

COUNCIL MINUTES

August 18, 2025

The City Council of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on August 18, 2025, at 5:50 p.m.

COUNCIL PRESENT

Mark Freeman
Scott Somers
Rich Adams*
Jennifer Duff
Alicia Goforth
Francisco Heredia
Julie Spilsbury

COUNCIL ABSENT

None

OFFICERS PRESENT

Scott Butler
Holly Moseley
Jim Smith

(*Participated in the meeting through the use of video conference equipment.)

Mayor's Welcome.

Mayor Freeman conducted a roll call.

Invocation by Pastor Michael Heiden with La Mesa Ministries.

Pledge of Allegiance was led by Mayor Freeman.

There were no awards, recognitions, or announcements.

1. Take action on all consent agenda items.

All items listed with an asterisk (*) will be considered as a group by the City Council and will be enacted with one motion. There will be no separate discussion of these items unless a Councilmember or citizen requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a blue card must be completed and given to the City Clerk prior to the Council's vote on the consent agenda.

It was moved by Vice Mayor Somers, seconded by Councilmember Heredia, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Freeman–Somers–Adams–Duff–Goforth–Heredia–Spilsbury
NAYS – None

Carried unanimously.

*2. Approval of minutes of previous meetings as written.

Minutes from the Study Sessions held on April 24, May 1, May 29, July 1, 2025, and from the Regular Council Meeting on July 8, 2025.

3. Take action on the following liquor license applications:

*3-a. Main Market

A convenience store is requesting a new Series 10 Beer & Wine Store License for RK Gas Station LLC, 6262 East Main Street - Jared Michael Repinski, agent. The existing license held by VM Energy Mesa LLC will revert to the State. **(District 2)**

*3-b. Mountain Mike's Pizza Mesa

A restaurant that serves lunch and dinner is requesting a new Series 12 Restaurant License for KDV Investments LLC, 849 North Dobson Road, Suite 112-114 - Kirandeep Singh Virk, agent. The existing license held by Mountain Mikes AZ 1 LLC will revert to the State. **(District 3)**

4. Take action on the following contracts:

*4-a. Broadway Road Improvements Phase 1 - Mesa Drive to Stapley Drive - Construction Manager At Risk (CMAR), Guaranteed Maximum Price (GMP) No. 1 of 1. **(District 4)**

This project includes the reconstruction of approximately 1.5 miles of existing roadway along with other improvements of new sidewalk, ADA ramps, traffic signals, pedestrian hybrid beacons, signage, pavement markings, storm drain, street lighting, transit facilities, bike lanes, and landscape. Additionally, City utility improvements of new waterlines, new gas lines, and underground conversion of existing overhead 12kV electric facilities along Broadway Road from Lesueur to Horne.

Staff recommend awarding a contract to Sundt Construction Inc. in the amount of \$57,904,820.81, (GMP) and authorizing a change order allowance in the amount of \$2,895,241.04 (5%), for a total of \$60,800,061.85. This project is funded by 2020 Street Bonds, Utility Systems Revenue Obligations, Transportation Fund, and Flood Control District of Maricopa County Funds.

*4-b. 2nd Avenue/Union Pacific Railroad Sewer Rehabilitation, Design-Bid-Build Contract. **(Districts 3 and 4)**

This project includes rehabilitating both the 14-inch sewer lines on 2nd Avenue from Extension to Dobson Road and the 8-inch sewer line on Extension south of 2nd Avenue, and all associated manholes. The rehabilitation work of the sewer lines will be completed by means of Cured-In-Place Pipe (CIPP) technology. All existing pipes will be cleaned prior to the installation of the CIPP and manholes will be rehabilitated and repaired.

Staff recommend awarding a contract to Inliner Solutions LLC, in the amount of \$2,143,907, and authorizing a change order allowance in the amount of \$214,390.70 (10%), for a total authorized amount of \$2,358,297.70. This project is funded by Utility Systems Revenue Obligations.

- *4-c. Three-Year Term Contract with Two-Year Renewal Options for Traffic Signal Controllers and Video Detection for the Transportation Department (Single Response). **(Citywide)**

Traffic Signal Controller devices manage the operation of traffic signals at intersections. They control the timing of traffic lights, ensuring that vehicles and pedestrians can move safely and efficiently. Traffic signal video detection is a technology that enhances traffic management and safety by using video cameras to monitor and analyze traffic flow.

The Transportation Department and Procurement Services recommend awarding the contract to the single, responsive and responsible bidder, Paradigm Traffic Systems, at \$1,856,700 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

- *4-d. Three-Year Term Contract with Two-Year Renewal Options for Helicopter Airframe Parts & Repair Services for the Mesa Police Department. **(Citywide)**

This contract will provide parts, tooling, technical expertise, and labor required to overhaul or exchange airframe components, avionics, accessories, and other related services for the City's three active-service helicopters.

A committee representing the Mesa Police Department and Procurement Services evaluated responses and recommend awarding the contract to the highest-scored proposal from Thoroughbred Aviation Maintenance at \$500,000 annually, with an annual increase allowance of up to 5% or the adjusted Producer Price Index.

- *4-e. Use of a Cooperative Contract for the Purchase of One Body Scanner for the Mesa Police Department. **(Citywide)**

This purchase is for a full body scanner equipped with a thermal reader to enhance operational efficiency and reduce physical contact during inmate processing. The Holding Unit is responsible for handling inmates who must currently undergo manual pat-down searches. A full body scanner offers advanced detection capabilities that exceed those of a physical search conducted by a detention officer. This initial unit will be installed at the Northeast Public Safety Facility, and the department plans to purchase another unit for headquarters after renovations are complete.

The Mesa Police Department and Procurement Services recommend authorizing the purchase using the BuyBoard cooperative contract with Tek84 at \$191,000, based on estimated requirements. This purchase is funded through Opioid Settlement Funds.

- *4-f. Use of a Cooperative Contract for the Purchase of a Camera System for the Mesa Police Department within Mesa Parks. **(Citywide)**

This purchase supports the deployment of cameras designed to enhance safety across designated parks. The Mesa Police Department conducted field tests of different solutions, ultimately selecting this product for its superior performance and value. The system offers comprehensive coverage and integrates seamlessly with the City's existing Genetec platform, ensuring real-time transmission of CCTV footage to the Real Time Crime Center.

The Mesa Police Department and Procurement Services recommend authorizing the purchase using the Omnia Partners cooperative contract with Carahsoft Technology Corp at \$457,000, based on estimated requirements.

- *4-g. Use of a One-Year Term Cooperative Contract with Renewal Options for the Purchase of Office Furniture and Related Services for the Business Services Department. **(Citywide)**

The City has been utilizing an office supply company to purchase furniture and provide installation services over the last few years. The City seeks to transition to a dedicated furniture provider to improve scheduling efficiency and installation coordination. Ongoing renovations across various City facilities highlight the need for a specialized furniture company particularly one familiar with the City's standardized HON furniture.

The Business Services Department and Procurement Services recommend authorizing the purchase using the State of Arizona cooperative contract with Interior Solutions of Arizona, LLC at \$500,000 annually, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

- *4-h. Purchase of 78 Time Terminals (Replacements) for Various City Departments as Requested by the Office of Enterprise Resource Planning Management Department (Sole Source). **(Citywide)**

The City currently uses Kronos to track employee work hours. Time terminals are strategically placed in City facilities to provide operational efficiency and ease of use for staff. The vendor, UKG, has informed the City that the existing terminals are approaching their end-of-support dates, prompting the need for replacement.

The Office of Enterprise Resource Planning Management Department and Procurement Services recommend awarding the contract to the sole source vendor, UKG Kronos Systems, LLC at \$280,877, based on estimated requirements.

- *4-i. Ten-Year Term Contract for Data Center Colocation Services for the Department of Innovation and Technology (Sole Source). **(Citywide)**

The Comarch Data Center located in Mesa will be the City's primary data center, hosting IT infrastructure for all on-premises business applications and data that are critical to many of the City business functions. This Data Center features state-of-the-art cooling, power redundancy, and connectivity to support the availability of City IT services. Comarch offers colocation services near the City's fiber infrastructure while supporting direct customer fiber connections to onsite equipment.

The Department of Innovation and Technology and Procurement Services recommend awarding the contract to the sole source vendor, Comarch at \$426,100 for Year 1 and \$277,300, annually for Years 2-10, with an annual increase allowance of up to 5% or the adjusted Consumer Price Index.

5. Take action on the following resolutions:

- *5-a. Approving and authorizing the City Manager to enter into a Development Agreement with CBDG Mesa, LLC for the development of a commercial center on 6.6 acres of real property generally located at the northeast corner of Ellsworth Road and Ray Road in Eastmark. **(District 6)** – Resolution No. 12403

- *5-b. Extinguishing a portion of Right-of-Way Easement located on the west side of 6550 South Mountain Road, to allow for the expansion of an existing facility, requested by the property owner. **(District 6)** – Resolution No. 12404

6. Take action on the following resolution declaring Mesa City Code Title 8 - Health, Sanitation and Environment, Chapter 4 - Sanitary Sewer Regulations to be a public record and available to the public and introducing the following ordinance repealing existing Mesa City Code Title 8, Chapter 4 and adopting a new replacement Mesa City Code Title 8, Chapter 4 titled "Sanitary Sewer Regulations" and setting August 25, 2025, as the date of the public hearing on this ordinance:

- *6-a. A resolution declaring Mesa City Code Title 8 - Health, Sanitation and Environment, Chapter 4 - Sanitary Sewer Regulations to be a public record. **(Citywide)** – Resolution No. 12405
- *6-b. An ordinance repealing Mesa City Code Title 8, Chapter 4 in its entirety and adopting a new replacement Mesa City Code Title 8, Chapter 4 titled "Sanitary Sewer Regulations." **(Citywide)** – Ordinance No. 5959

7. Take action on the following resolution declaring titles and schedules of terms/rate/fees/charges to be public record and available to the public, and introducing the following ordinance regarding titles and schedules for City-owned utility terms/rates/fees/charges and setting August 25, 2025 as the date of the public hearing on this ordinance:

- *7-a. A resolution declaring proposed titles and schedules of terms/rates/fees/charges for the natural gas utility Transportation Gas Service schedule to be a public record. **(Citywide)** – Resolution No. 12406
- *7-b. An ordinance adopting titles and schedules of terms/rates/fees/charges for the natural gas utility Transportation Gas Service schedule. **(Citywide)** – Ordinance No. 5960

The Council Audit, Finance & Enterprise Committee reviewed this item at its June 26, 2025 meeting. The Committee gave direction to move the item forward to the City Council for further consideration.

8. Introduction of the following ordinance and setting August 25, 2025 as the date of the public hearing on these ordinance:

- *8-a. ZON25-00265 "Sienna Ridge PAD Amendment." 4± acres located approximately 1,240± feet north of the northwest corner of East Broadway Road and South 90th Street. Rezone to modify an existing Planned Area Development Overlay (PAD) for a 29-unit multiple residence development. 5228 S Blackstone LLC, owner; Jason Sanks, applicant. **(District 5)** – Ordinance No. 5961

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 6-0)

Items not on the Consent Agenda

9. Discuss, receive public comment, and take action on the zoning ordinance, and take action on the resolution, relating to the development Beverly Apartments:

- 9-a. ZON24-01052 “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. 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. MESA ARC, owner; Perlman Architects, Tristam Kesti, applicant. **(District 4)** – Ordinance No. 5958

Staff Recommendation: Adoption

P&Z Board Recommendation: Adoption (Vote: 4-0)

- 9-b. 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. MESA ARC, owner; Perlman Architects, Tristam Kesti, applicant. **(District 4)** – Resolution No. 12407

Staff Recommendation: Approval with conditions

P&Z Board Recommendation: Approval with conditions (Vote: 4-0)

Mayor Freeman announced that this was the time and place for public comments on the resolution and ordinance for the proposed Beverly Apartments development.

The following residents spoke in opposition to the “Beverly Apartments” Project:

- Linda Spy, a Mesa resident
- Jennifer Sandstrom, a Mesa resident
- Madison Reynolds, a Mesa resident

The following citizens submitted a comment card in opposition to the “Beverly Apartments” project, but did not wish to speak:

- Nichita Marcenco, unknown resident
- Evelyn Herrmann, a Mesa resident

Taylor Earl, Managing Partner of Earl & Curley, displayed a PowerPoint presentation. **(See Attachment 1)**

Mr. Earl acknowledged the concerns of the residents and explained that his firm has worked with the neighborhood to accommodate their requests as much as possible. He emphasized that although there was no requirement for a traffic study due to the small size of the project, a traffic study was conducted. He discussed the findings of the traffic analysis of the proposed project, income limits, and the area median income (AMI) for qualifying individuals and families. He noted the site location was chosen for its proximity to the light rail system, giving residents convenient access to jobs and other destinations. He compared traffic at the existing site with the proposed site, demonstrating that the limited number of units would have little impact on daily traffic. (See Pages 2 through 7 of Attachment 1)

In response to multiple questions from Councilmember Spilsbury, Mr. Earl replied that there currently are no devices for traffic calming on the street.

Responding to multiple questions from Councilmember Goforth, Mr. Earl mentioned that each unit would have one assigned parking space and several guest spaces available. He added that the parking is designed for the workforce housing population that will utilize the light rail, so the intent is to attract residents with one car per unit.

Councilmember Adams expressed his concern with having a three-story building at the project location and does not believe it fits the character of the area.

Mr. Earl provided an overview of the history of the site and stated that the existing building is beyond its useful life. He presented images and described proposed improvements, amenities, and features of the new building. He reviewed the drone study conducted and showed a variety of aerial views from the project site. (See Pages 13 through 38 of Attachment 1)

Discussion ensued relating to the possibility of street improvements, surrounding areas, and proposed traffic solutions.

Councilmember Duff explained the benefits of having the Beverly Apartments project and believes it will improve the declining and depressing area. She stated that the project site needs development with more affordable living spaces and that the COPA project has an excellent reputation.

In response to a question from Councilmember Spilsbury, Mr. Earl advised that the proposed project meets the City's requirements for parking and does not request a deviation.

Responding to multiple questions from Councilmember Adams, Planning Director Mary Kopaskie-Brown stated that the current General Plan designation is for traditional residential and she explained the General Plan amendment modification.

In response to a question from Mayor Freeman, Ms. Kopaksie-Brown explained the differences between the two zoning designations on the property.

In response to a question from Councilmember Duff, Principal Planner Evan Balmer displayed a PowerPoint (**See Attachment 2**), and explained the zoning of the project site and surrounding areas. He noted that the developer is providing more than an 80-foot setback from the properties to the north, creating a suitable transition to the lower density in that area. (See Page 3 of Attachment 2)

Mayor Freeman stated that pending no objection from the Council, Agenda Items 9-a and 9-b will be voted on in one motion.

It was moved by Councilmember Duff, seconded by Councilmember Heredia, that Ordinance No. 5958 and Resolution No. 12407 be adopted.

Upon tabulation of votes, it showed:

AYES – Somers–Duff–Goforth–Heredia–Spilsbury
NAYS– Freeman–Adams

Mayor Freeman declared the motion carried by majority vote.

10. Conduct a public hearing.

- 10-a. Public hearing prior to the release of the petition for signatures for the proposed annexation case ANX25-00231, 40+ acres located at the southeast corner of South Hawes Road and East Mesquite Street. This request has been initiated by the applicant, Sean Lake / Sarah Prince, Pew & Lake, PLC, for the owner, Stewart Development II LLC. **(District 6)**

Mayor Freeman announced that this was the time and place for a public hearing prior to the release of the petition for signatures for the proposed annexation case ANX25-00231.

There being no citizens present wishing to speak on this issue, the Mayor declared the public hearing closed.

Mayor Freeman advised that the purpose of the hearing was to release the petition for signatures and that no further action will be taken and the proposed annexation case ANX25-00231 will be brought back to Council in the future for consideration on the annexation.

11. Items from citizens present.

Jillian Ryan, a Mesa resident, expressed her opposition to the 287(g) Cooperation Agreement with Immigration and Customs Enforcement (ICE), and would like the topic added to the Council agenda. She stated that she has not received any response to her emails.

Amanda Schneider, a Tempe resident, urged the City of Mesa to withdraw from the 287(g) Cooperation Agreement with ICE and believes Mesa is not safe and provides little protection. She noted that Mesa is the only city in Arizona that is participating in the 287(g) Agreement and Mesa's taxpayers are paying the bill for ICE's agenda while exposing the City to lawsuits.

Mike Ziegler, a Mesa resident, cautioned Mesa not to become overdeveloped due to the removal of illegal immigrants which will open more places for residents to reside.

