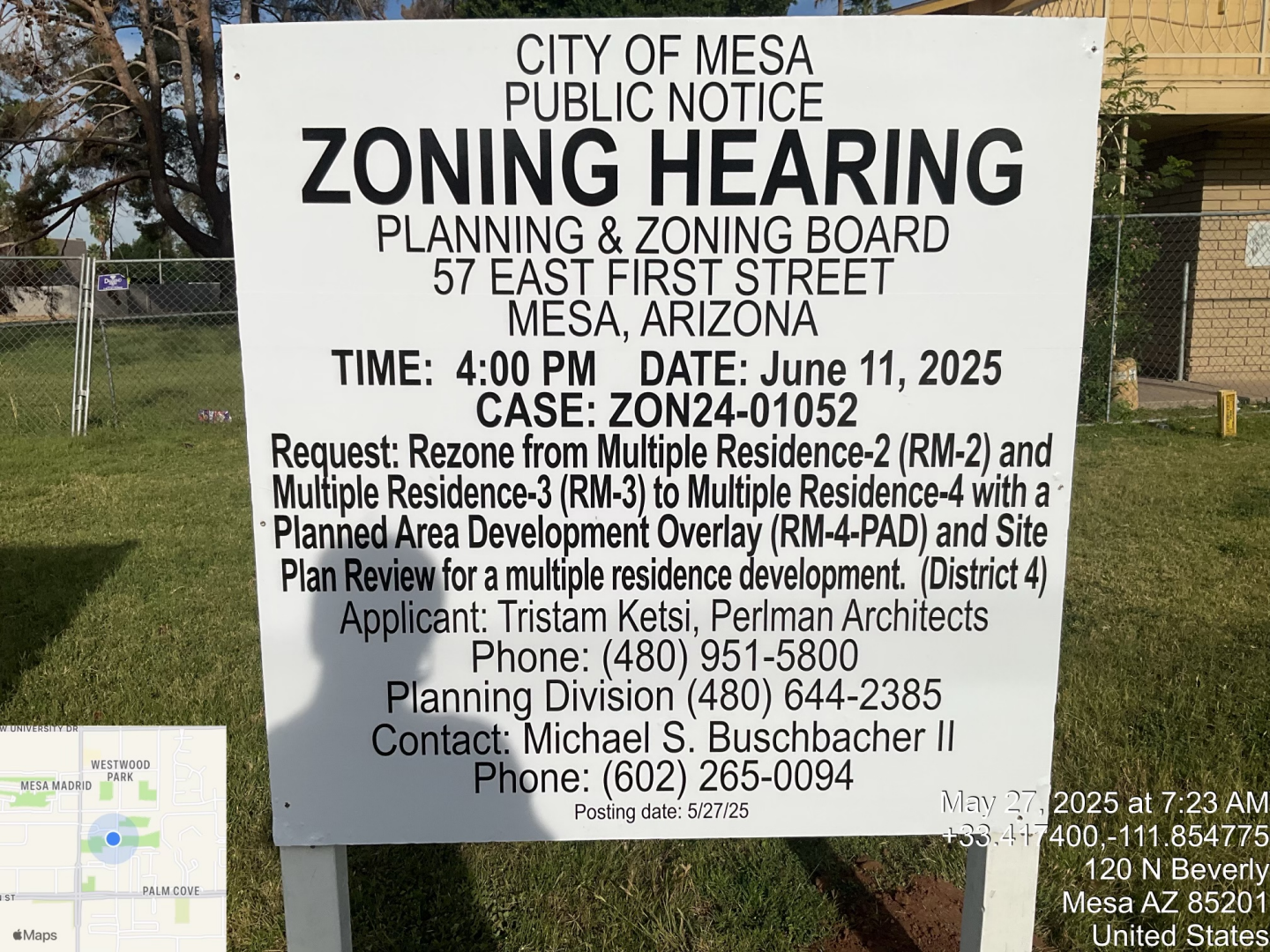
Applicant's/Representative's signature: Meghan Liggett

