

Planning and Zoning Board



Special Meeting Minutes

Mesa City Council Chambers – Lower Level, 57 East 1st Street

Date: June 11, 2025 Time: 3:45 p.m.

MEMBERS PRESENT:

Jeff Pitcher
Troy Peterson
Jamie Blakeman
Jayson Carpenter

MEMBERS ABSENT

Benjamin Ayers
Genessee Montes
Chase Farnsworth

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Rachel Nettles
Evan Balmer
Tulili Tuiteleapaga
Alexis Wagner

OTHERS PRESENT:

1 Call meeting to order.

Vice Chair Pitcher excused Chair Ayers, Boardmember Montes and Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 4:27 pm.

2 Hold a public hearing and discuss the following Minor General Plan Amendment:

- 2-a ZON25-00203 “Beverly Apartments,”** 1.3± acres located at 120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly. 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)**

Staff Planner Evan Balmer presented case ZON25-00203. See attached presentation.

The Board had no questions for staff.

MINUTES OF THE JUNE 11, 2025 PLANNING & ZONING SPECIAL MEETING

3 Adjournment.

The special meeting was adjourned at 4:29 pm.

Vote (4-0; Chair Ayers, Boardmember Montes and Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES –Pitcher, Peterson, Blakeman, Carpenter

NAYS – None

Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

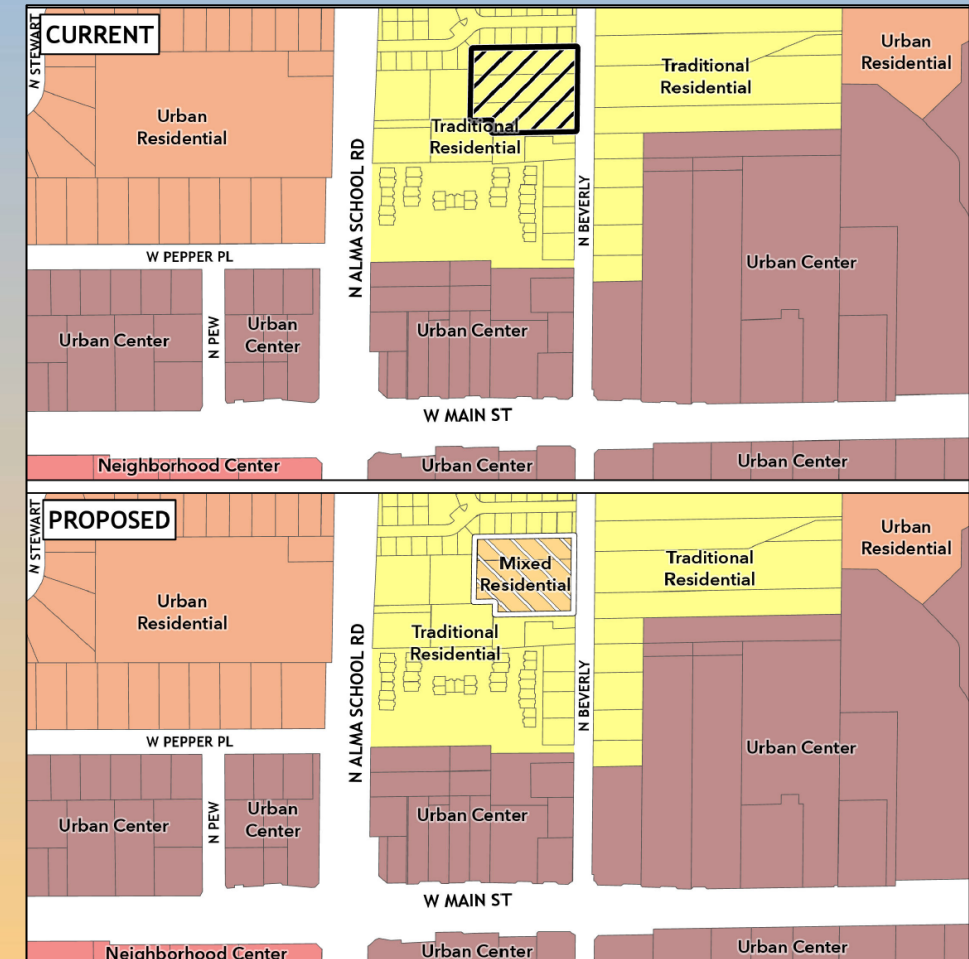


ZON25-00203



Request

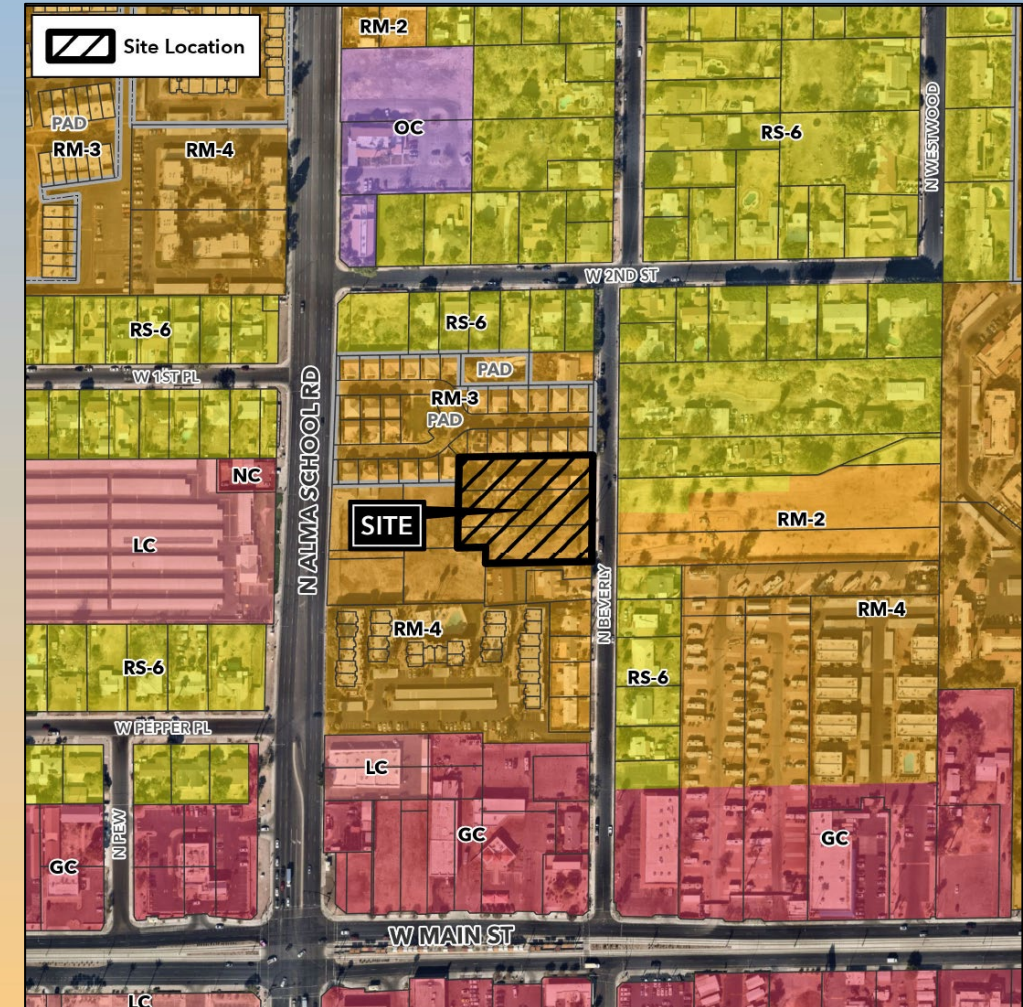
- Minor General Plan Amendment
- Traditional Residential Placetype to Mixed Residential Placetype