City Clerk Holly Moseley announced that the following citizen submitted a comment card regarding decriminalizing psychedelics/entheogenic plants:

- T.J. Jensen, a Mesa resident

Ms. Moseley announced that the following citizen submitted a comment card regarding Public Safety:

- Jane Wakefield, a Mesa resident

Ms. Moseley announced that the following citizens submitted a comment card in opposition to the 287(g) Cooperation Agreement with ICE:

- | | |
|-------------------------------------|--|
| • Noah James, unknown address | • Michael Stanely, a Mesa resident |
| • Christopher Cody, a Mesa resident | • Kathryn E. Soderquist, a Mesa resident |
| • Ryan Jara-Bersch, a Mesa resident | • Charles Green, a Mesa resident |
| • Alyssa Owens, a Mesa resident | • Michelle Joy Wilsey, unknown address |
| • Rocio Patino, unknown address | |
| • Kelly Davies, unknown address | |

Ms. Moseley announced that the following citizens submitted a comment card regarding the 287(g) Cooperation Agreement, but did not wish to speak:

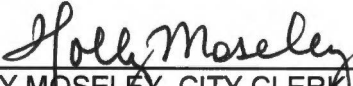
- Sherry VonRiesen, unknown address
- Mary Cornely, a Mesa resident

City Manager Scott Butler clarified that the 287(g) Cooperation Agreement with Mesa has been in effect since the Obama Administration in 2009. He mentioned the comments made from citizens are related to the actions of federal officers that have operated outside of Mesa's facility, which does not influence the way the City conducts business within the Mesa Police Department. He emphasized that the City of Mesa's use of the 287(g) authority remains consistent with the approach taken under the previous administration, with no changes to its implementation.

12. Adjournment.

Without objection, the Regular Council Meeting adjourned at 7:04 p.m.

ATTEST:



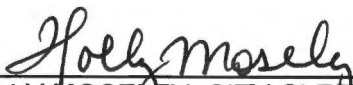
HOLLY MOSELEY, CITY CLERK





MARK FREEMAN, MAYOR

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Council Meeting of the City Council of Mesa, Arizona, held on the 18th day of August 2025. I further certify that the meeting was duly called and held and that a quorum was present.



HOLLY MOSELEY, CITY CLERK

Ir
(Attachments – 2)

OPA Health Workforce Housing



CO₂A
HEALTH



Earl & Curley
ZONING & LAND USE LAW

 **Perlman**
Architects of Arizona

TRAFFIC STUDY (Aug. 2025)



Project Proposal

RENDERINGS



36 new workforce housing units.
50-60% AMI

PPROX. RENTS (2025 CHART)

Rent	Rent	Rent
1 Bdrm	2 Bdrm	3 Bdrm
\$1,051	\$1,262	\$1,458

Rents are subject to change by the time the development opens for residents.

INCOME LIMITS

Qualifying Individuals and Families = Those earning up to 50% /60% of Area Median Income (2025 chart values below)

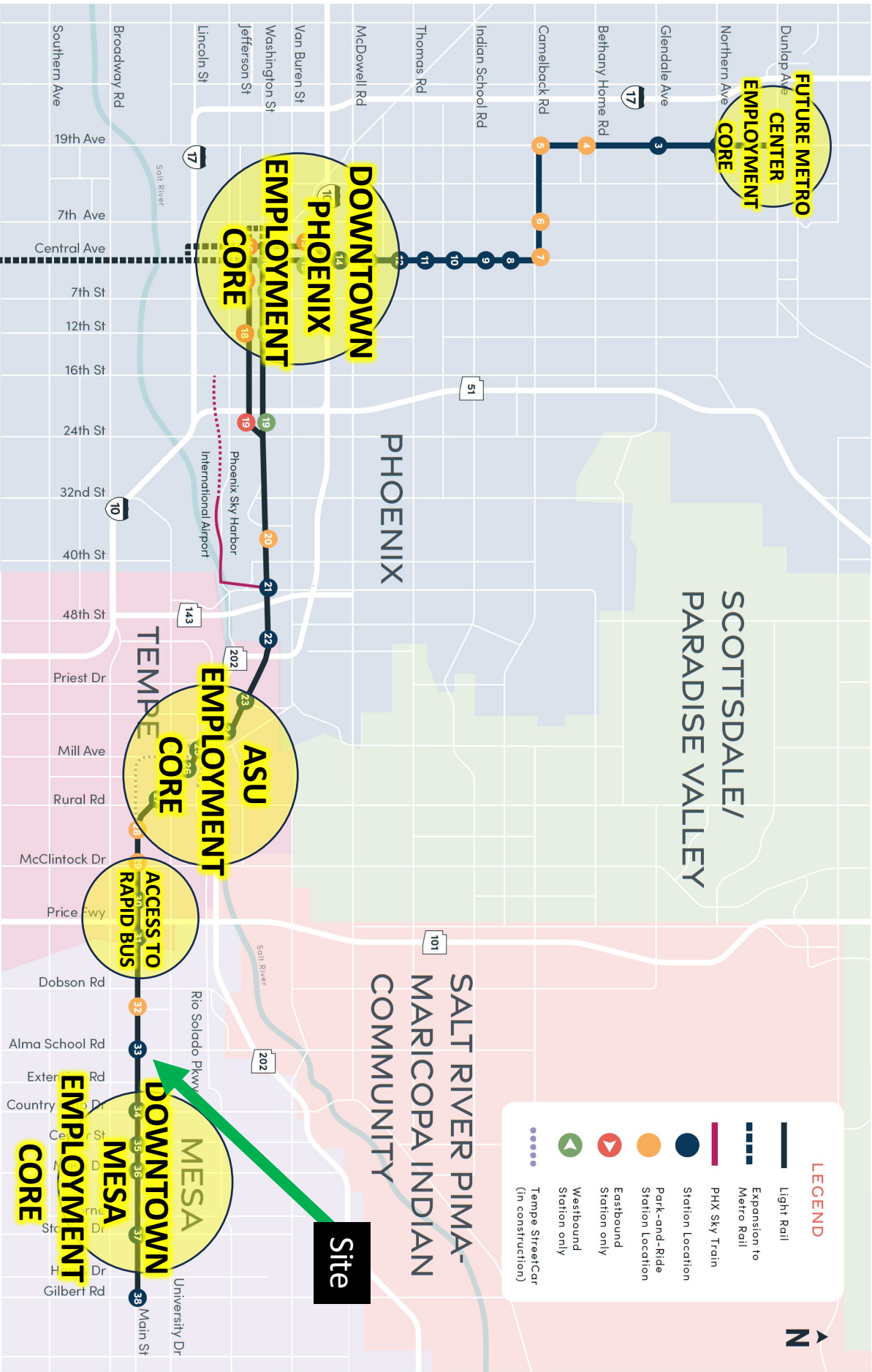
MSA/County	%	(1 Person)	(2 Persons)	(3 Persons)	(4 Persons)	(5 Persons)	(6 Persons)	(7 Persons)	(8 Persons)
Phoenix	60	\$47,160	\$53,820	\$60,600	\$67,320	\$72,720	\$78,120	\$83,520	\$88,920
(Maricopa/Pinal)	50	\$39,300	\$44,850	\$50,500	\$56,100	\$60,600	\$65,100	\$69,600	\$74,100

FEWER CARS EXPECTED

- ❑ VERY CLOSE TO A LIGHT RAIL STATION
- ❑ EMPHASIS ON RENT FIRST
- ❑ WILL HAVE BICYCLE REPAIR ON-SITE
- ❑ SITE IS VERY WALKABLE



EMPLOYMENT CONCENTRATIONS NEAR LIGHT RAIL



TRAFFIC STUDY (Aug. 2025)

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

TRAFFIC STUDY (Aug. 2025)

Land Use	ADT		AM Peak Hour		
	Avg. Rate	Total	Avg. Rate	In	Out
MARC Apartments	0.79	10	0.08	1	0
The Beverly	1.55	96	0.21	3	10
Net Differences		+86		+2	+10

About 1 extra car every 20 minutes during a 22-hour day

TRAFFIC STUDY (Aug. 2025)

AM Peak Hour				PM Peak Hour			
Total	Avg. Rate	In	Out	Total	Avg. Rate	In	Out
10	0.08	1	0	1	0.05	0	1
96	0.21	3	10	13	0.13	5	3
+86		+2	+10	+12		+5	+2

About 1 extra car every 5 minutes during AM Peak

TRAFFIC STUDY (Aug. 2025)

PM Peak Hour				PM Peak Hour			
In	Out	Total	Avg. Rate	In	Out	Total	
1	0	1	0.05	0	1	1	
3	10	13	0.13	5	3	8	
+2	+10	+12		+5	+2	+7	

About 1 extra car every 8 minutes during PM Peak

TRAFFIC STUDY (Aug. 2025)

• “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.”

• “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.”



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 multitenant 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.



Speed Cushion Analysis



“The existing speed data obtained at the study locations within the Beverly neighborhood do not indicate the community is experiencing a severe speeding issue. The 85th percentile speeds are less than 8 miles per hour over the speed limit and do not meet Mesa thresholds for the installation of a speed hump.”



“[U]nder City of Mesa guidelines, traffic calming is not warranted on Beverly adjacent to The Beverly.”

HISTORY OF SITE

❑ **ORIGINALLY BUILT TO SERVE AS A WOMENS & FAMILY SHELTER USING LOTTERY PROCEEDS IN THE 1960's WITH A POLYNESIAN THEME**



Tahitian Palms

EXISTING 12-UNIT APARTMENT BUILDING



BEYOND ITS USEFUL LIFE



Railing Design is Being Preserved



Utilized building materials found in the
neighborhood and along the light rail

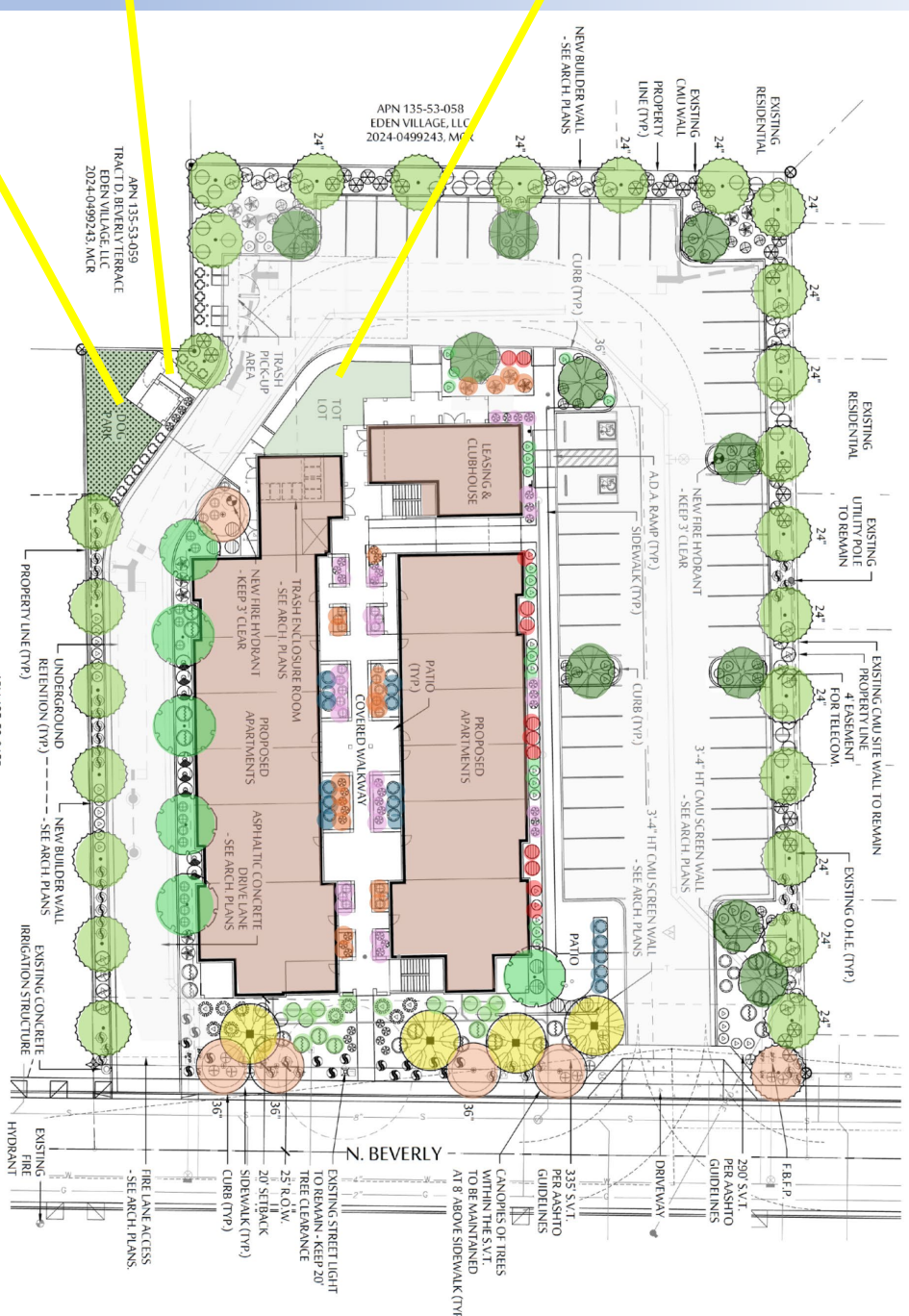








AMENITIES



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Existing Zoning and Height

Site zoned: RM-2 and RM-3

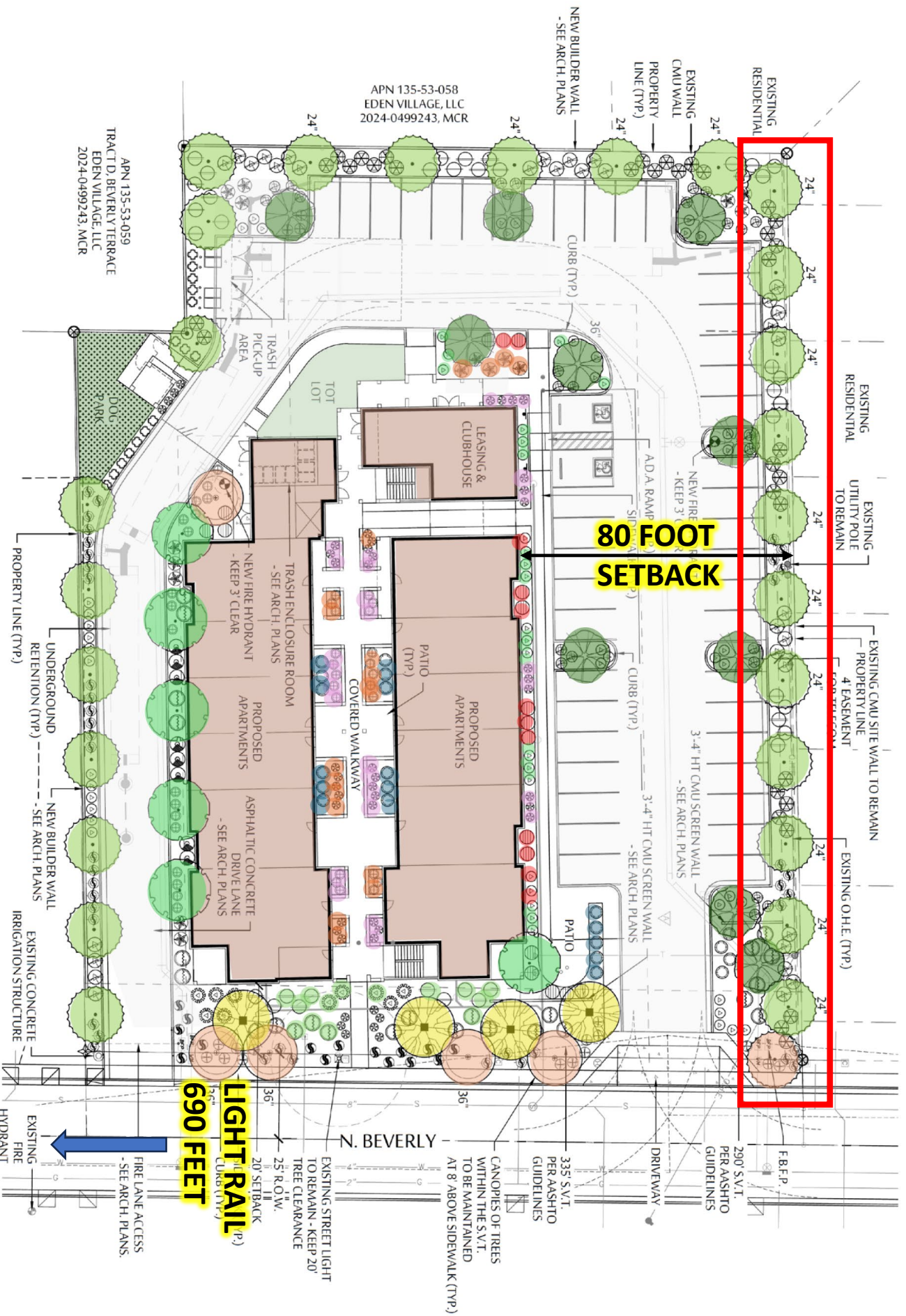
**RM-2 – Height Allowed: 30’
RM-3 – Height Allowed 40’**

Request: 38’