SUBSCRIBED AND SWORN before me on 05/27/25

Marybeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028


CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA
TIME: 4:00 PM DATE: June 11, 2025
CASE: ZON25-00203
Request: Minor General Plan Amendment to change the General Plan Placetype from Traditional Residential with a Sustain Growth Strategy to Mixed Residential with a Sustain Growth Strategy. (District 4)
Applicant: Tristam Ketsi, Perlman Architects
Phone: (480) 951-5800
Planning Division (480) 644-2385
Contact: Michael S. Buschbacher II
Phone: (602) 265-0094
Posting date: 5/27/25
May 27, 2025 at 7:23 AM
+33,417400,-111.854775
120 N Beverly
Mesa AZ 85201
United States
W UNIVERSITY DR
WESTWOOD PARK
MESA MADRID
PALM COVE
Maps


CITY OF MESA
PUBLIC NOTICE
ZONING HEARING
PLANNING & ZONING BOARD
57 EAST FIRST STREET
MESA, ARIZONA
TIME: 4:00 PM DATE: June 11, 2025
CASE: ZON24-01052
Request: Rezone from Multiple Residence-2 (RM-2) and Multiple Residence-3 (RM-3) to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD) and Site Plan Review for a multiple residence development. (District 4)
Applicant: Tristam Ketsi, Perlman Architects
Phone: (480) 951-5800
Planning Division (480) 644-2385
Contact: Michael S. Buschbacher II
Phone: (602) 265-0094
Posting date: 5/27/25
May 27, 2025 at 7:23 AM
+33.417400,-111.854775
120 N Beverly
Mesa AZ 85201
United States
W UNIVERSITY DR
WESTWOOD PARK
MESA MADRID
PALM COVE
Maps

CivTech

TRIP GENERATION STATEMENT



August 13, 2025

Mr. Joe Keeper, Chief Financial Officer
Copa Health
924 North Country Club Drive
Mesa, Arizona 85201

RE: TRIP GENERATION STATEMENT
THE BEVERLY – 120 NORTH BEVERLY, MESA

Dear Mr. Keeper:

CivTech is thankful to have been engaged by Copa Health ("**Copa**") to prepare this Trip Generation Statement for Copa's new 36-dwelling units (DU) residential facility proposed to redevelop three parcels at 120 North Beverly in the City of Mesa, Arizona (the **"Project"**). The site is on the west side of Beverly (which has no designation as a street, road, avenue, drive, etc.) north of Main Street. Main Street is the roadway that runs along the half-Section line and down the center of which the Valley Metro Light Rail runs to its eastern terminus, which is nearly four miles to the east at Gilbert Road. The Alma School Road/Main Street light rail station is approximately one-quarter mile from the site and there is a pedestrian crossing signal there to facilitate residents of The Beverly using the service.

BACKGROUND AND PURPOSE

From the project narrative provided, CivTech learned that Copa Health is a non-profit entity and small sized residential developer, who has developed about 6 communities providing over 150 units of affordable housing throughout Arizona since its founding in 1957. Copa Health also has other divisions, including therapeutic and rehabilitative services, that are not involved in this project. At The Beverly, Copa's focus will be providing affordable multifamily housing for working families and individuals. *No* on-site medical or behavioral health services will be offered/provided.

CivTech understands a citizen residing in a neighborhood near the Beverly has contacted the City and has requested that something be done to restrict the flow of traffic on Beverly. CivTech also understands that City staff is not supportive of any effort to close Beverly just north of the Project, although some traffic calming to reduce speeds (and deter some "cut-through" traffic) could be considered. The purpose of this Trip Generation Statement (TGS) is to provide an estimate of the number of trips that could be generated by The Beverly, to assess the impact of restricting the flow of traffic on Beverly, and, as an alternative, suggest traffic calming measures that may reduce speeds along Beverly and deter extraneous cut-through traffic.

PROPOSED DEVELOPMENT

The Project will be entirely located on three (3) Maricopa County Assessor Parcels, APNs: 135-53-015B, -015C and 135-53-017, on which a two-story, twelve (12) DU apartment building was constructed in 1965. The entire site, the individual Assessor parcels, and the surrounding neighborhood are shown in **Figure 1** at the top of the next page.

It is Copa's intent to provide 36 DUs of affordable housing in two three-story buildings on the parcels, which have a total area of 1.25 acres, yielding a density of 29 DUs per acre. **Attachment A** depicts the ground floor site plan. Access A, as labeled by CivTech on the site plan, will be a new 30-foot wide driveway that will be constructed (to current City standards) to replace an existing 24-foot wide driveway at the north end of the site's Beverly frontage. A second emergency vehicle access ("EVA") is proposed at the south end of site's Beverly frontage, where there is an existing driveway apron. A fire lane around the property will be provided. All parking will be on the surface north of the buildings and along the western property boundary. The parcels are currently zoned RM-2 and RM-3 and the owner is seeking a zoning of RM-4 Planned Area Development overlay with amended development standards. The 36 DUs will provide a total of 62 bedrooms (BRs). **Attachment B** is a summary of the site information that appeared on the same site plan sheet as the ground floor site plan depicted in **Attachment A**.