Location

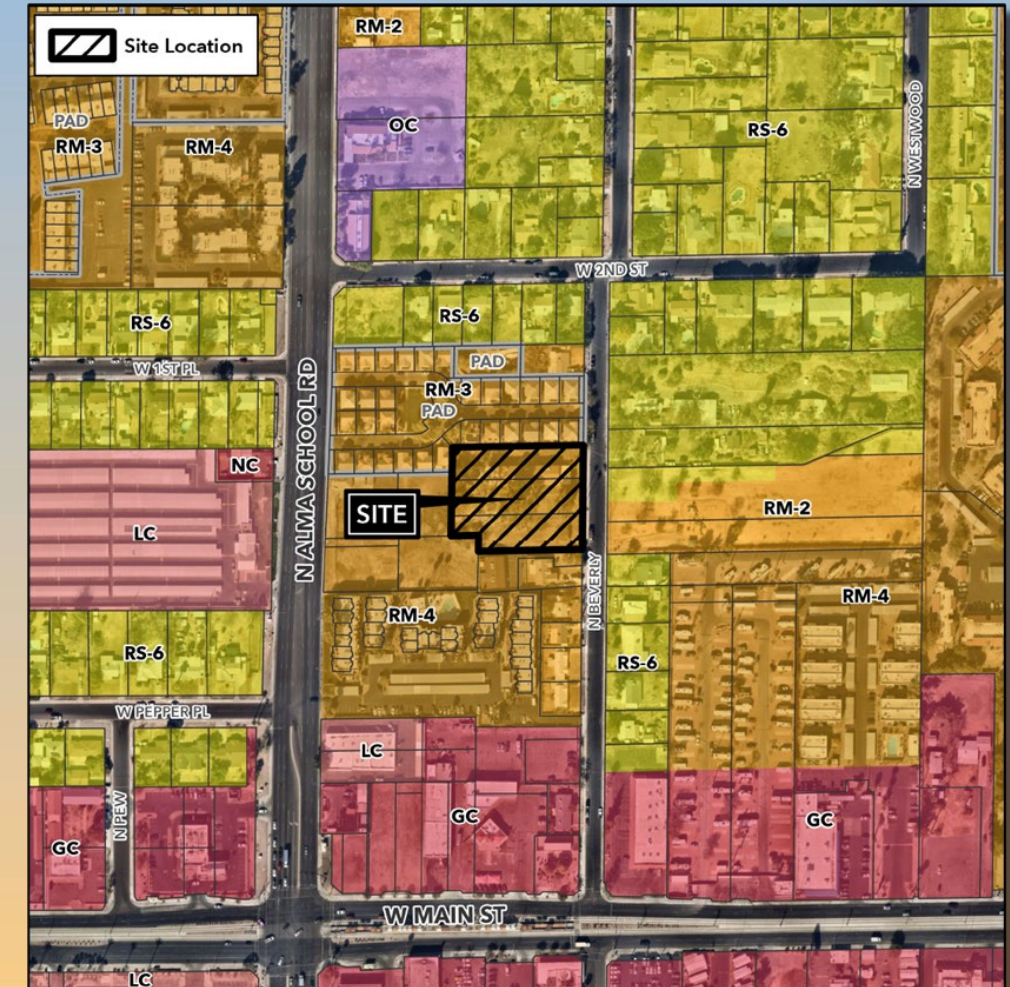
- 120 North Beverly
- West of Alma School Road
- North of Main Street
- West side of Beverly





Zoning

- Current:
 - RM-2 and RM-3
- Proposed:
 - RM-4-PAD
- Multiple residence with a maximum density of 30 du/acre permitted in RM-4 District
- Proposed density is 29 du/acre

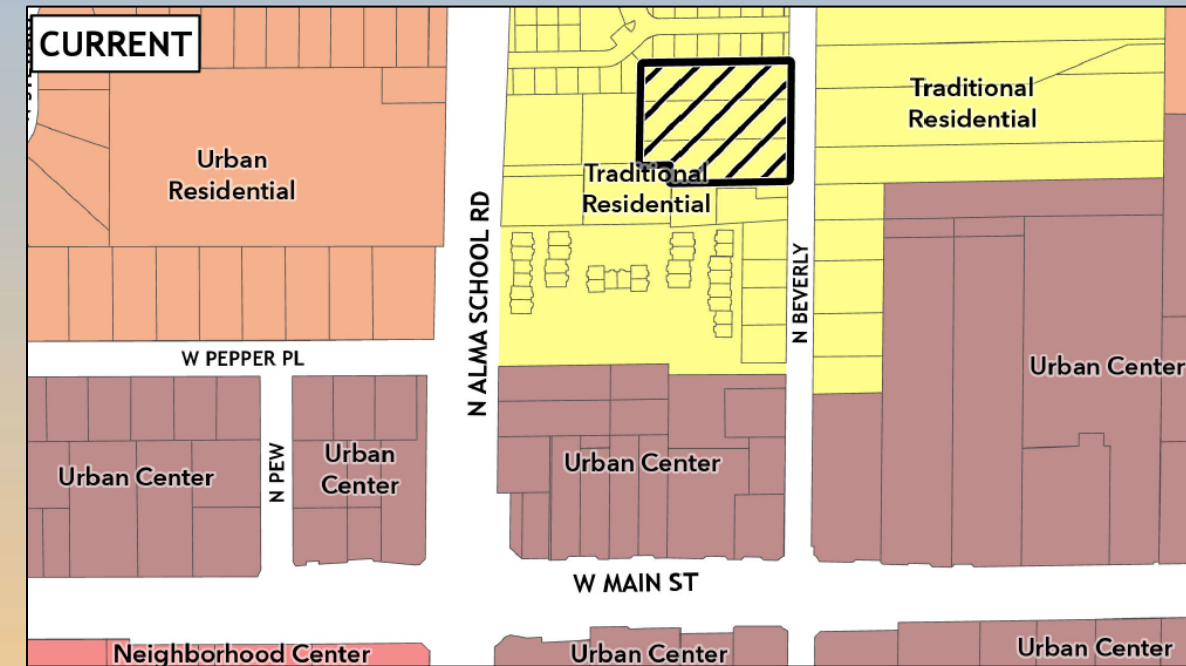




General Plan

Current - Traditional Residential

- Primarily detached single family homes on medium or large lots with densities up to 7.26 du/acre
- Low density multi-family with densities up to 15 du/acre is a supporting land use
- Zoning districts: RS-43, RS-35, RS-15, RS-9, RS-7, RS-6, RSL-4.5 and RM-2