- 80 FOOT
SETBACK**

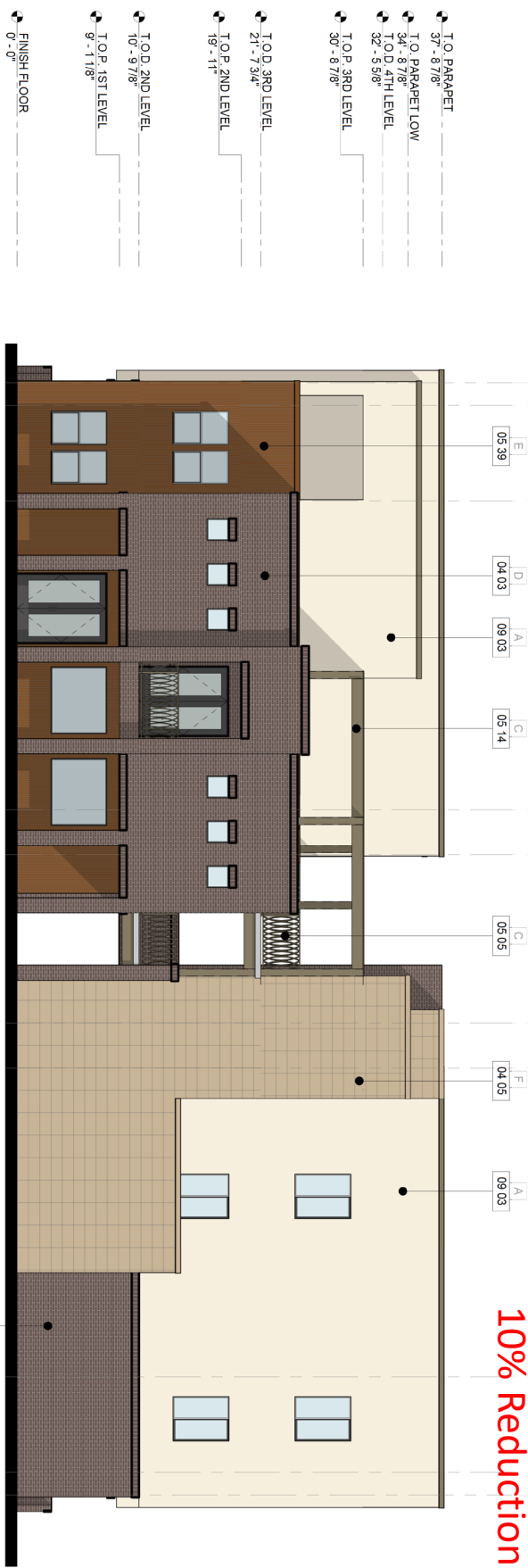
20' SETBACK
LIGHT RAIL (P)
CUBED (11P)
690 FEET



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PROPOSED ELEVATIONS – 3 Stories and 36 Units

10% Reduction

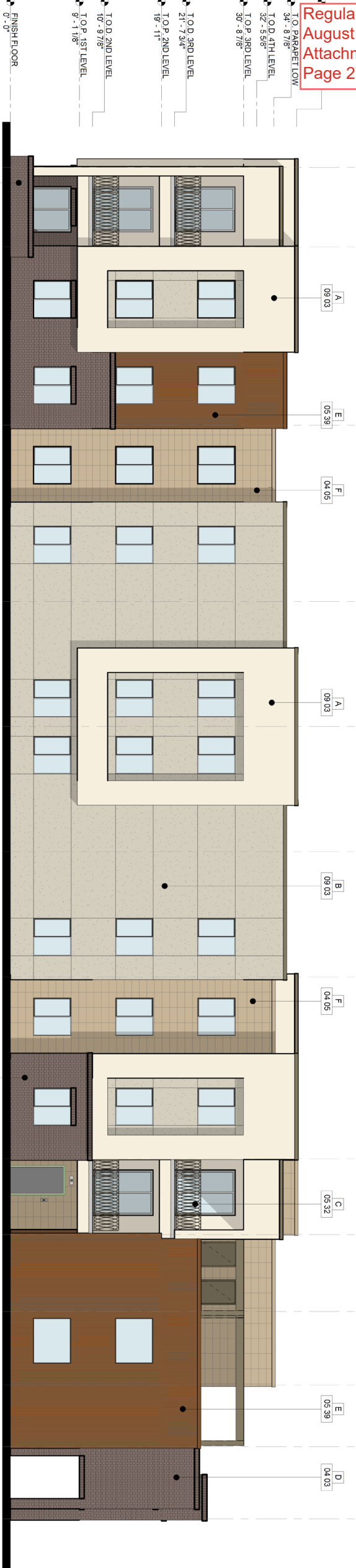


WEST ELEVATION

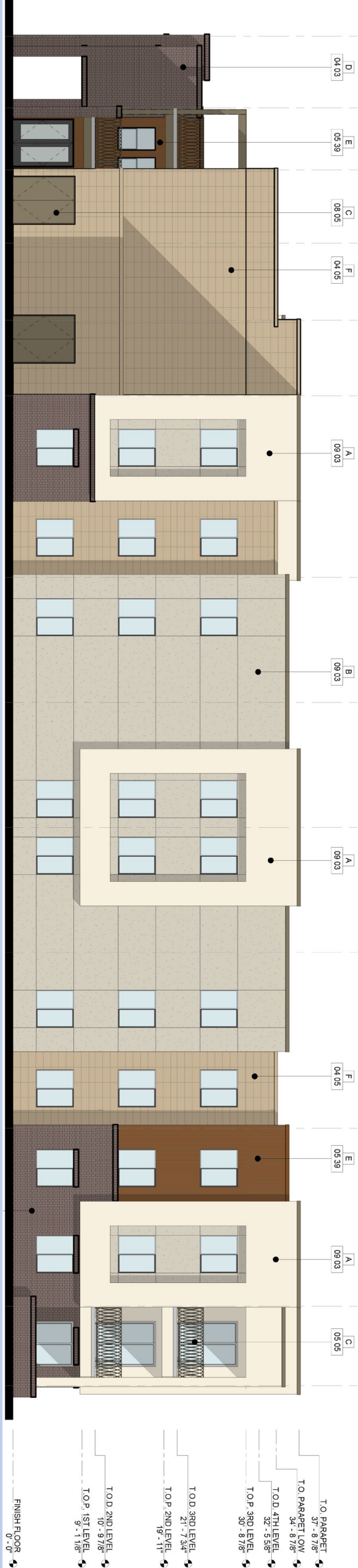


EAST ELEVATION – ALONG BEVERLY STREET

PROPOSED ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

EARLY NEIGHBORHOOD OUTREACH



Website for neighbors

- Explanation of request
- Plans and renderings
- Drone height study



[Home](#) [Firm Members](#) [Firm Overview](#) [Practice Areas](#) [Contact Us](#) [q](#)