FIGURE 1 – SITE AND VICINITY

TRIP GENERATION

The potential trip generation for the proposed development was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* (TripGen11) and *Trip Generation Handbook, 3rd Edition*. TripGen11 contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and peak hour trips.

Prior to the publication of TripGen11, multifamily housing was only categorized by number of levels of residences (low-rise up to two stories, mid-rise up to ten stories, and high-rise). While there was information published for student and senior housing, recreational and mobile homes, and care facilities, the three categories of low-, mid-, and high-rise were the only distinctions between typical multifamily land uses. Recognizing—and being sensitive to—the differing needs of citizens in all levels of society and economic circumstances, TripGen11 added several other categories of residences in various settings (Center City, High-Density/Multi-Use Urban, and General Urban/Suburban). One of these was a Land Use category, Affordable Housing, to which the ITE assigned Land Use Code 223 (LUC 223).

Within the broader Affordable Housing category, the ITE identifies three subcategories: (1) sites with income limits for its tenants, (2) those with both minimum age thresholds and income limits for its tenants, and (3) those designed for and occupied by residents with special needs. CivTech learned that The Beverly is in the first subcategory, providing affordable housing based on income limits. The existing, two-story 12-DU apartment building, which is owned by the Mesa ARC (MARC), previously provided affordable housing for those with special needs and was, therefore, in the third subcategory.

Within the first subcategory, weekday and peak hour trips can be generated based on any of the following: the number of DUs, the number of bedrooms (BRs), or the number of residents. Within the third subcategory (residents with special needs), due to the limited data available at the time of publication of Tripgen11, weekday and peak hour trips can be generated only on the basis of the number of residents. While the number of units and bedrooms are known quantities, CivTech chose "residents" as the independent variable upon which to generate trips for The Beverly and to serve as the basis for a comparison to the MARC apartments, assuming that there could be an average occupancy rate of 1½ (1.5) residents per dwelling unit and applying average trip generation rates.

CivTech calculated the trip generation for the MARC apartments based on 1 resident in each of the 12 apartments (a total of 12 residents) and an estimated 62 residents for The Beverly which is based on an occupancy of 1 resident per bedroom. The trip generation calculations for the existing and proposed developments are detailed in **Table 1**.

TABLE 1 – TRIP GENERATION AND COMPARISON

Land Use	Quantity Units	ITE Code	ITE Land Use Name	AM Distribution		PM Distribution	
				In	Out	In	Out
MARC Apartments	18 Residents (1 per Dwelling)	223	Affordable Housing – Special Needs	72%	28%	50%	50%
The Beverly	62 Residents (1 per Bedroom)	223	Affordable Housing – Income Limits	26%	74%	64%	36%

Land Use	ADT		AM Peak Hour				PM Peak Hour			
	Avg. Rate	Total	Avg. Rate	In	Out	Total	Avg. Rate	In	Out	Total
MARC Apartments	0.79	10	0.08	1	0	1	0.05	0	1	1
The Beverly	1.55	96	0.21	3	10	13	0.13	5	3	8
Net Differences		***+86***		***+2***	***+10***	***+12***		***+5***	***+2***	***+7***

A review of the results of the trip generation calculations detailed in **Table 2** reveals that the proposed Beverly affordable housing development could be expected to generate approximately 96 trips each weekday with 13 trips (3 in/10 out) generated during the AM peak hour and 8 trips (5 in/3 out) generated during the PM peak hour. Thus, The Beverly is expected to generated on average one (1) new trip on Beverly (the adjacent roadway) every 4½ minutes during the AM peak hour and one (1) new trip every 7½ minutes during the PM peak hour.