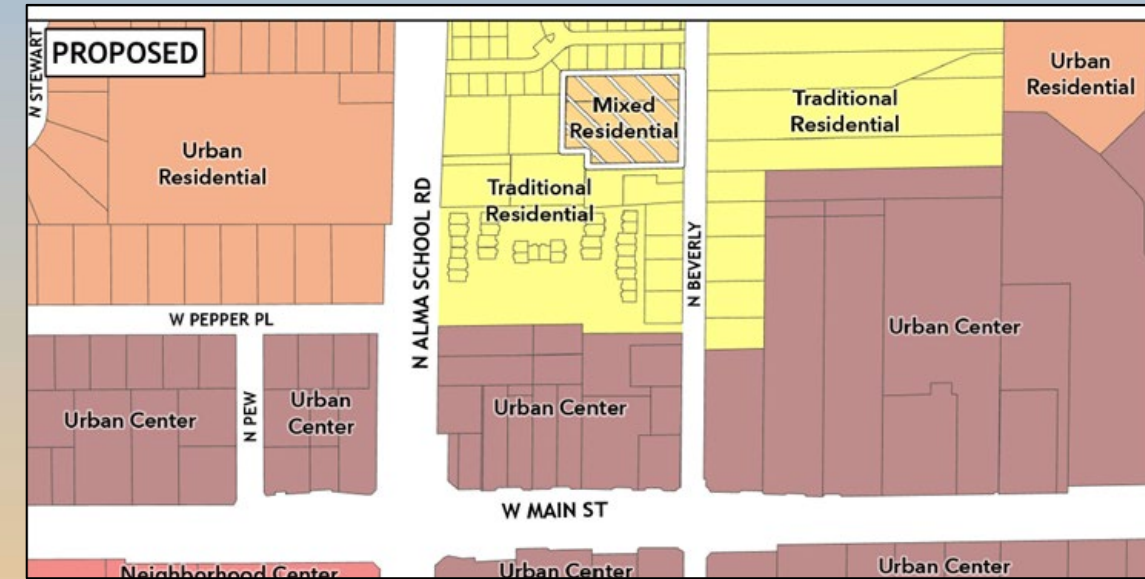




General Plan

Proposed - Mixed Residential

- Primarily a residential area that contain a variety of housing types
- Low- to medium-density multiple residences, not to exceed 30 dwelling units per acre.
- Mixed Residential areas have excellent connectivity and include multimodal paths
- Zoning districts: RS-35, RS-15, RS-9, RS-7, RS-6, RSL-4.5, RSL-4.0, RSL-3.0, RSL-2.5, RM-2, RM-3, and RM-4





General Plan Amendment Approval Criteria

1. The Proposed Project will not result in a shortage of land for other planned uses
2. Whether events after the adoption of the General Plan have changed the character or condition of the area
3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan
 - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands
 - c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit