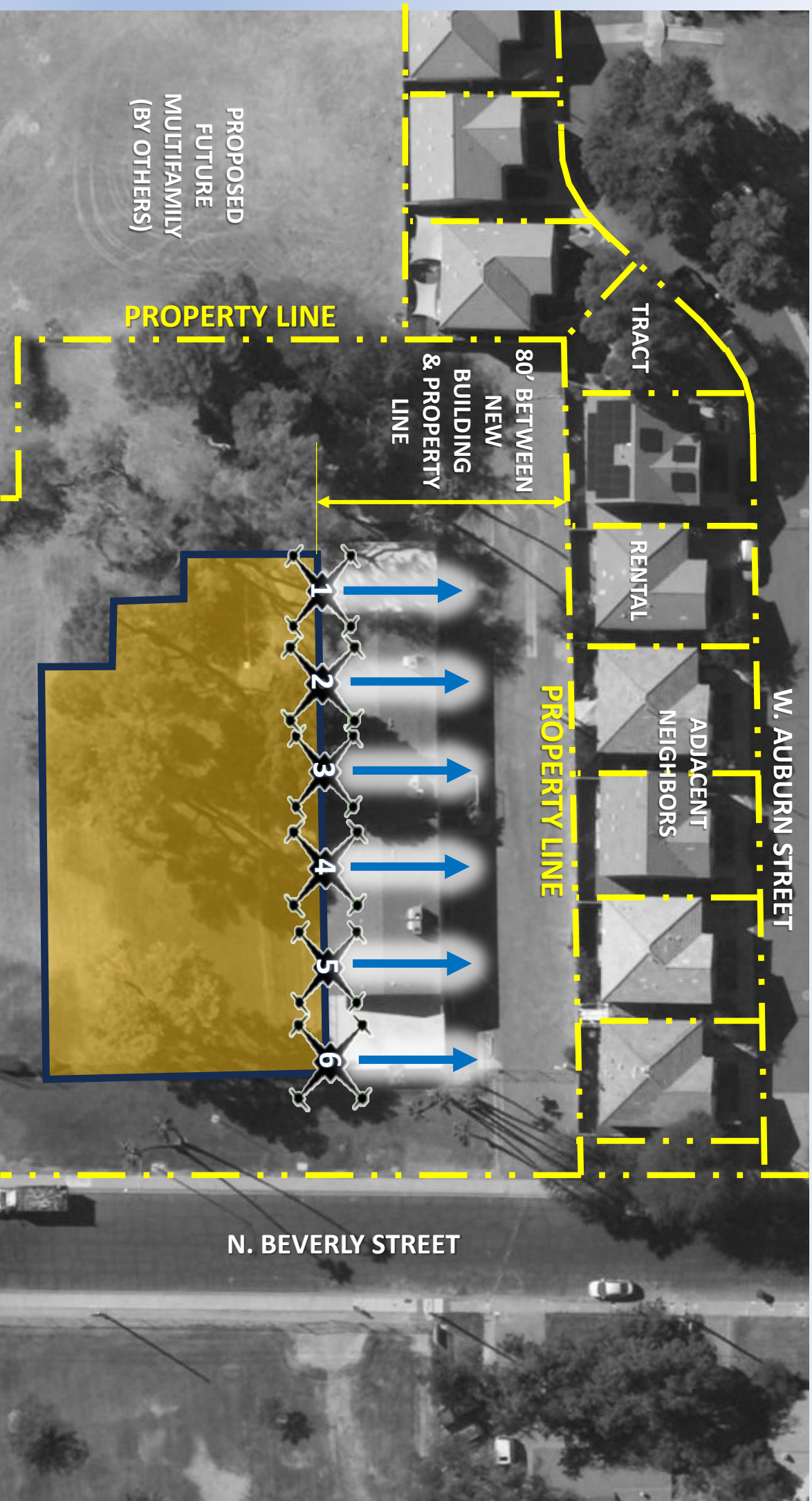
The Beverly



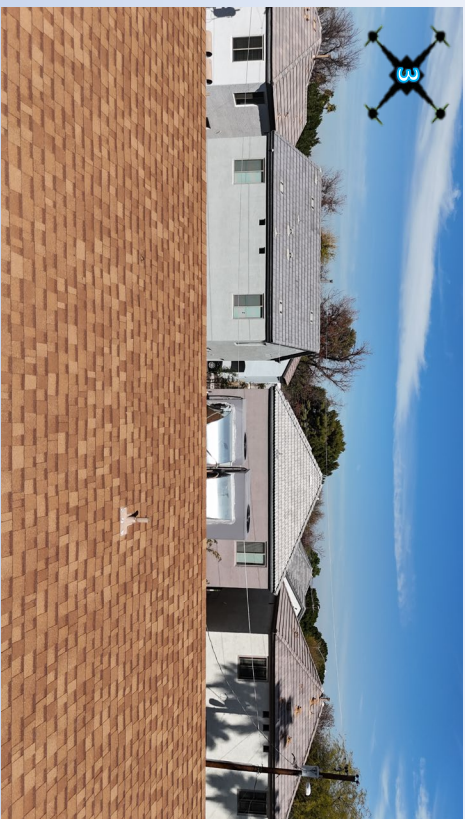
DRONE STUDY – TO ESTABLISH SIGHT LINES



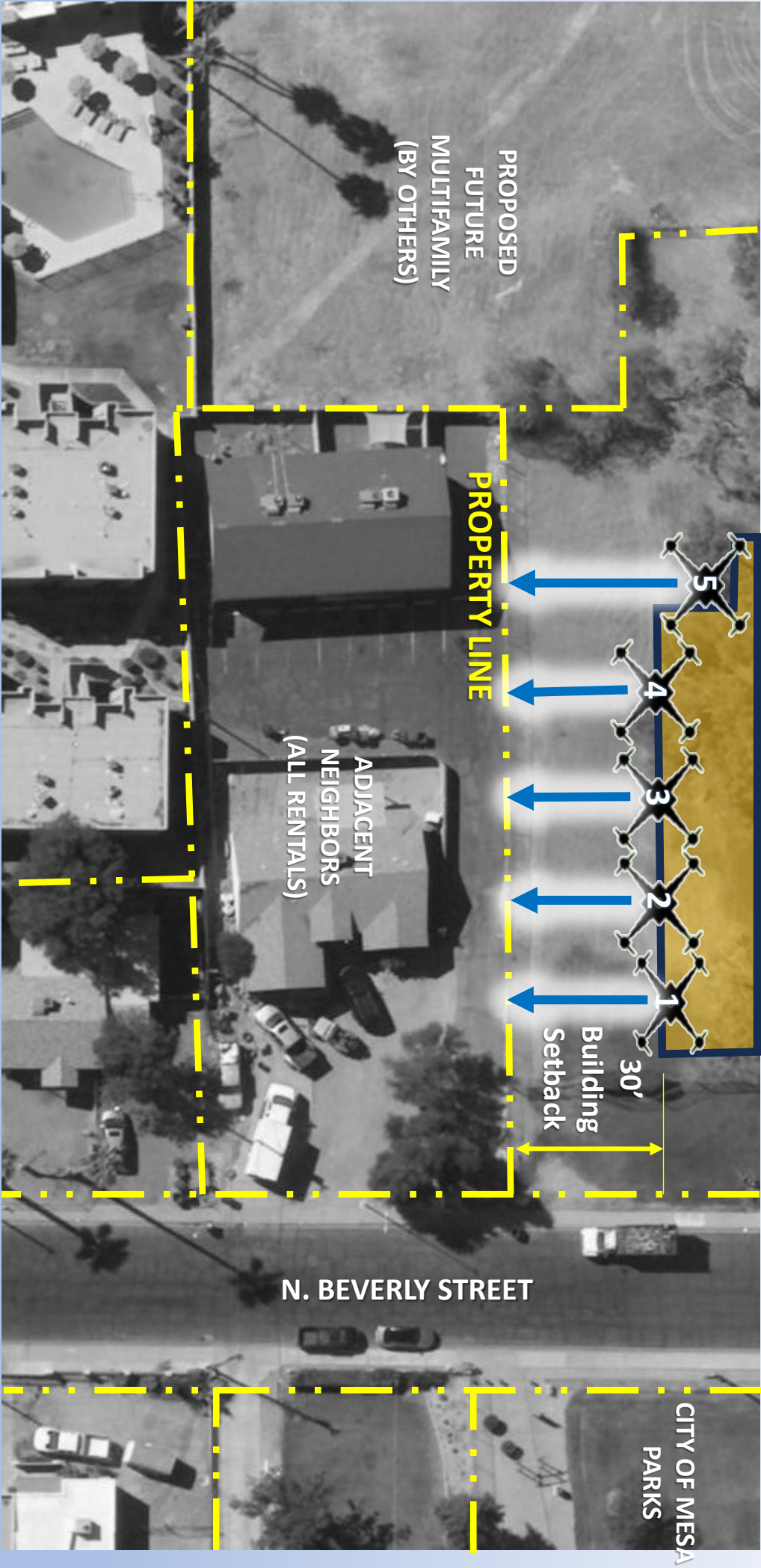
VIEWS FROM NORTH ELEVATION



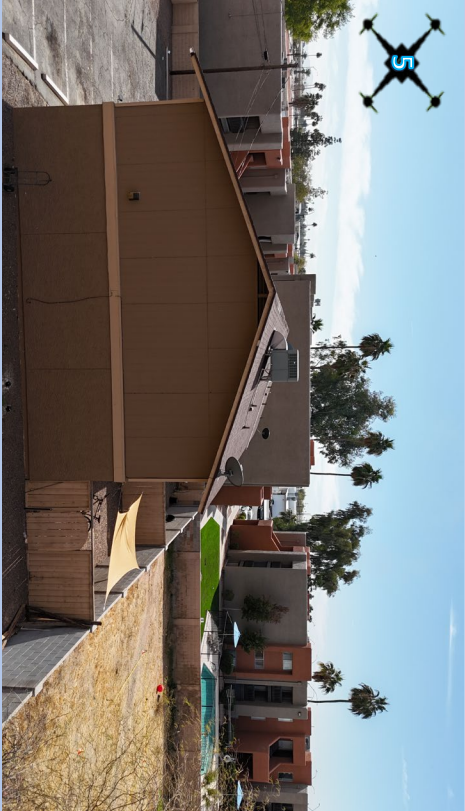
VIEWS FROM NORTH ELEVATION



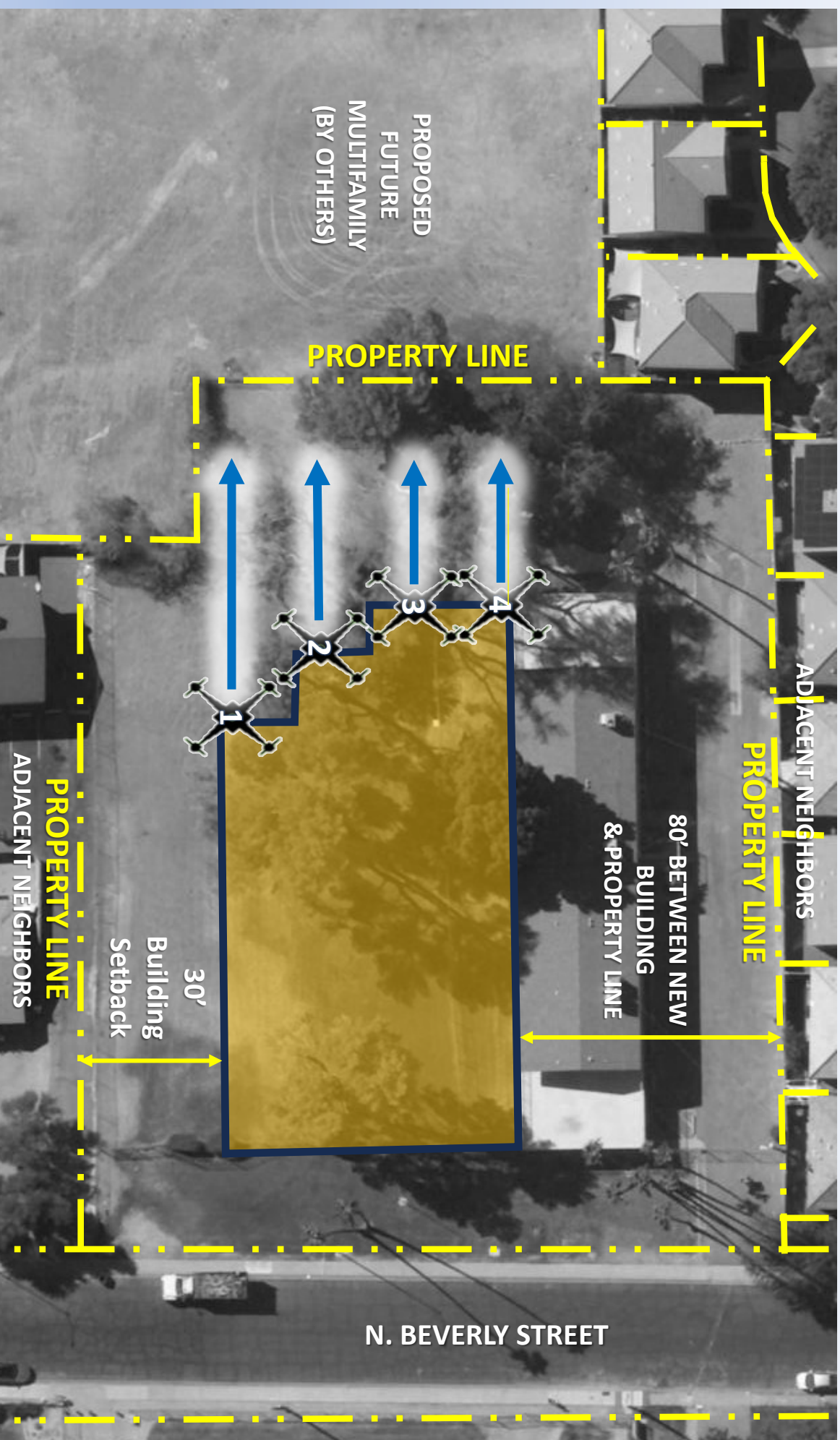
VIEWS FROM SOUTH ELEVATION



VIEWS FROM SOUTH ELEVATION



VIEWS FROM WEST ELEVATION

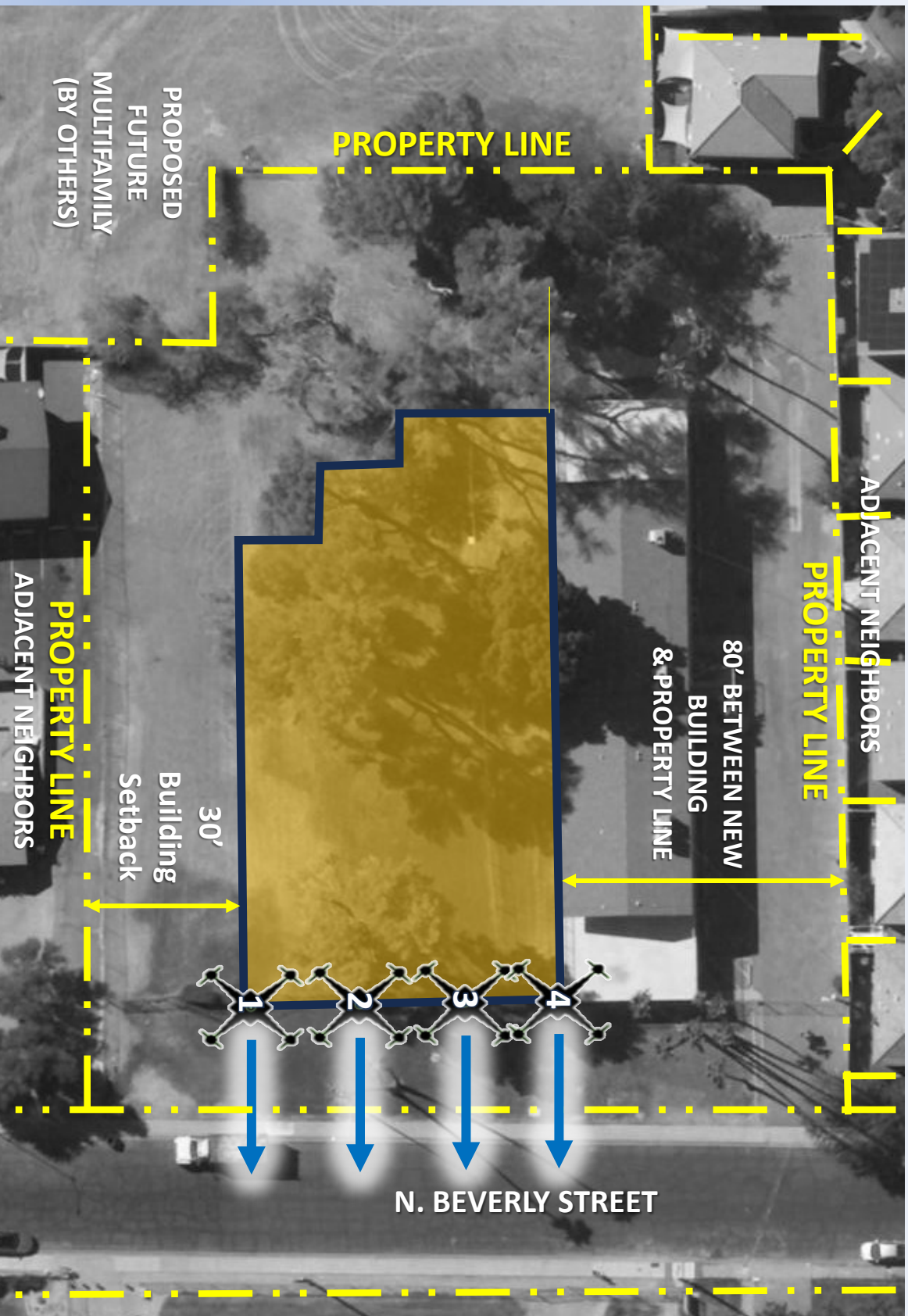


VIEWS FROM WEST ELEVATION



Proposed New Multifamily
(By Others)

VIEWS FROM EAST ELEVATION



VIEWS FROM EAST ELEVATION



Mesa: Balanced Housing Plan **(2023)**

- “If current trends persist, the City will continue to have a shortage of affordable units for households with incomes at 50 percent of AMI or less”

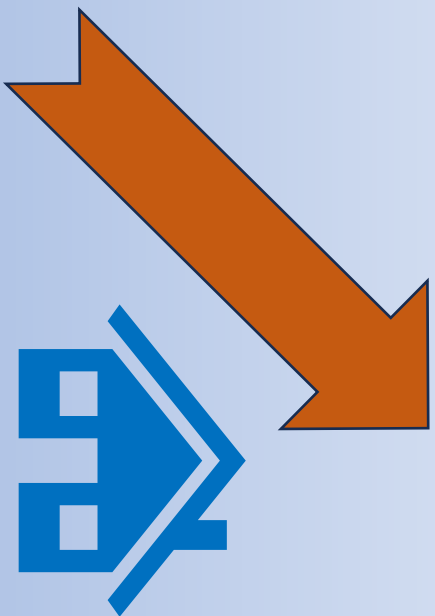


Shortage of 50% AMI Units

FIGURE 1-3. HOUSING GAP ANALYSIS BY HUD INCOME DESIGNATIONS IN MESA

Income Level	Income Range	Number of Households	Owner Units	Rental Units	Surplus (Shortage)
30% AMI	\$0 - \$25,250	24,542	11,464	1,032	(12,046)
50% AMI	\$25,250 - \$42,100	24,984	5,929	7,693	(11,362)
80% AMI	\$42,100 - \$67,350	37,711	15,771	44,754	22,814

The cost of housing in Arizona has increased dramatically, creating a need for a diversity of housing options.



Housing Costs

In 2023, the following was published by the Maricopa Association of Governments:

- **Since 2017, rents have increased by 68%.**
- **In 2010, 90% of rents were under \$1,000 with 20% under \$500.**
- **By the end of 2022, only 10% of rents were under \$1,000 with virtually none under \$500.**

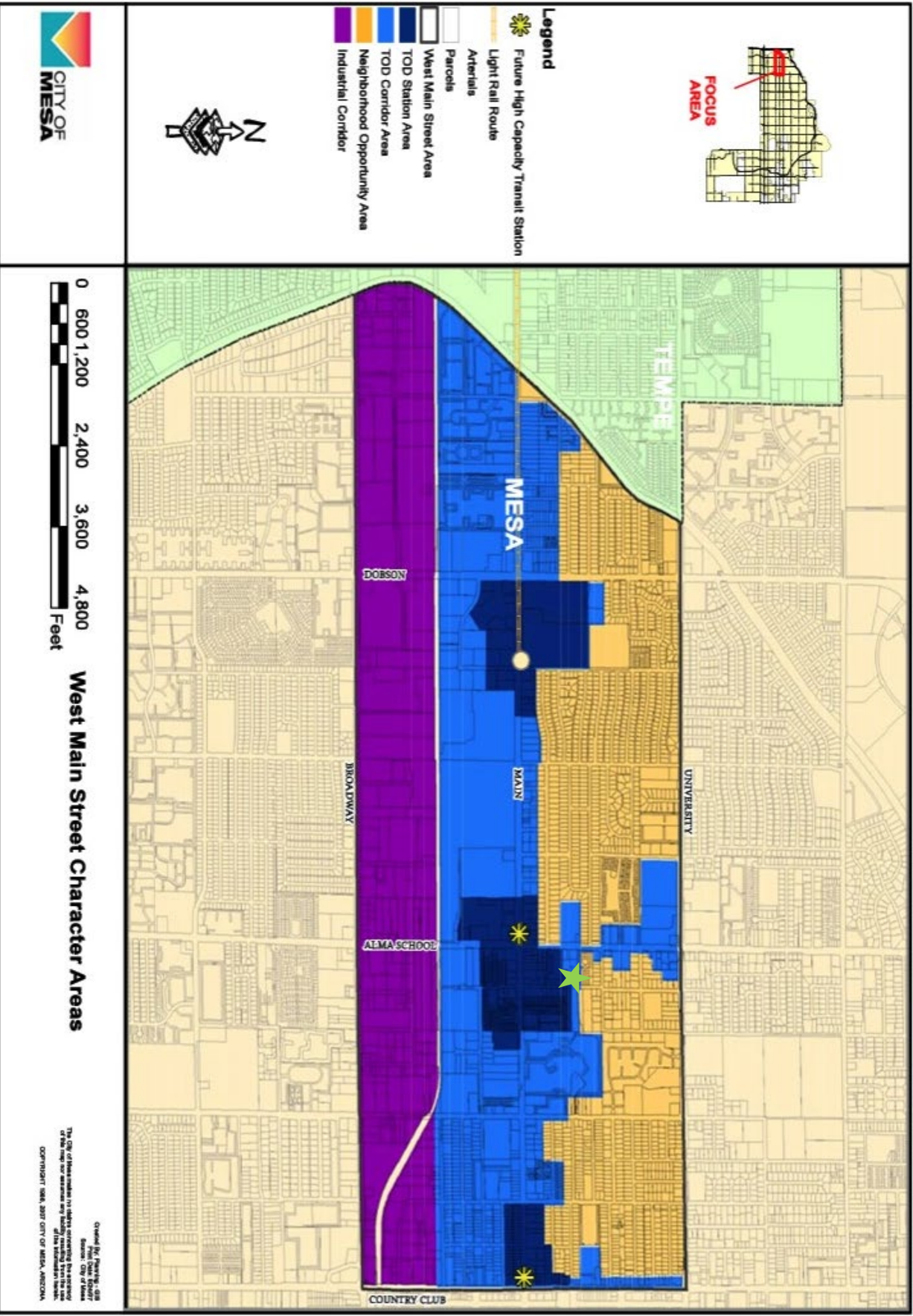
- Founded in 1957, in Mesa;
- Multifamily real estate
- Long-term Holders
- They have four developments including the proposed Beverly development.
- Other projects include La Victoria Commons in Tempe, COPA Voyager Center, & Bower Park
- On other projects, COPA provides social services



WEST MAIN STREET AREA - BOUNDARY



Figure 7.1: West Main Street Character Areas



WEST MAIN STREET



West Main Street Area Plan

A Community's Vision

Executive Summary

The West Main Street Area Plan, adopted by Mesa City Council on December 3, 2007 through resolution no 9132, has been created to capture the community's vision for the area to reflect the potential for redevelopment with the arrival of light rail in late 2008 (Appendix A).



The West Main Street Area Plan boundaries include University Drive to the north, Broadway Road to the south, Country Club Drive to the east and the Mesa/Tempe city limits to the west.

History of West Main Street Area



The West Main Street Area has been home to many residents, businesses and enterprises since the late 1800s. Over the years, the uses in the area have emerged into a diverse mix of industries, small businesses, retail establishments, hotels, and single and multi-residences. A glimpse along Main Street captures the diverse styles that have developed as a result of growth in different time spans. The area has a highly diverse social base. The cultural expression is evident in the façade and architecture of buildings in the area. While the buildings along the major street network of the area represent a vibrant face, inner areas boast many well-established and peaceful neighborhoods that mark their own historical identity. In the coming years, this area is expected to change due to Light Rail Transit (LRT) along Main Street (scheduled to start operating in December 2008).

WEST MAIN STREET



boundaries include
ad to the south,
asa/Tempe city

The West Main Street Area has been home to many residents, businesses and enterprises since the late 1800s. Over the years, the uses in the area have emerged into a diverse mix of industries, small businesses, retail establishments, hotels, and single and multi-residences. A glimpse along Main Street captures the diverse styles that have developed as a result of growth in different time spans. The area has a highly diverse social base. The cultural expression is evident in the façade and architecture of buildings in the area. While the buildings along the major street network of the area represent a vibrant face, inner areas boast many well-established and peaceful neighborhoods that mark their own historical identity. In the coming years, this area is expected to change due to Light Rail Transit (LRT) along Main Street (scheduled to start operating in December 2008).

WEST MAIN STREET AREA - LAND USE POLICIES



We are within the West Main Street Area Plan and adjacent to the TOD Corridor

LUP18: High-density multi-family shall be encouraged.

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 is acceptable for buildings in the TOD Corridor area.

EFFORTS TO BRING AFFORDABLE HOUSING TO THE VALLEY

- ☐ State Legislature (HB2720, HB2297, SB1162, HB2721)
- ☐ State Agencies - ADOH now using the Arizona Housing Trust Fund for the following:
 - Affordable Housing Development - \$62 Million
 - Transitional & Permanent Housing - \$21 Million
 - Rental Assistance & Eviction Prevention - \$17.7 Million
 - Several hundred more apartments in 19 new projects
- ☐ County
 - Affordable Housing Development - \$16.7 Million
 - Board of Supervisors - \$65 Million to Affordable Housing
- ☐ City & Towns
 - Housing Phoenix Plan – 2020
 - Comprehensive Housing Report-Phoenix City Council



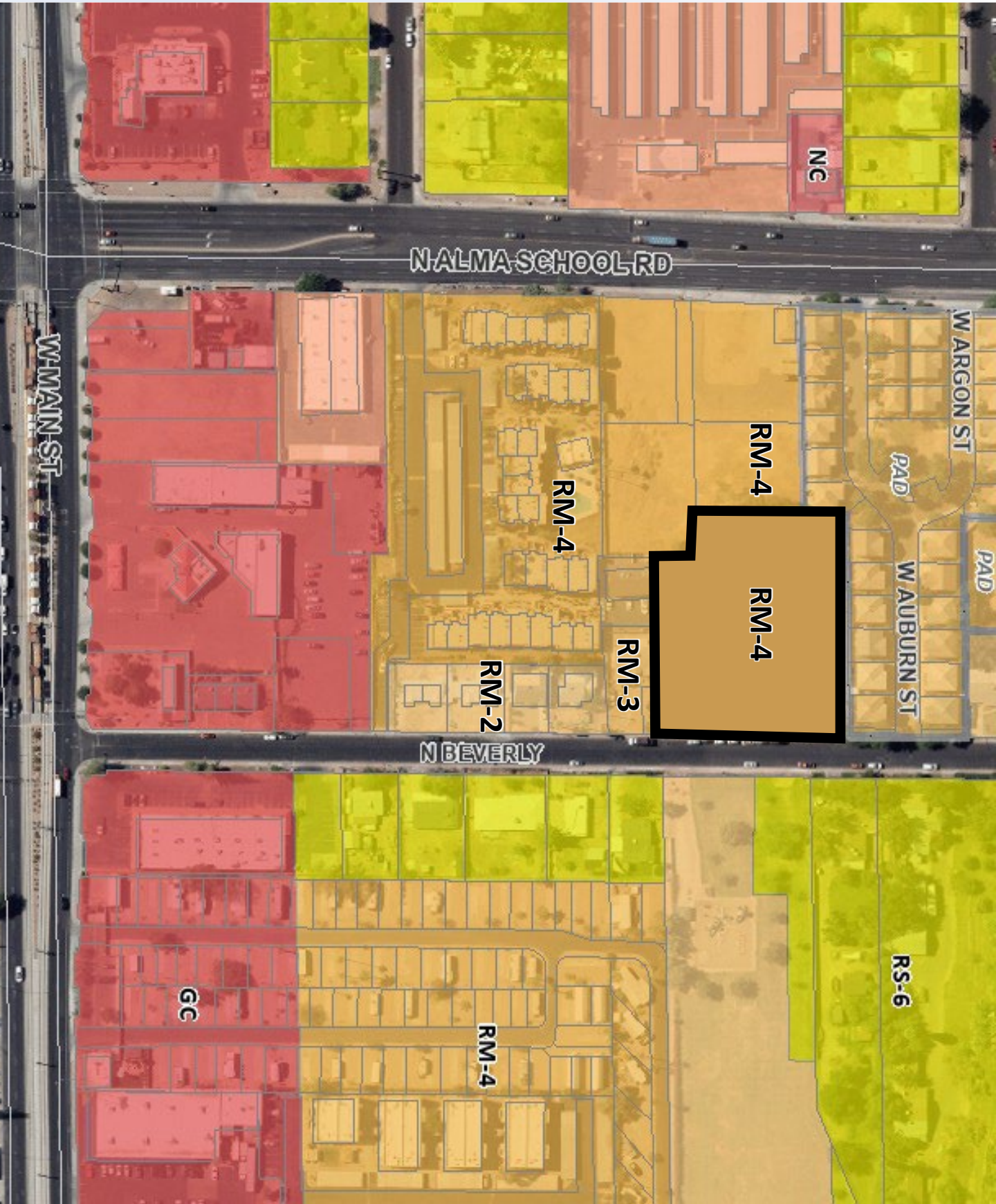
Why here?