CivTech's similar calculations for the MARC apartments suggest that those apartments with its 12 residents would generate 10 trips daily with 1 trip generated during the AM peak hour and 1 trip generated during the PM peak hour. A review of the last row of the table shows that the net differences between The Beverly as proposed and the MARC apartments are 86 new trips daily on Beverly with 12 new AM and 7 new PM trips. Subtracting the 19 (= 12 + 7) net new peak hour trips from the 86 net new daily trips yields an expected 67 net new trips to be generated during the 22

non-peak hours of the day, an average of just 3 net new trips during each non-peak hour, or 1 new trip every 20 minutes. CivTech suggests that the additional trips would be barely noticeable to neighbors and that they would not interfere with the travel patterns of current and future area residents. Additionally, with the light rail stop just a short walk down Beverly to Main Street, the developer expects that many (or, possibly, most) residents of The Beverly will not drive with any regularity.

TRAFFIC CALMING

The City of Mesa has a program of installing speed humps or speed cushions where residents request them along residential roadways and ten warranting criteria are met. CivTech was provided a copy of a traffic calming review for a site across the street from The Beverly, for a site at 121 North Beverly. The review was completed in December 2024 and provides traffic volumes and speeds recorded over two days in early November 2024. An average daily volume of 507 vehicles per day were recorded on Beverly "480 feet south of 2nd Street," which places the count adjacent to the site of The Beverly. The directional split of the traffic was 318 northbound vehicles (62.7%) and 189 southbound vehicles (37.3%). At the same location, with a speed limit of 25 mph, the average speed for both directions was 23.3 mph (25.4 northbound and 21.3 southbound). The average 85th percentile speed, the speed at which speed limits are often based on, was 28.0 mph, with the northbound 85th percentile speed 30.4 mph and the southbound 85th percentile speed 25.6 mph. The speed data also showed that 17.5% of the northbound vehicles traveled at speeds greater than 5 mph above the speed limit, that is, at 30 mph or above. Southbound speeds were somewhat lower, with an average of just 4.8% of the vehicles traveling at 30 mph or greater. The fourth of the ten warranting criteria reads as follows, "The 85th percentile speed on the street shall be at least 8 m.p.h. over the posted speed limit." Eight mph above the posted speed limit of 25 mph is 33 mph; the highest 85th percentile speed recorded adjacent to the site of The Beverly was 30.6 mph on the second day of counts, which is less than the 33 mph required under City guidelines. Therefore, CivTech reaches the same conclusion as the traffic engineer who prepared the traffic calming review, that traffic calming is not warranted on Beverly adjacent to The Beverly. **Attachment C** provides several pages extracted from the traffic calming review, pages that include the traffic volume and speed data and the warranting criteria.

CONCLUSIONS AND RECOMMENDATIONS

From the above, CivTech draws the following conclusions:

- The proposed Beverly affordable housing development could be expected to generate approximately 96 trips each weekday with 13 trips (3 in/10 out) generated during the AM peak hour and 8 trips (5 in/3 out) generated during the PM peak hour.
    - Thus, The Beverly is expected to generate on average one (1) new trip on Beverly (the adjacent roadway) every 4½ minutes during the AM peak hour and one (1) new trip every 7½ minutes during the PM peak hour.
    - CivTech's similar calculations for the MARC apartments suggest that those apartments with its 12 residents would generate 10 trips daily with 1 trip generated during the AM peak hour and 1 trip

generated during the PM peak hour. Thus, the net differences between The Beverly as proposed and the MARC apartments are 86 new trips daily on Beverly with 12 new AM and 7 new PM trips.

- The additional trips would not interfere with the travel patterns of current and future area residents.
- With the light rail stop just one-quarter mile south on Beverly to Main Street, the developer expects that many residents of The Beverly will not drive with any regularity.
- Based on traffic volume and speed data recorded in November 2024 for a traffic calming review prepared for a prospective development across the street at 121 North Beverly, CivTech concurs with the conclusion of that study that, with an 85th percentile speed on Beverly that is not at least 33 mph—that is, at least 8 m.p.h. over the posted speed limit of 25 mph—that, under City of Mesa guidelines, traffic calming is not warranted on Beverly adjacent to The Beverly.