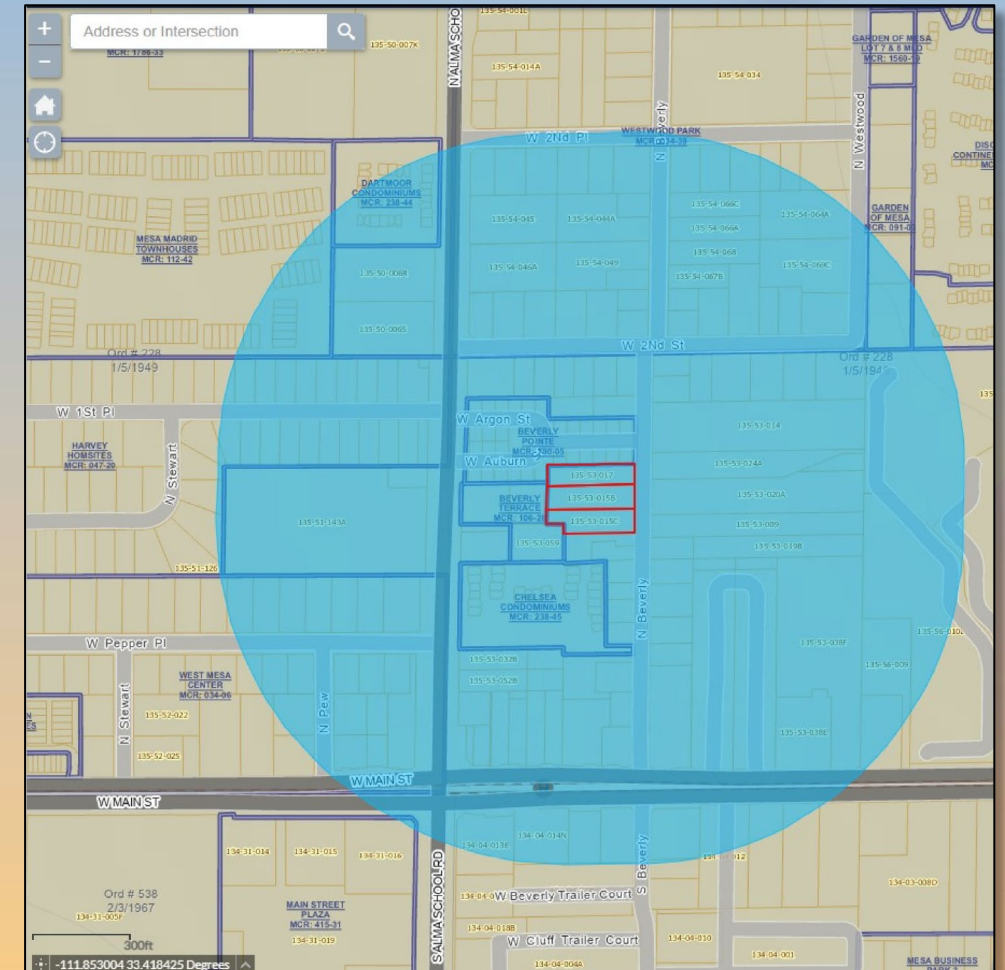
General Plan Amendment Approval Criteria

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan
5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa
6. The extent to which the benefits of the proposed amendment outweigh any of the impacts identified by these criteria



Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- Virtual neighborhood meeting held on March 19, 2025, attended by one neighbor
- In-person neighborhood meeting held on April 22, 2025, approximately 12 neighbors attended
- Citizen Participation Report outlines neighbors' concerns and the applicant's responses





Findings

- ✓ Complies with the amendment criteria in Chapter 5 of the 2050 Mesa General Plan

Staff Recommends Approval with Conditions



General Plan Amendment Approval Criteria

- 1. The Proposed Project will not result in a shortage of land for other planned uses:**
 - Approximately 60 acres of land directly north and northeast of the project site remain designated as Traditional Residential Place Type.
- 2. Whether events after the adoption of the General Plan have changed the character or condition of the area:**
 - Given the surrounding land use and zoning pattern, the proposed project is appropriate and consistent with the existing context.



General Plan Amendment Approval Criteria

- 3. The degree to which the proposed amendment will impact the whole community or a portion of the community by:**
 - a. Altering existing land use patterns in a significant way that is contrary to the Vision, Guiding Principals, or Strategies identified in the General Plan:**
 - The Proposed Project is consistent with the Vision, Guiding Principles and Strategies identified in the 2050 Mesa General Plan.
 - b. Requiring larger or more extensive improvements to roads, sewer or water systems that may negatively impact development of other lands:**
 - Beverly is fully improved, and the existing utility infrastructure has the capacity to accommodate this request.



General Plan Amendment Approval Criteria

- c. Adversely impacting existing uses due to increased traffic congestion that is not accommodated by planned roadway improvements or other planned transportation improvements such as nonmotorized transportation alternatives or transit:**
 - Beverly in its existing condition, has the capacity to service the anticipated number of dwelling units. In addition, the Alma School light rail station is within walking distance (750± feet) of the Proposed Project.



General Plan Amendment Approval Criteria

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

- N1. Promote complete communities in both existing and new neighborhoods.
- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- H1. Create more opportunities for housing options.
- H4. Encourage the development of high-density housing in proximity to transit and major activity centers.
- LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- LU3. Encourage infill and redevelopment to meet the community's strategic needs.



General Plan Amendment Approval Criteria

5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa:

- The redevelopment of this infill site will serve as an optimal transition to the single residence uses to the north.

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

- The addition of a high-quality multiple residence development in this area helps to fulfill a number of strategies identified in the General Plan by creating additional housing opportunities and revitalizing an established neighborhood.