- High need for workforce housing
- Proximity to light rail
- Quality design
- Context sensitive design (buffers, trees, and materials from neighborhood)
- Meet Mesa's Vision

Thank you



ZONING REQUEST



SITE PLAN

SIZE: 1.25 ACRES

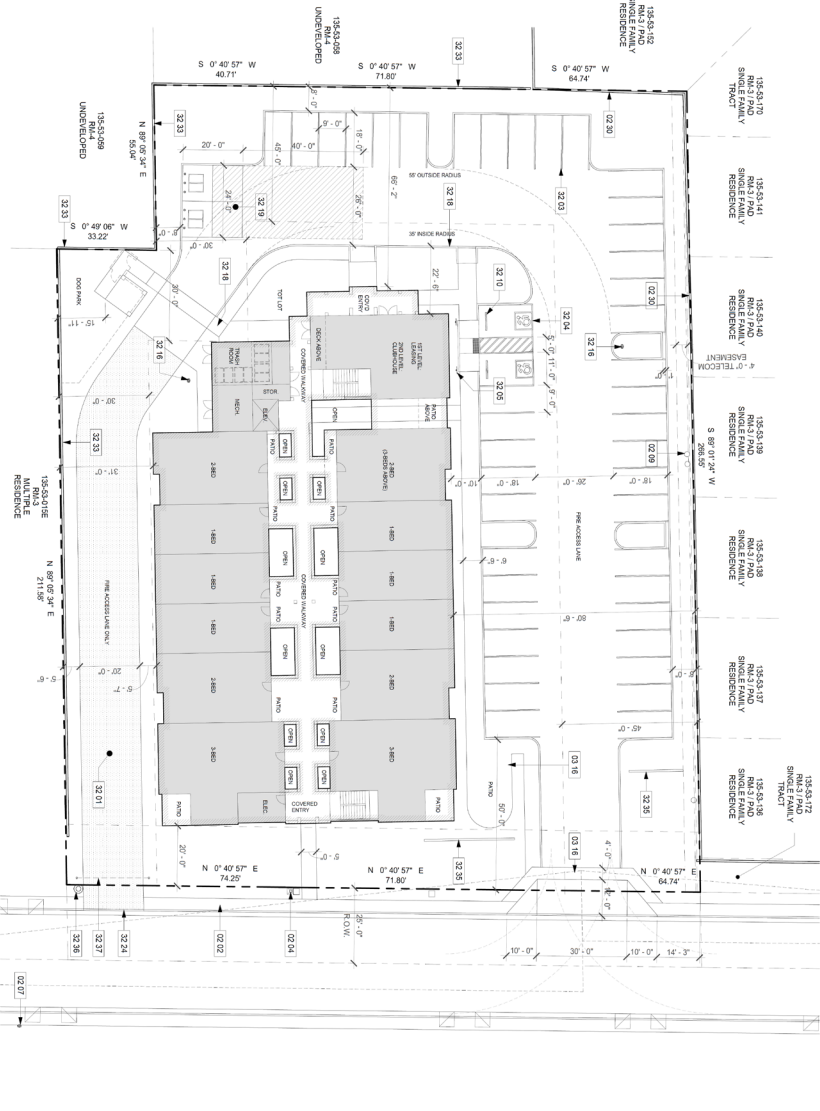
DENSITY: 28.8 DU/A

HEIGHT: 37'-9"

1 BEDROOMS: 18
2 BEDROOMS: 10
3 BEDROOMS: 8
TOTAL: 36

4/18/2025 3:21:14 PM

1 ARCHITECTURAL SITE PLAN



SITE INFORMATION

A.P.N.	135-53-071, 135-53-078, 135-53-079, 135-53-079C
ZONING	RM-2, RM-2.5, RM-3.5, RM-4.5 PROVIDED
LOT AREA	MINIMUM: 6,000 S.F. PROVIDED: 54,450 S.F. (1.25 AC)
LOT WIDTH	MINIMUM: 60'-0"
LOT DEPTH	MINIMUM: 30'-0"
LOT DENSITY	MINIMUM: 28.8 DU/A PROVIDED: 28.8 DU/A
LOT AREA / UNIT	MINIMUM: 1,433 S.F. / UNIT PROVIDED: 1,433 S.F. / UNIT
BUILDING HEIGHT	MAXIMUM: 37'-9"
LOT COVERAGE	MAXIMUM: 60% PROVIDED: 60%
LOT AREA / UNIT	MINIMUM: 1,433 S.F. / UNIT PROVIDED: 1,433 S.F. / UNIT
LOT AREA / UNIT	MINIMUM: 1,433 S.F. / UNIT PROVIDED: 1,433 S.F. / UNIT

LEGEND

INDICATE ACCESSIBLE ROUTE, MAX. CORE
INDICATE MAXIMUM AREA - SEE
LANDSCAPE DRAWINGS

GENERAL NOTES

1. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF MESA.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF MESA REQUIREMENTS FOR THE PROJECT.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF MESA REQUIREMENTS FOR THE PROJECT.

SITE PLAN NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF MESA REQUIREMENTS FOR THE PROJECT.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF MESA REQUIREMENTS FOR THE PROJECT.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF MESA REQUIREMENTS FOR THE PROJECT.

BUILDING AREA

BUILDING 1	14,423 S.F.
2ND FLOOR GROSS	14,423 S.F.
3RD FLOOR GROSS	14,423 S.F.
TOTAL GROSS	28,846 S.F.
NET GROSS	28,846 S.F.
TOTAL BUILDING AREA	41,201 S.F.

KEYNOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF MESA REQUIREMENTS FOR THE PROJECT.
2. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF MESA REQUIREMENTS FOR THE PROJECT.
3. THE CONTRACTOR SHALL COMPLY WITH ALL CITY OF MESA REQUIREMENTS FOR THE PROJECT.

DWELLING UNIT MIX

ONE BEDROOM UNITS	18
TWO BEDROOM UNITS	10
THREE BEDROOM UNITS	8
TOTAL UNITS	36

PARKING ANALYSIS

REQUIRED VEHICLE SPACES	42
PROVIDED VEHICLE SPACES	42
STANDARD PARKING SPACES	42
MOBILE VEHICLE SPACES	0



Rev.	Date	By	Description

BEVERLY APARTMENTS
120 North Beverly
Mesa, AZ 85201

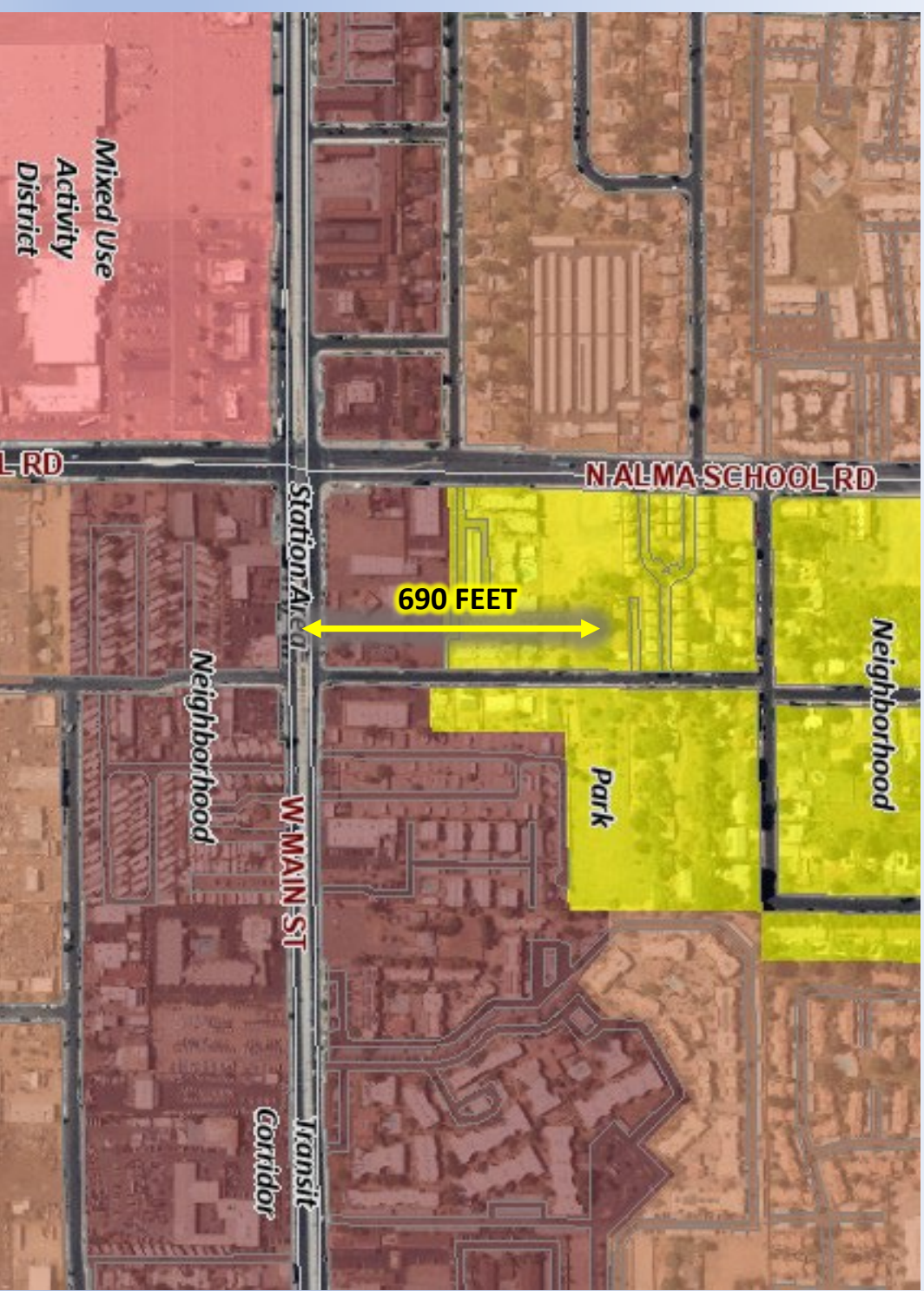
COPA HEALTH
924 North County Club Drive
Mesa, AZ 85201

PROXIMITY TO LIGHT RAIL STATION

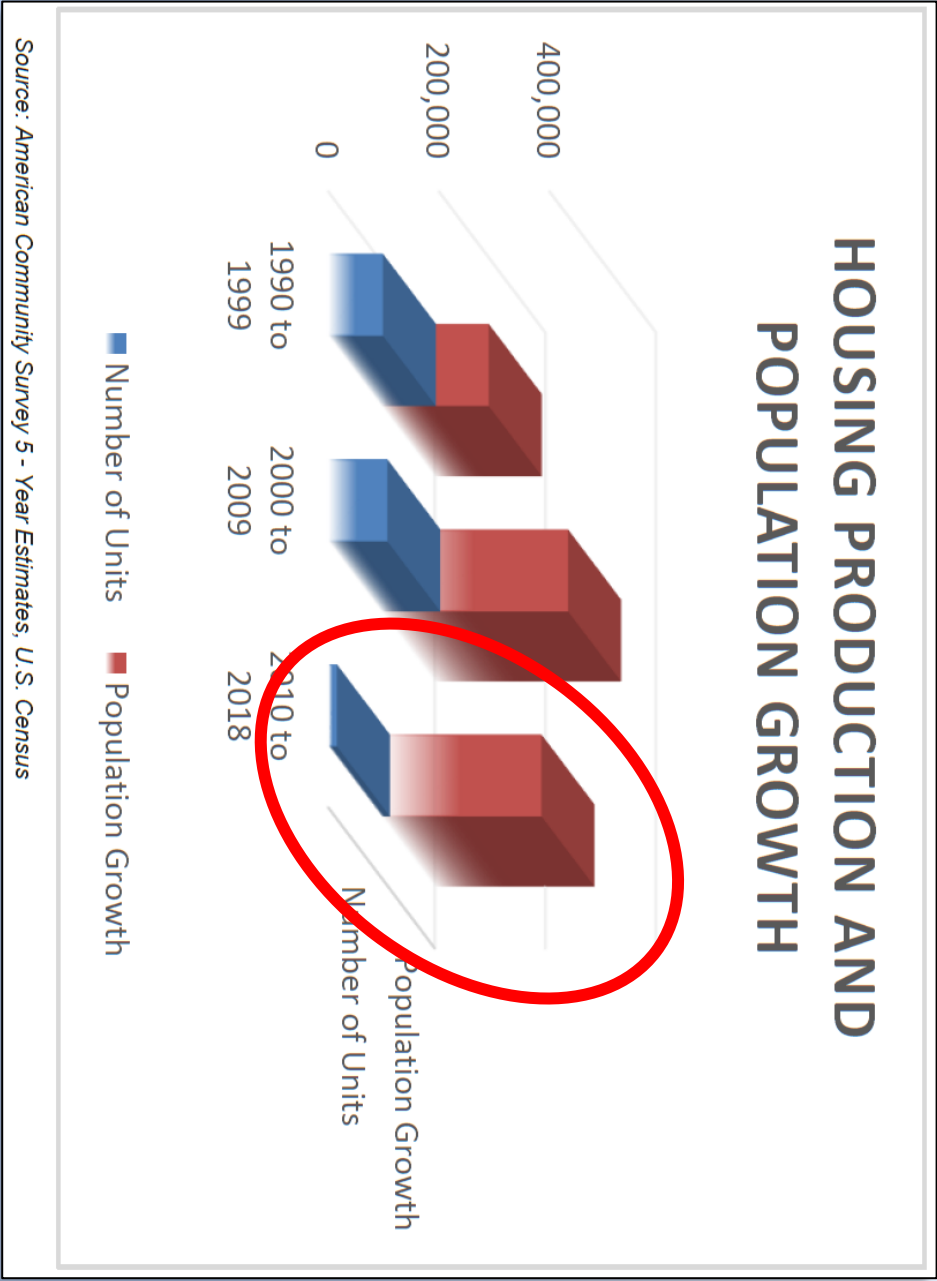
□ VERY CLOSE TO A
LIGHT RAIL STATION

□ LAND USES
TRANSITION FROM
THE MORE DENSE
DEVELOPMENT NEXT
TO LIGHT RAIL

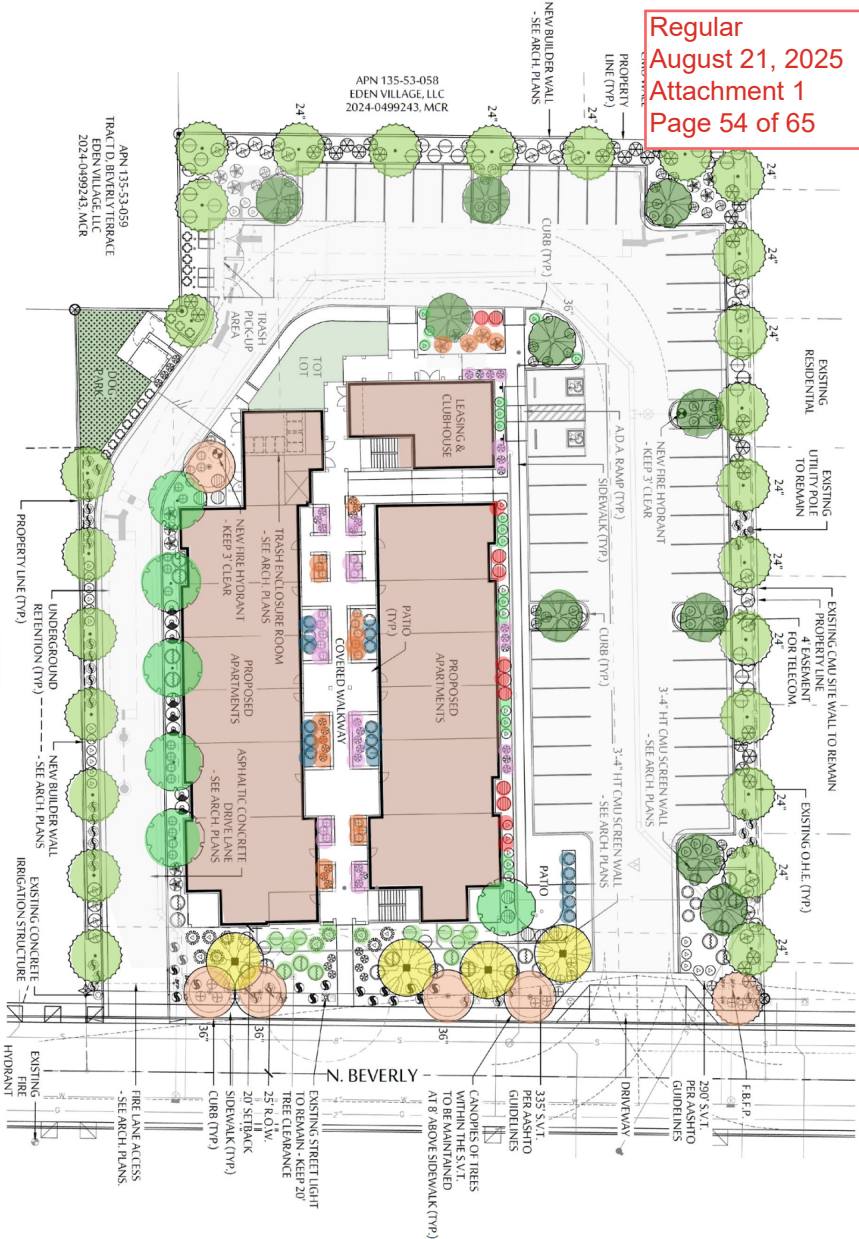
□ OUR PROJECT SERVES
AS A BUFFER
BETWEEN THE
DENSITY TO THE
SOUTH AND THE
NEIGHBORHOOD



Metro area Housing Supply



After the Great Recession, not enough houses were built to meet the number of people relocating to Arizona. This caused prices to soar. And now we need to provide more housing to catch up.