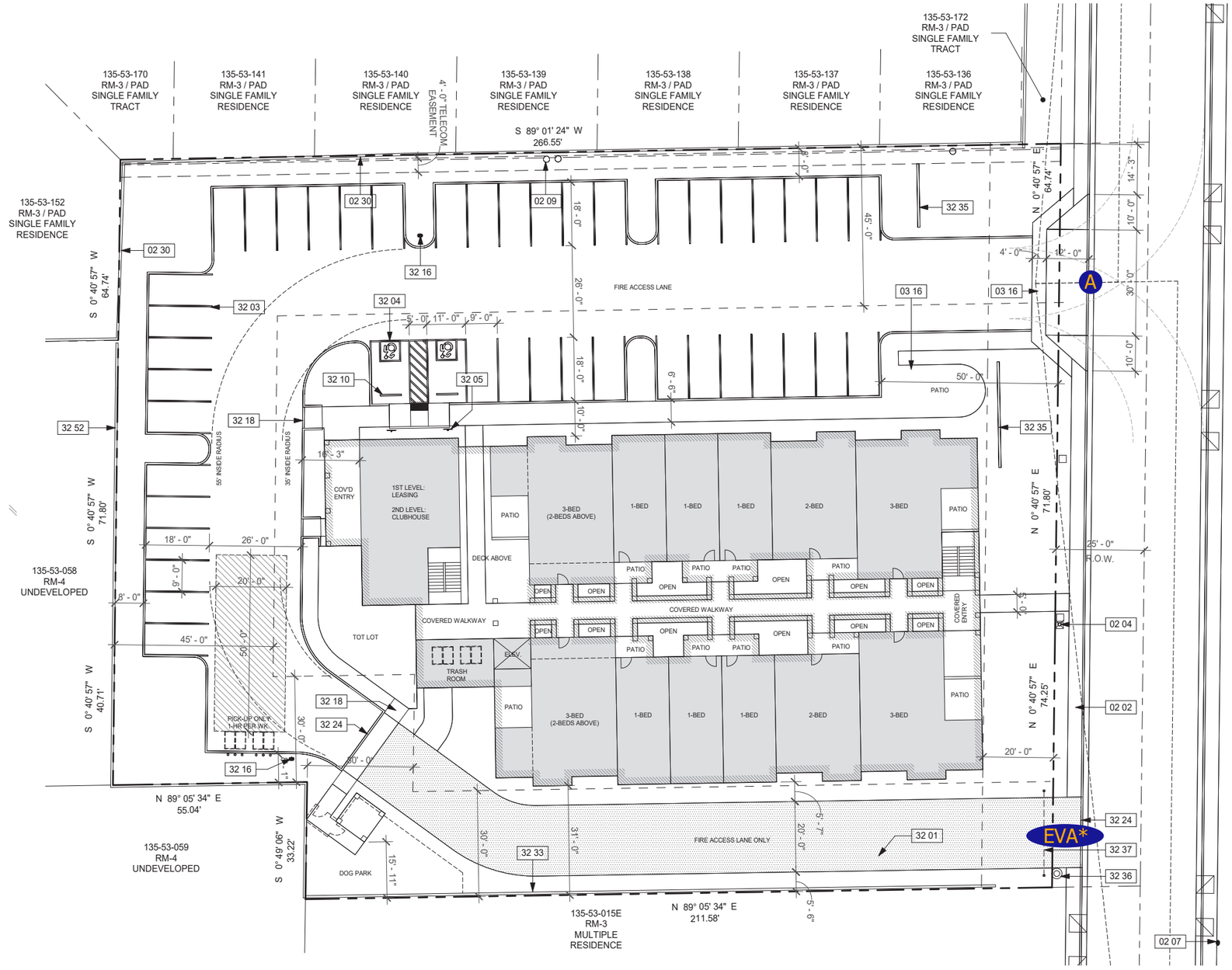
Thank you for allowing CivTech to assist you on this project. Please contact me with any questions you may have on this statement.

Sincerely,

CivTech

Joseph F. Spadafino, P.E., PTOE, PTP
Senior Project Manager/Traffic Engineer

Attachments (3)



1 ARCHITECTURAL SITE PLAN

20' 10' 0' 20'

**** EVA = Emergency Vehicle (only) Access.***

NORTH
Not to Scale

Attachment A: Site Plan and Access

SITE INFORMATION

A.P.N.:	135-53-017, 135-53-015B, 135-53-015C	
ZONING:	EXISTING:	RM-2, RM-3
	PROVIDED:	PAD (WITH RM-4 AS BASIS OF DESIGN)
LOT AREA:	MINIMUM:	6,000 S.F.
	PROVIDED:	54,450 S.F. (1.25 AC.)
LOT WIDTH:	MINIMUM:	60'
	PROVIDED:	210'-9"
LOT DEPTH:	MINIMUM:	94'
	PROVIDED:	206'-6"
UNIT DENSITY:	MAXIMUM:	30 DU/AC
	PROVIDED:	(36/1.25) = 28.8 DU/AC
LOT AREA / UNIT:	MINIMUM:	1,452 S.F. / UNIT
	PROVIDED:	(54,450/36) = 1,512 S.F.
BUILDING HEIGHT:	MAXIMUM:	40'-0"
	PROVIDED:	37'-9"
LOT COVERAGE:	MAXIMUM:	70%
	PROVIDED:	(38,056/54,450) = 69.9%