ULMUS PARVIFOLIA - ALLEE - ALLEE ELM



QUERCUS VIRGINIANA - SOUTHERN LIVE OAK



PISTACIA CHINENSIS - CHINESE PISTACHE



ACACIA ANEURA - MULGA ACACIA



CHITALPA TASHKENTENSIS - CHITALPA

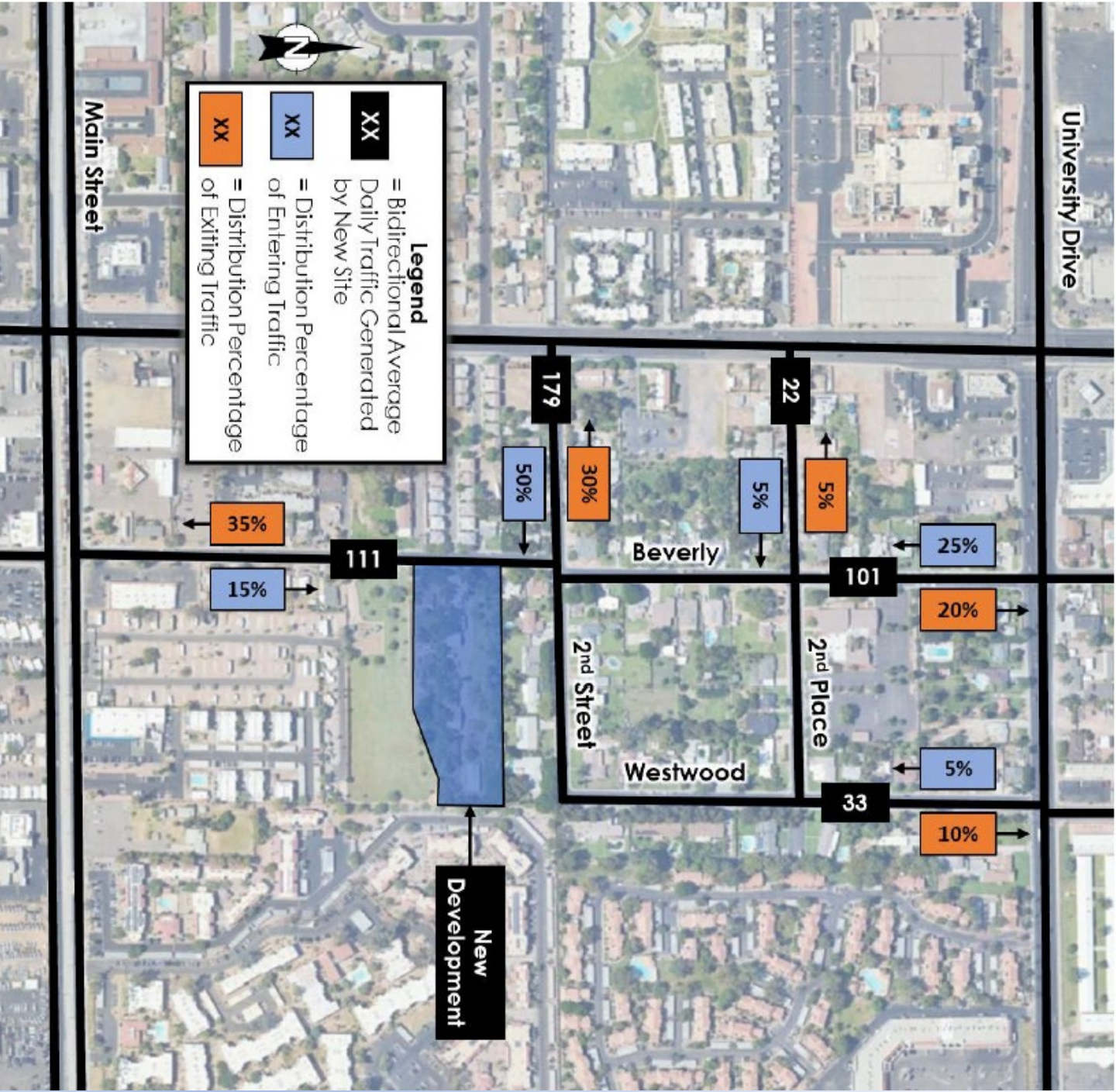


Guiding Principle: Our Housing is Attainable for All.

The following are major goals of the Balanced Housing Plan (BHP).

Goal 1. Evaluate Development Standards and Requirements to boost housing supply. Review the City's regulatory requirements for possible revisions to encourage greater development of high-quality housing, which may include:

- Review current parking standards to ensure appropriate and suitable standards for various housing types
- Encourage use of form-based codes in appropriate areas
- Encourage mixed-use development
- Review and reduce setback standards to make infill more feasible
- Reduce or waive fees for affordable housing development
- Increase administrative approval processes to reduce review timeframes
- Review zoning districts to allow:
 - Diversification of permissible housing types
 - Missing middle housing
- Promote the use of ADUs where appropriate



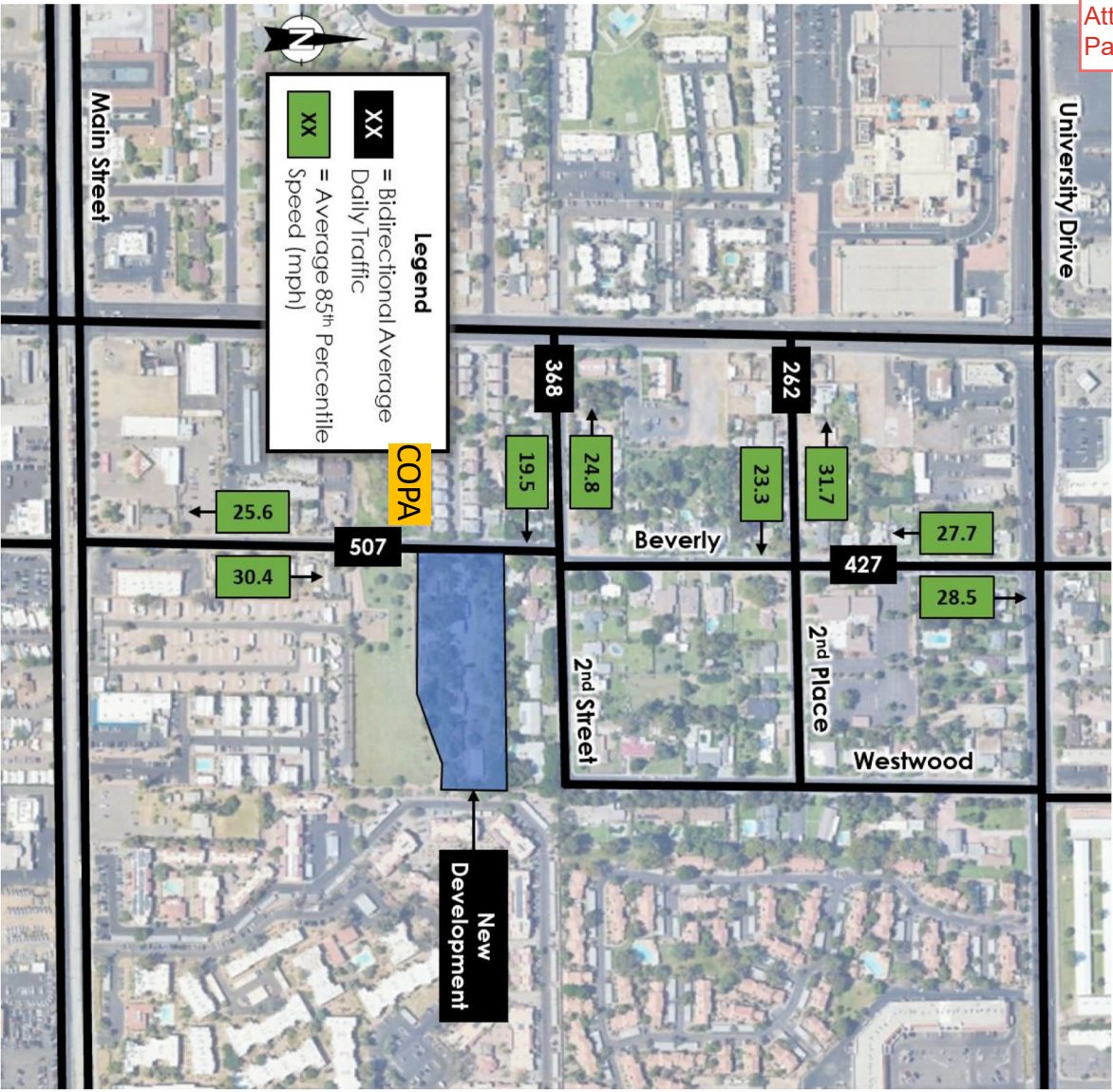


Figure 3: Existing Traffic Volumes and Speeds

Calculated for 65* Single-family Attached Homes
(36 low-income apartments would be much less)

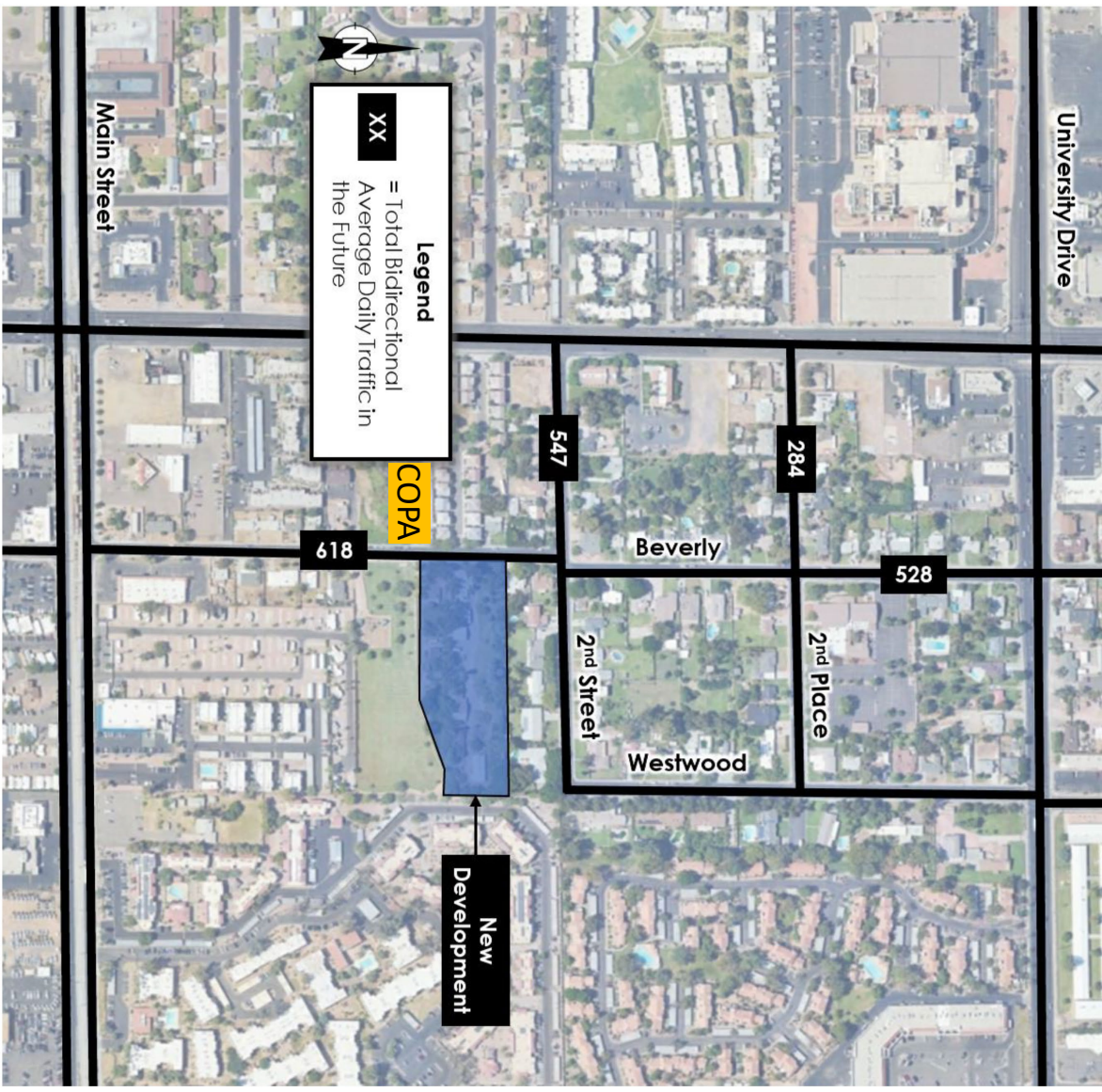


Figure 5: Total Volumes

1221 N. Beverly – Traffic Calming Review
North of Main Street and East of Alma School Road – Mesa, AZ
December 2024



RECOMMENDATIONS

The existing speed data obtained at the study locations within the Beverly neighborhood do not indicate the community is experiencing a severe speeding issue. The 85th percentile speeds are less than 8 miles per hour over the speed limit and do not meet Mesa thresholds for the installation of a speed hump.

A townhome community is expected to redevelop a few acres of land immediately north of Beverly Park, and will add vehicular trips to the surrounding roadway network. The volumes are expected to be relatively low and have a negligible impact to the operations of the surrounding roadways.

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.	✓	✓	✓	✓

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		

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%	
	NB	1	24.3	28.0	7.8%	0.8%	
		2	24.0	29.0	10.6%	2.0%	
		AVG	24.2	28.5	9.1%	1.4%	
2 Beverly, 330 feet north of 2nd Place	SB	1	23.4	27.8	6.6%	0.6%	25
		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%	

LIHTC

- ❑ The **Low-Income Housing Tax Credit (LIHTC)** program was enacted as part of the 1986 Tax Reform Act
- ❑ Subsidizes the acquisition, construction and rehabilitation of affordable rental housing for low and moderate-income tenants.
- ❑ It has generated over 3.5 million units
- ❑ Funds are distributed to state housing agencies and then credits are awarded to private developers of affordable housing projects through a competitive process



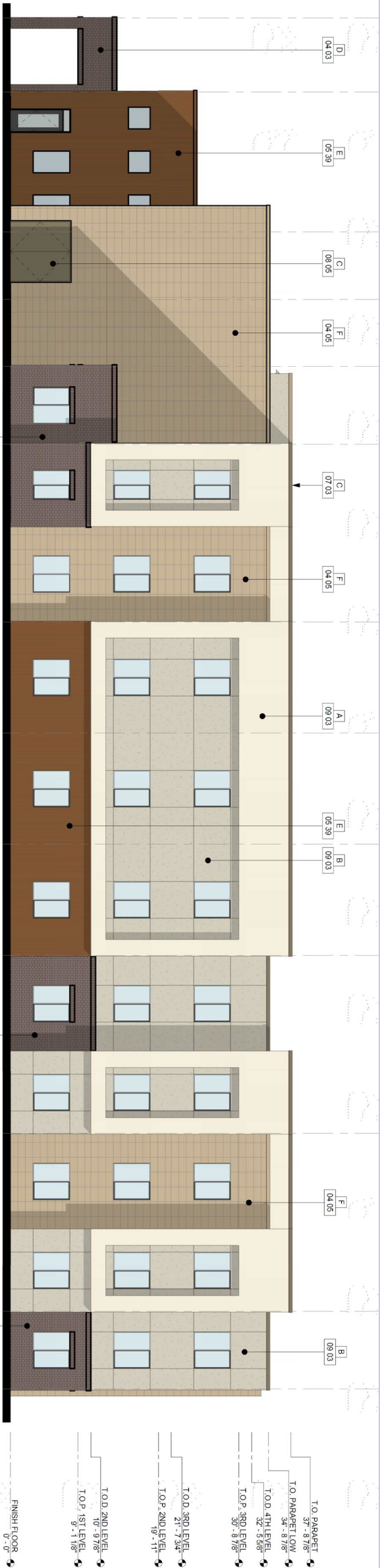
Support from Neighbor

- ☐ ADJACENT NEIGHBOR TO THE NORTH IN SUPPORT
- ☐ ADJACENT NEIGHBOR TO THE SOUTH IN SUPPORT
- ☐ ADJACENT NEIGHBOR TO THE WEST IN SUPPORT
- ☐ WORKING WITH NEIGHBORHOOD LEADER TO THE NORTHEAST

10R ELEVATIONS



NORTH ELEVATION



SOUTH ELEVATION

FOR ELEVATIONS



WEST ELEVATION



EAST ELEVATION – ALONG BEVERLY STREET



City Council

ZON24-01052

Mary Kopaskie-Brown, Planning Director

July 8, 2025
1



Request

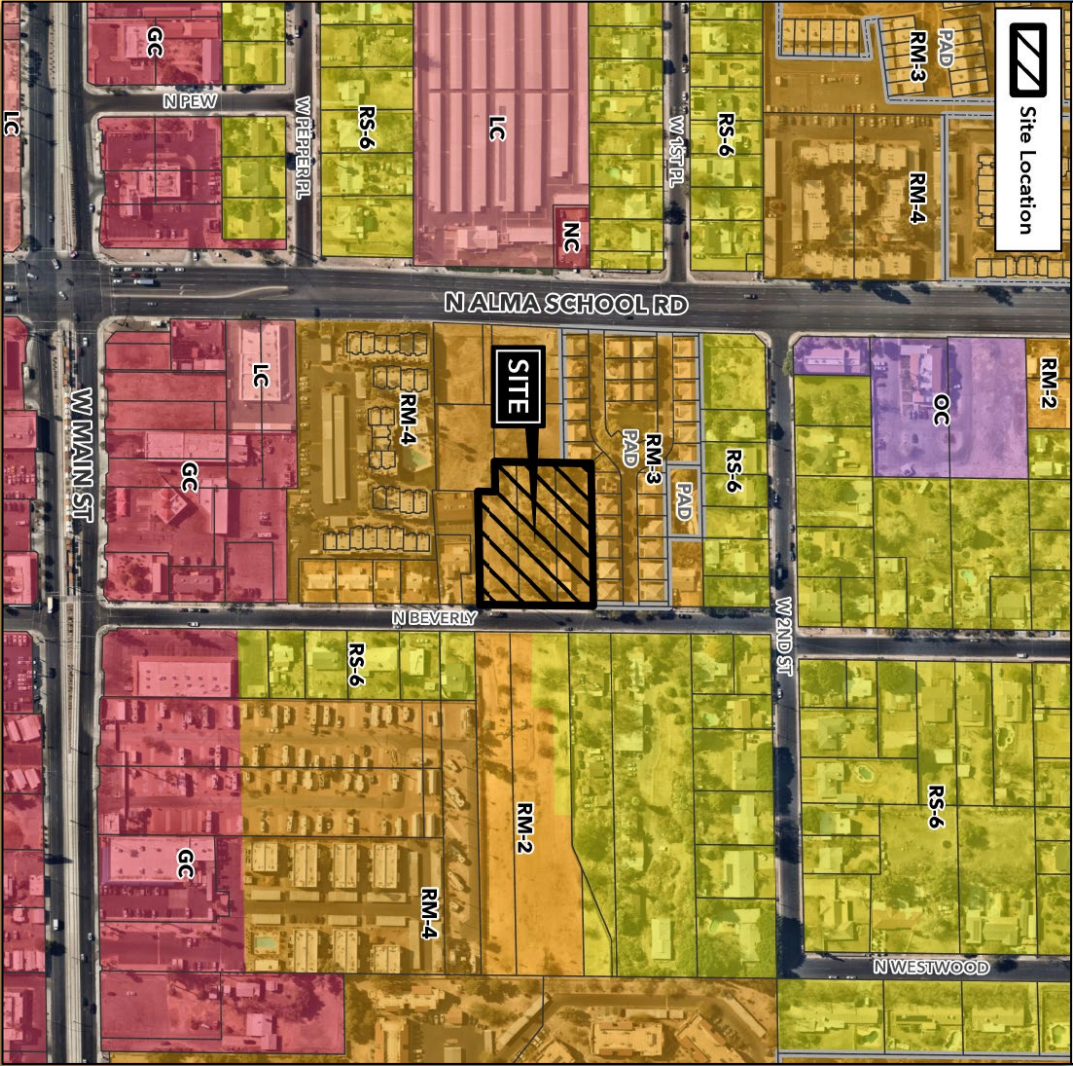
- Rezone from RM-2 and RM-3 to RM-4-PAD
- Site Plan Review
- To allow for a 36-unit multiple residence development





Location

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





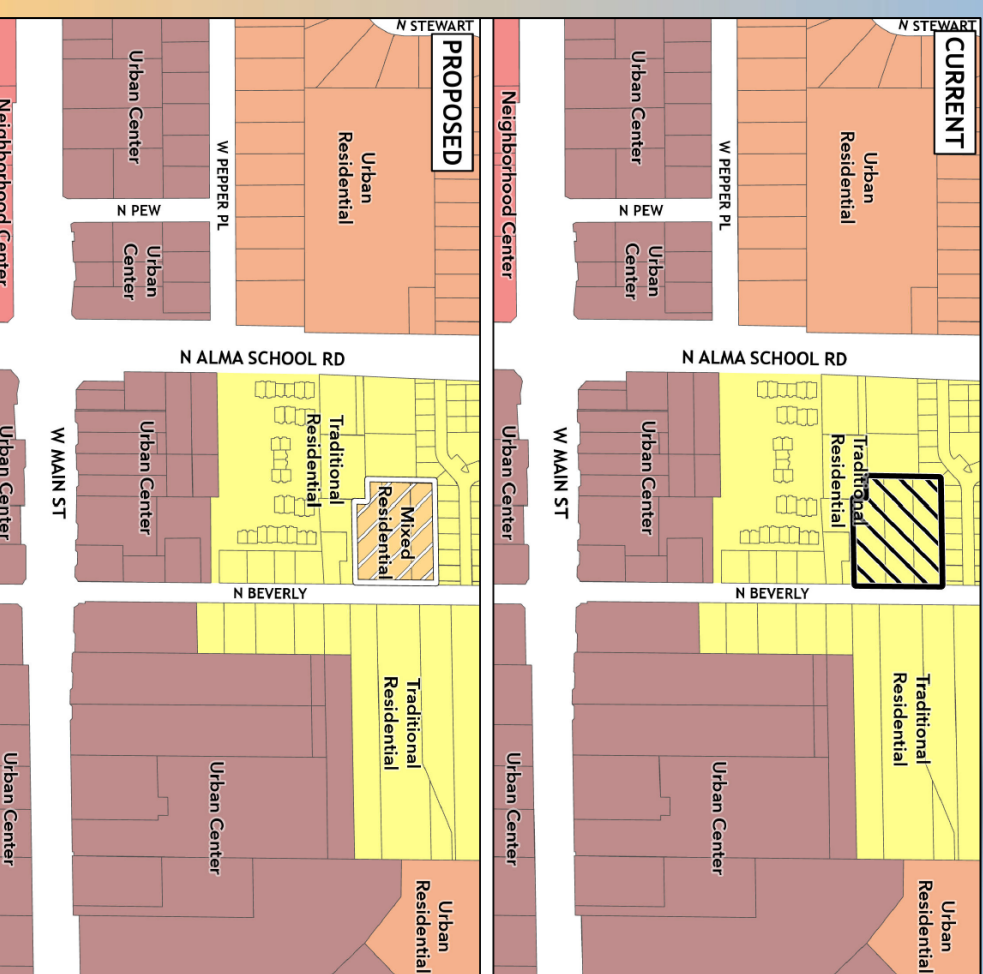
General Plan

Current – Traditional Residential Placetype

- Primarily single-family homes on medium or large lots with densities up to 7.26 dwelling units per acre

Proposed – Mixed Residential Placetype

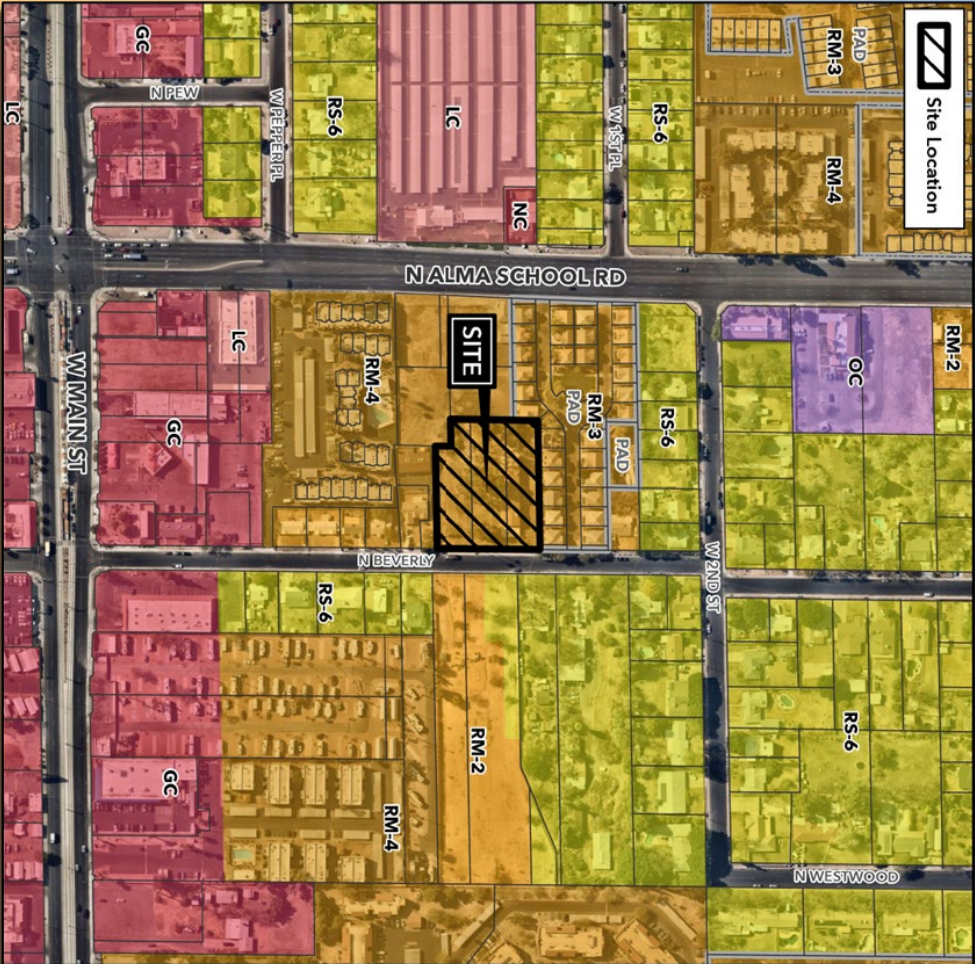
- Variety of housing types, not to exceed 30 dwelling units per acre