BUILDING: 14,825 S.F.
PARKING LOT: 21,038 S.F.
SIDEWALKS: 2,093 S.F.
DOG PARK PATIO: 100 S.F.
TOTAL: 38,056 S.F

MIN. YARD:	FRONT:	20' (LOCAL STREET)
	PROVIDED:	20'+
	INT. @ 3+ UNITS:	45' (15' PER STORY)
	PROVIDED:	31' @ SOUTH 80'-6" @ NORTH 50' @ WEST
BUILDING COVERAGE:	MAXIMUM:	55%
	PROVIDED:	(14,825/54,450) = 27.2%

TOTAL OPEN SPACE / UNIT:

MINIMUM:	150 S.F./UNIT
PROVIDED:	150, 176, 213 S.F. / UNIT

COMMON OPEN SPACE / UNIT:

PROVIDED:	(3,186/36) = 88 S.F./UNIT

PRIVATE OPEN SPACE PROVIDED:

ONE BEDROOM - UNIT A: 62 S.F.	(60 S.F. MIN.)
TWO BEDROOM - UNIT B: 88 S.F.	(100 S.F. MIN.)
THREE BEDROM - UNIT C: 125 S.F.	(120 S.F. MIN.)

PARKING SETBACK: REQUIRED: 50'-0" MIN.
PROVIDED: 50'-0"

BUILDING AREA

BUILDING 1:

1ST FLOOR GROSS:	14,825 S.F.
2ND FLOOR GROSS:	14,111 S.F.
3RD FLOOR GROSS:	12,265 S.F.
SUBTOTAL:	41,201 S.F.

TOTAL BUILDING AREA: 41,201 S.F.

SQUARE FOOTAGE BREAKDOWN:

UNITS:	27,058 S.F.
PATIOS:	3,080 S.F.
EXTERIOR CIRCULATION:	6,557 S.F.
COMM. / LEASING:	4,506 S.F.
TOTAL S.F.:	41,201 S.F.

1-BED UNIT: 482 S.F. LIVABLE, 62 S.F. PATIO
2-BED UNIT: 764 S.F. LIVABLE, 88 S.F. PATIO
3-BED UNIT: 1,043 S.F. LIVABLE, 125 S.F PATIO

DWELLING UNIT MIX

FIRST FLOOR:	
ONE BEDROOM UNITS:	6
TWO BEDROOM UNITS:	2
THREE BEDROOM UNITS:	4
SECOND FLOOR:	
ONE BEDROOM UNITS:	6
TWO BEDROOM UNITS:	4
THREE BEDROOM UNITS:	2
THIRD FLOOR:	
ONE BEDROOM UNITS:	6
TWO BEDROOM UNITS:	4
THREE BEDROOM UNITS:	2
SUBTOTAL:	
ONE BEDROOM UNITS:	18 (50%)
TWO BEDROOM UNITS:	10 (28%)
THREE BEDROOM UNITS:	8 (22%)
TOTAL UNITS	36

PARKING ANALYSIS

REQUIRED VEHICULAR PARKING:
1.2 SPACES PER UNIT (WITHIN 1,320' OF LIGHT RAIL)
1.2 X 36 = 43.2 SPACES

1 SPACE PER UNIT COVERED = 36 COVERED SPACES.
1 BIKE SPACE PER 10 CAR SPACES = 5 REQUIRED.

PROVIDED VEHICULAR PARKING:

STANDARD PARKING SPACES	42
ACCESSIBLE PARKING SPACES	2
TOTAL:	44

(0 COVERED PARKING SPACES PROVIDED)

Attachment B: Site Information

DATA COLLECTION

Bi-directional speed and traffic volumes were collected over a 48-hour period while school was in session. The data was collected using stationary pneumatic tube counters on Tuesday November 5, 2024 and Wednesday November 6, 2024. Raw traffic count data is provided in **Attachment A**.