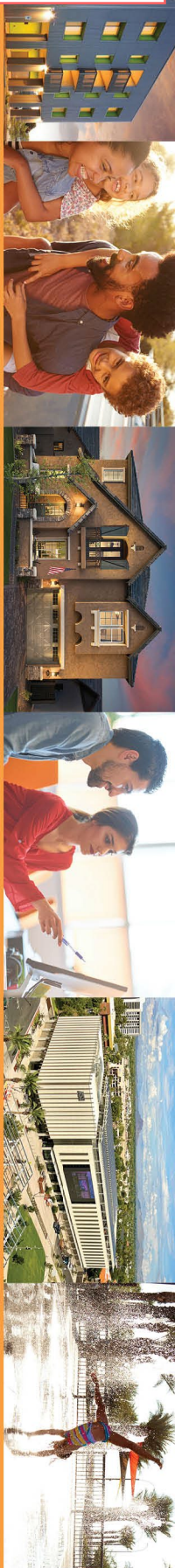




Zoning

- 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

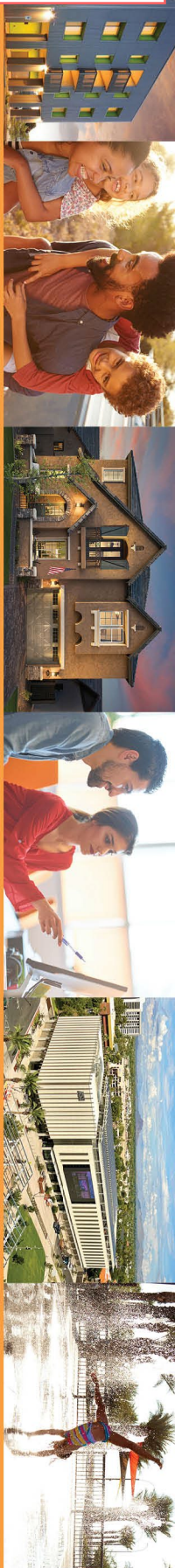




Site Photo



Looking west from Beverly



Site Photo

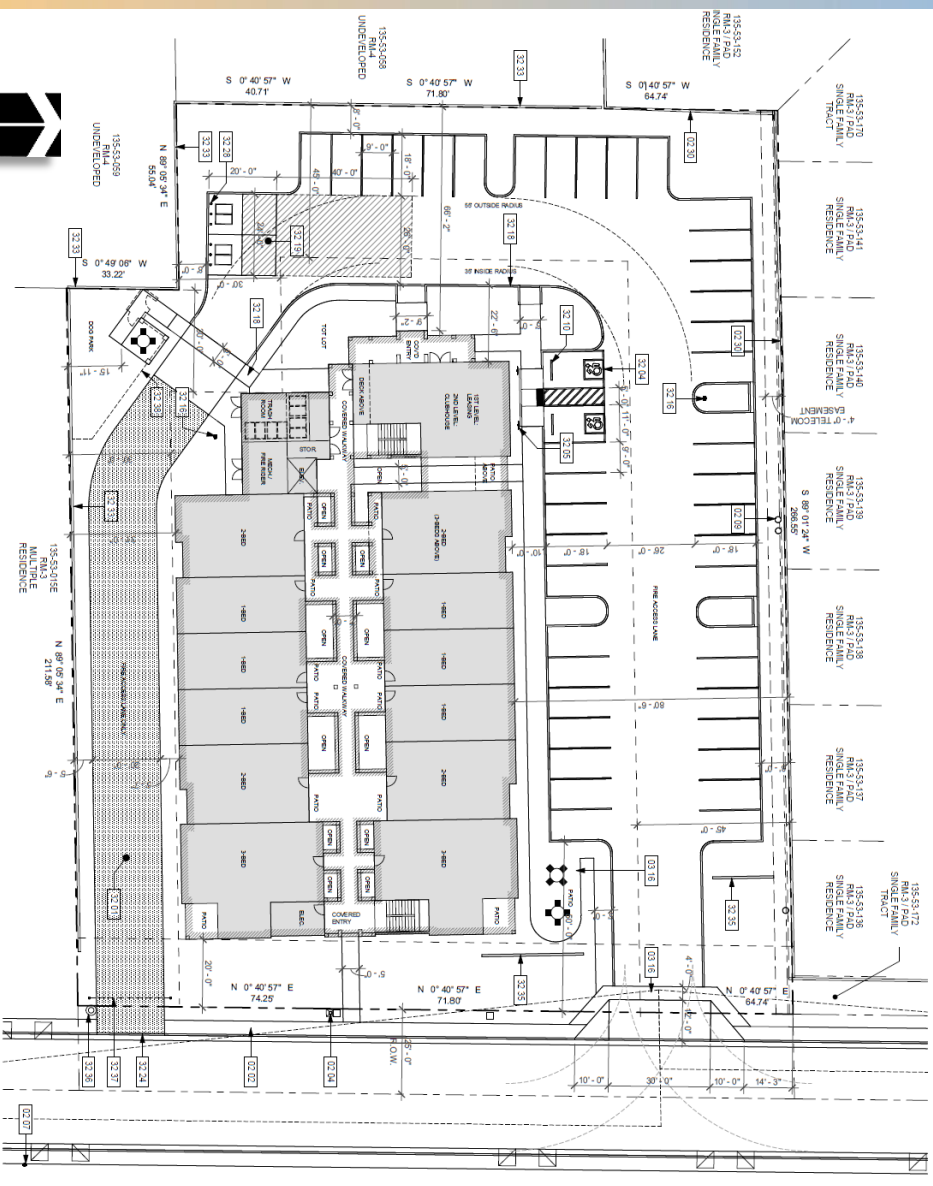


Looking west from Beverly



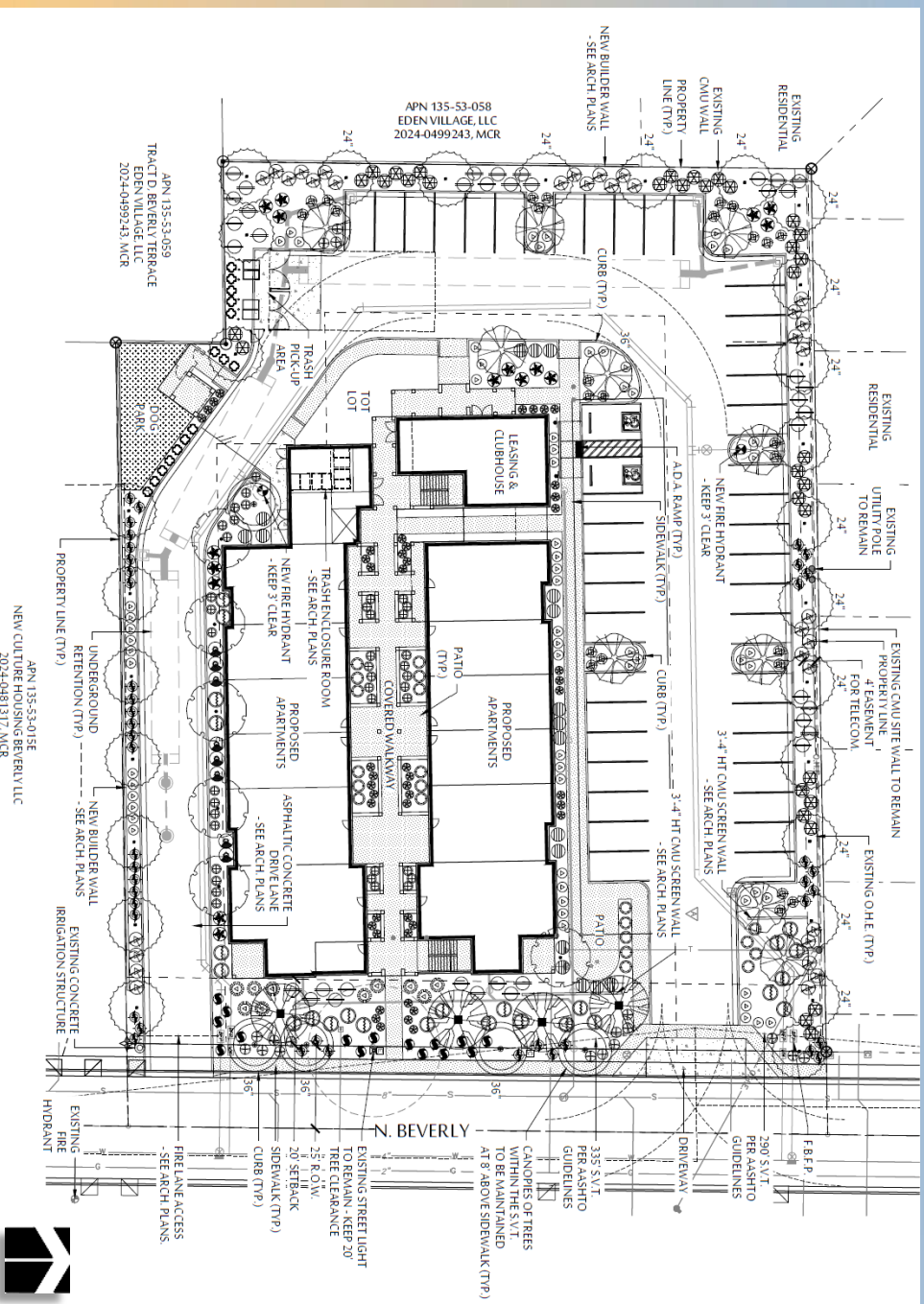
Site Plan

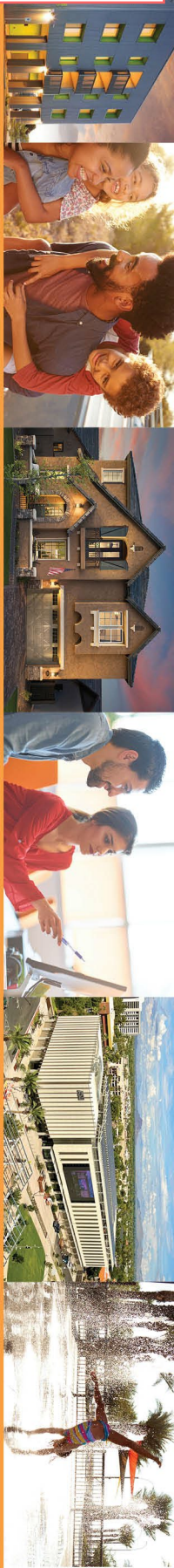
- Three-story, 36-unit, multiple residence building
- Primary access from Beverly at the north end of the project site
- A second access from Beverly on the south side of the project is site for emergency and solid waste vehicle only
- 44 on-site parking spaces provided (44 spaces required)



PLANNING

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
TREES			
	ACACIA ANEURA - MULGA ACACIA	15 GAL. 24" BOX	14 13
	CHITALPA TASHENTENSIS - CHITALPA	24" BOX	6
	PISTACHIA 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 SP. - BUSH BOUG. FLAME	5 GAL.	25
	DODONAEA VISCOSA - HOP BUSH	5 GAL.	39
	EREMOPHILA HYGROMPHANA - BLUE BELLS	5 GAL.	60
	LEICOPHYLLUM LANGSHANIANAE 'RIO BRAVO' - RIO BRAVO TEXAS SAGE	5 GAL.	10
	MARRUBIUM COMMUNIS COMPACTA - COMPACT MARRUTE	5 GAL.	21
	RUELLIA BRITTONIANA - MEXICAN PETUNIA	5 GAL.	26
	RUELLIA PENINSULARIS - DESERT RUELLIA	5 GAL.	33
	RUSSELLIA EQUESTRIIFORMIS - CORAL FOUNTAIN	5 GAL.	18
	SENNA ARTEMISIDES SILVER - FEATHERY SENNA	5 GAL.	34
	TECOMA STANS BELLS OF FIRE - BELLS OF FIRE TECOMA	5 GAL.	8
ACCENTS			
	ALOË BARBADENSIS - ALOË VERA	5 GAL.	48
	BOUTELOUJA GRACILIS - BLONDE AMBITION	5 GAL.	15
	MUHLENBERGIA CAPILLARIS - PINK MUHLY GRASS	5 GAL.	16
	PORTULACACARIA AFRA - ELEPHANT FOOT	5 GAL.	40
GROUND COVERS			
	FREMONTIA GLABRA 'NIMGENEN GOLD' - OUTBACK SUNSHINE EMU	5 GAL.	18
	LANTANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	5 GAL.	15
	LANTANA V. NEW GOLD - NEW GOLD LANTANA	5 GAL.	43
	DECOMPOSED GRANITE - 1/2" SCREENED COLOR TO BE MODULATED TO BROWN BY KIL-ALUEA GRASSHOPPER. INSTALLED AT 2" DEPTH MIN.	133.865 SQ. FT.	
	ARTIFICIAL TURF	692 SQ. FT.	

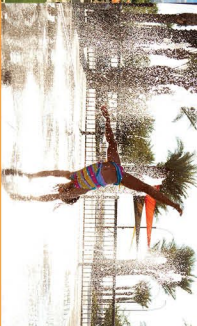




mesa•az
PLANNING

Rendering





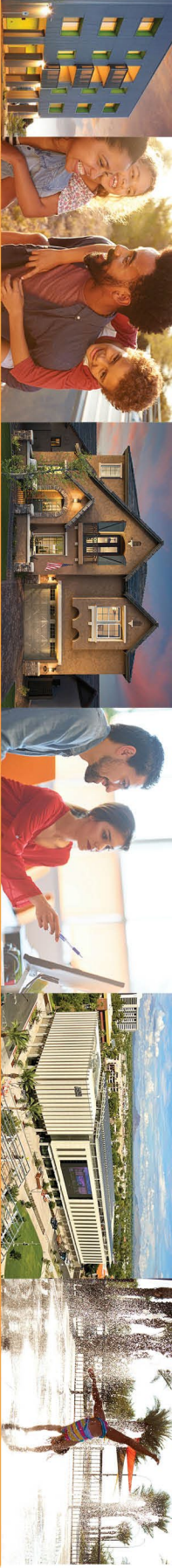
Planned Area Development

Development Standard		MZO Required	PAD Proposed
<u>Proportion of Private and Common Open Space – MZO</u>			
Section 11-5-5(A)(3)(a)			
- Two bedroom units	100 square feet of private open space	88 square feet of private open space	
- Three bedroom units	120 square feet of private open space	110 square feet of private open space	
<u>Foundation Base, Exterior Walls with a Public Entrance –</u>			
MZO Section 11-33-5(A)(1)			
- North elevation	A 15-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.	A 10-foot-wide foundation base shall be provided, measured from face of building to face of curb along the entire length of the exterior wall.	
<u>Covered Spaces –</u>			
MZO Section 11-32-3(D)(2)			
- Multiple residences	36 covered parking spaces (1 covered parking space per unit)	0 covered parking spaces	



Planned Area Development

Development Standard		MZO Required	PAD Proposed
<u>Additional Standards for Private Open Space – Accessibility and Location – MZO Section 11-5-5(A)(3)(3(i)(1) and (2)</u>			
- Ground level private open space		Private open space shall be accessible to only one living unit by a doorway to a habitable room or hallway. Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, ten inches.
- Above ground private open space		Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet and shall not be less than eight (8) feet wide or less than six (6) feet deep.	Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet and shall not be less than six feet, ten inches wide or six feet in depth.



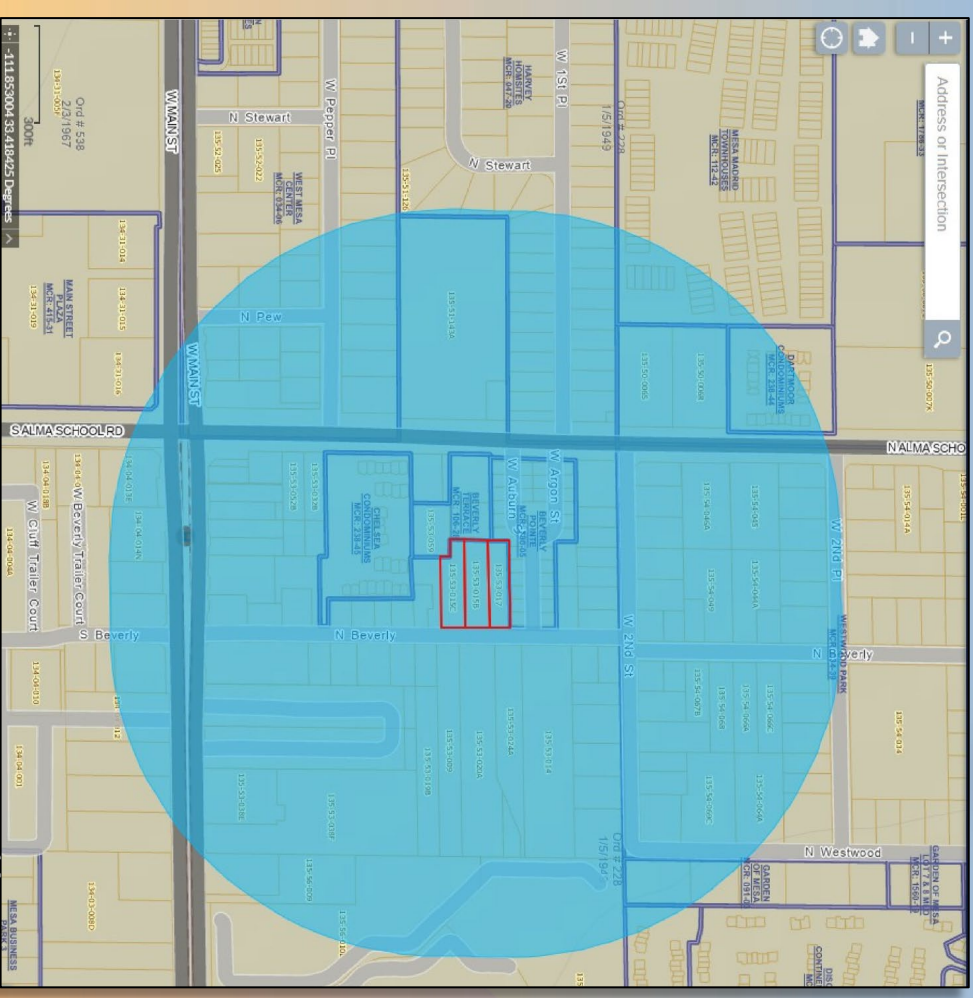
Planned Area Development

Development Standard		MZO Required	PAD Proposed
<u>Required Landscape Yard Width – MZO Section 11-33-3(B)(1)(a)(i) & Section 11-33-3(B)(2)(a)(ii)</u> - Non-single residences uses adjacent to single residence uses or districts: sites less than five acres			
<i>(North property line)</i>		20 feet	8 feet
<i>(West property line)</i>		20 feet	8 feet
- Non-single residence uses adjacent to other non-single residence uses or districts			
<i>(West property line)</i>		15 feet	5 feet
<i>(South Property line)</i>		15 feet	5 feet



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



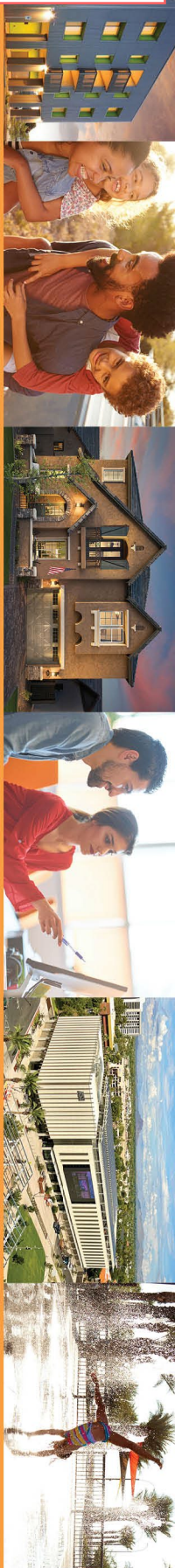


Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

Staff recommends Approval with Conditions
Planning and Zoning Board recommends Approval with Conditions (4-0)





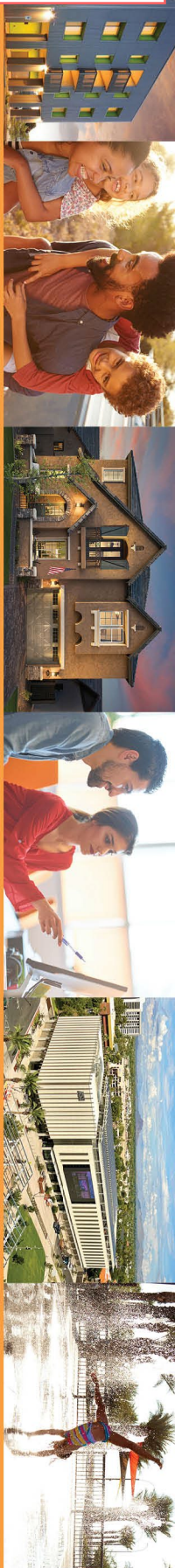
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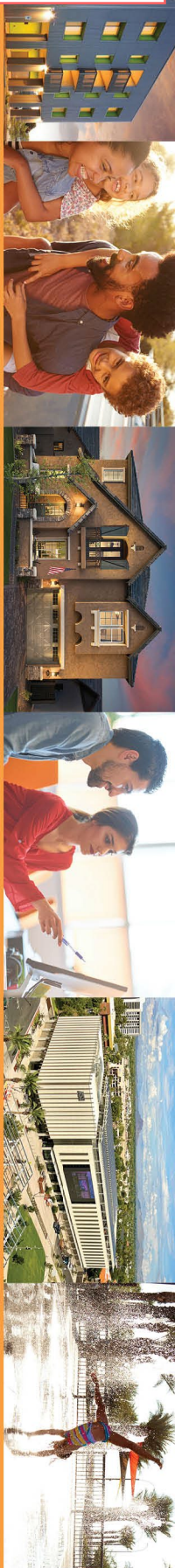
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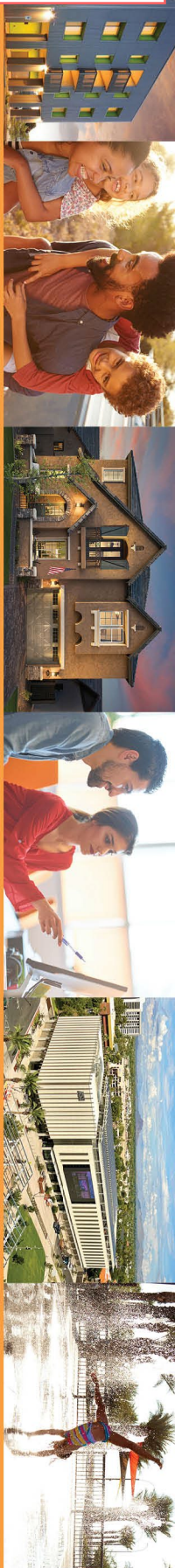
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