The following segments were analyzed as part of this study:

- Beverly, approximately 480 feet south of 2nd Street
- Beverly, approximately 330 feet north of 2nd Place
- 2nd Street, approximately 180 feet west of Beverly
- 2nd Place, approximately 320 feet west of Beverly

Daily traffic volumes are summarized in **Table 1**.

Table 1: Existing Traffic Volumes

	Location	Direction	Day	Daily Traffic Volumes (veh/day)	AM Peak Hour (veh/hr)	PM Peak Hour (veh/hr)
1	Beverly, 480 feet south of 2nd Street	NB	1	328	32	26
			2	308	30	19
			AVG	318	31	23
		SB	1	179	12	13
			2	198	14	17
			AVG	189	13	15
		Combined NB/SB AVG		507	44	38
2	Beverly, 330 feet north of 2nd Place	NB	1	258	15	22
			2	246	14	18
			AVG	252	15	20
		SB	1	167	11	13
			2	182	11	16
			AVG	175	11	15
		Combined NB/SB AVG		427	26	35
3	2nd Street, 180 feet west of Beverly	EB	1	195	16	16
			2	199	16	15
			AVG	197	16	16
		WB	1	156	9	10
			2	186	13	15
			AVG	171	11	13
		Combined EB/WB AVG		368	27	28
4	2nd Place, 320 feet west of Beverly	EB	1	121	9	11
			2	131	12	12
			AVG	126	11	12
		WB	1	142	11	10
			2	129	12	11
			AVG	136	12	11
		Combined EB/WB AVG		262	22	22

121 N. Beverly – Traffic Calming Review
North of Main Street and East of Alma School Road – Mesa, AZ
December 2024

A summary of collected speeds are shown in **Table 2**.

Table 2: Existing Speed Counts

	Location	Direction	Day	50th Percentile (mph)	85th Percentile (mph)	% >5 mph above SL	% >10 mph above SL	Speed Limit (mph)
1	Beverly, 480 feet south of 2nd Street	NB	1	24.7	30.2	17.4%	4.0%	25
			2	26.0	30.6	17.5%	5.5%	
			AVG	25.4	30.4	17.5%	4.7%	
		SB	1	21.6	26.5	5.6%	0.6%	
			2	21.0	24.7	4.0%	0.5%	
			AVG	21.3	25.6	4.8%	0.5%	
		Overall AVG		23.3	28.0	11.13%	2.64%	
2	Beverly, 330 feet north of 2nd Place	NB	1	24.3	28.0	7.8%	0.8%	25
			2	24.0	29.0	10.6%	2.0%	
			AVG	24.2	28.5	9.1%	1.4%	
		SB	1	23.4	27.8	6.6%	0.6%	
			2	23.2	27.5	6.6%	1.6%	
			AVG	23.3	27.7	6.6%	1.1%	
		Overall AVG		23.7	28.1	7.88%	1.26%	
3	2nd Street, 180 feet west of Beverly	EB	1	17.6	20.2	0.0%	0.0%	25
			2	16.8	18.8	0.0%	0.0%	
			AVG	17.2	19.5	0.0%	0.0%	
		WB	1	22.0	25.6	1.9%	0.0%	
			2	20.5	23.9	2.7%	0.5%	
			AVG	21.3	24.8	2.3%	0.3%	
		Overall AVG		19.2	22.1	1.15%	0.13%	
4	2nd Place, 320 feet west of Beverly	EB	1	20.6	24.2	0.0%	0.0%	25
			2	18.8	22.4	0.0%	0.0%	
			AVG	19.7	23.3	0.0%	0.0%	
		WB	1	27.3	32.4	25.4%	10.6%	
			2	26.2	30.9	21.7%	5.4%	
			AVG	26.8	31.7	23.6%	8.1%	
		Overall AVG		23.2	27.5	11.76%	4.00%	

ANALYSIS

CITY OF MESA GUIDELINES

The *City of Mesa - Speed Hump Policy* (January 2018) provides criteria to warrant the installation of speed humps and speed cushions within Mesa neighborhoods. The detailed criteria is provided in **Attachment C**. Per Mesa guidance,

"Speed humps and speed cushions shall be considered for installation only when a location meets all of the warranting criteria. The warranting criteria are listed below:

1. The devices must be located on a paved, residential street (alleys are not eligible);

2. The street should have vertical curb abutting the proposed device locations. Devices may be placed on streets with roll curb or ribbon style sidewalk after a review to determine the best possible location. In this case, it may be necessary to take additional measures to prevent drivers from going around the devices;

3. The posted speed limit on the street shall be 30 m.p.h. or less;

4. The 85th percentile speed on the street shall be at least 8 m.p.h. over the posted speed limit;

5. Traffic volumes on the street must fall between 500 vehicles per day for full City cost participation, and 5,000 vehicles per day (the maximum traffic volume allowed). Devices may be installed where traffic volumes are less than 500 vehicles per day if the neighborhood shares in the cost as defined in item D. [in the appendix];

6. The devices shall not be located within 200 feet of a stop sign or traffic signal on the subject street;

7. The street is not an arterial or major collector street;

8. Drainage on the street shall not be compromised due to the installation of the devices;

9. Streets designated as fire routes will be treated with speed cushions; other streets will be treated with speed humps. The configuration of the speed cushions will vary depending on the width of the street;

10. The Fire Department retains the right to veto the installation of speed humps or cushions."

EVALUATION

For this study, the 50th percentile (average) and 85th percentile speeds were reviewed. The 50th percentile speed is the speed at or below 50 percent of the vehicles travel on a road segment. The 85th percentile speed is the speed at or below 85 percent of the drivers travel on a road segment. Motorists traveling above the 85th percentile speed are considered to be exceeding the safe and reasonable speed for road and traffic conditions. Typically, it is expected that the difference between the 50th and 85th percentile speeds is less than 10 mph.

While it is desirable to have motorists traveling at the speed limit, it is typical for drivers to travel at slightly higher speeds. Vehicle speed studies throughout Arizona indicate that drivers tend to select speeds somewhat higher than the posted speed limit. Drivers generally travel at an average of 3 to 8 mph over the posted speed limit. In addition, it is typical for about ten to fifteen percent of motorists to exceed the speed limit by more than 10 mph. Typically, 85th percentile speeds should be in the range of 3 to 8 mph over the posted speed limit.

121 N. Beverly – Traffic Calming Review
North of Main Street and East of Alma School Road – Mesa, AZ
December 2024

Per Mesa's speed hump policy criteria #4, the 85th percentile speeds must be at least 8 mph over the posted speed limit to satisfy the warranting criteria. The results of the evaluation are shown in **Table 4**.

Table 4: Results of Speed Evaluation

	Criteria	1 Beverly, 480 feet South of 2nd Street	2 Beverly, 330 feet north of 2nd Place	3 2nd Street, 180 feet west of Beverly	4 2nd Place, 320 feet west of Beverly
1	Paved residential street.	✓	✓	✓	✓
2	Street has vertical curb. Devices may be placed on streets with roll curb or ribbon style sidewalk after further review.	✓	✓	✓	✓
3	The posted speed limit on the street is 30 m.p.h. or less.	✓	✓	✓	✓
4	The 85th percentile speed on the street is at least 8 m.p.h. over the posted speed limit.	No Maximum was 30.6 mph in NB direction Day 2	No Maximum was 29.0 mph in NB direction Day 2	No Maximum was 25.6 mph in WB direction Day 1	No Maximum was 32.4 mph in WB direction Day 1
5	Traffic volumes on the street are between 500 and 5,000 vehicles per day.	✓	✓	✓	No 284 vehicles expected in the future
6	Street is at least 400 feet in length, ensuring the device will not be located within 200 feet of a stop sign or intersection.	✓	✓	✓	✓
7	The street is not an arterial or major collector street.	✓	✓	✓	✓

As seen in **Table 4**, while the 85th percentile speeds are above the posted speed limit at all collected locations, the 85th percentile speeds are not at least 8 mph over the speed limit (33 mph). Due to this, the Mesa requirements for speed humps are not satisfied. Additionally, the volumes on 2nd Place are projected to be relatively low, even with the future development.

The Beverly neighborhood has expressed concerns with speeding for several years. Counts were most recently collected in 2022 on Beverly and showed similar results – speed humps were not warranted per the Mesa guidelines. The 2022 counts were collected on Tuesday February 15, 2022 and Wednesday February 16, 2022 while school was in session; speeds are provided in **Appendix D**. The maximum 85th percentile speed was seen on February 16 (Day 2) with 30.5 mph in the northbound direction, which is consistent with this report's 2024 counts.