




# DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

**Planning & Zoning Board Staff Report  
2025**

**June 11,**

Case No.	ZON24-01052	
Project Name	Beverly Apartments	
Request	<ul style="list-style-type: none"><li>Rezoning 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).</li><li>Site Plan Review for a three-story, 36-unit multiple residence development</li></ul>	
Project Location	120 North Beverly, approximately 715 feet north of the northwest corner of West Main Street and North Beverly	
Parcel No(s)	135-53-015B 135-53-015C 135-53-017	
Project Area	1.3± acres	
Council District	District 4	
Existing Zoning	Multiple Residence-2 (RM-2) and Multiple Residence-3 (RM-3)	
General Plan Designation	Traditional Residential	
Applicant	Tristam Kesti, Perlman Architects-AZ	
Owner	COPA Health	
Staff Planner	Charlotte Bridges, Planner II	

## Recommendation

Staff finds the Proposed Project is consistent with the purpose for a Planned Area Development outlined in MZO Section 11-22-1 and the review criteria for Site Plan Review outlined in MZO Section 11-69-5. The Proposed Project is not in conformance with the Mesa 2050 General Plan Placetype of Traditional Residential identified for the project site. However, the applicant has filed

a concurrent application for Minor General Plan Amendment to change the Placetype to Mixed residential (Case No. ZON25-00203).

**Staff recommends approval with conditions.**

## **Project Overview**

---

### **Request:**

The applicant is requesting to rezone the project site 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) to allow for a three-story, 36-unit multiple residence development (Proposed Project).

### **Concurrent Applications:**

- **Minor General Plan Amendment:** The Planning and Zoning Board public hearing is scheduled for June 11, 2025, to review the request for a Minor General Plan Amendment to change the project site from the Traditional Residential Placetype with a Sustain Growth Strategy to the Mixed Residential Placetype with a Sustain Growth Strategy (ZON25-00203).
- **Design Review:** Design Review Board meeting is scheduled for June 10, 2025, to review the proposed elevations, landscape plan, and photometric plan (DRB24-01050).

## **Site Context**

---

### **General Plan:**

- The Placetype for the project site is Traditional Residential and the Growth Strategy is Sustain.
- The RM-4 zoning district is not an identified zoning district within the Traditional Residential Placetype. As such, the applicant has filed a concurrent application for a Minor General Plan amendment to change the Placetype from Traditional Residential to Mixed Residential.
- Multi-Family Residential uses, not exceeding 30 dwelling units per acre, are principal land uses in the Mixed Residential Placetype when developed with common open space, appropriate transitions to lower density and higher density areas, improved streetscape and connectivity, helping to create a complete community.
- The Proposed Project is consistent with the Mixed Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
  - N1. Promote complete communities in both existing and new neighborhoods.

- N2. Promote adaptive reuse and infill as tools to rejuvenate and revitalize established neighborhoods.
- N5. Improve street and open space network connectivity within neighborhoods and to local serving amenities.
- 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.

### **Sub-Area Plan:**

- The Proposed Project is located within the Transit-Oriented Development (TOD) Corridor Area of the West Main Street Area Plan.
- This area is generally within 1,320 feet of light rail line and high-capacity transit station areas and represents the general distance that most individuals are willing to walk to transit stops and is expected to primarily have a medium-density residential character with a mix of commercial and office use.
- The Proposed Project is consistent with the West Main Street Area Plan and will strengthen the area by adding to its residential density, and creating a sense of place; in these ways this furthers to Vision, Guiding Principles or Strategies identified in the 2050 Mesa General Plan.

### **Zoning:**

- The project site is zoned Multiple Residence-2 (RM-2) and Multiple Residence-3 (RM-3).
- The applicant is requesting to rezone the site to Multiple Residence-4 with a Planned Area Development Overlay (RM-4-PAD)
- Multiple residences with a maximum density of 30 dwelling units per acre are permitted in the RM-4 District. The Proposed Project has a density of 29 dwelling units per acre.

### Surrounding Zoning & Use Activity:

The proposed multiple residence development is compatible with surrounding land uses, which include single residences, multiple residences, a park, and vacant land.

<b>Northwest</b>  RM-3-PAD Motel	<b>North</b>  RM-3-PAD Warehouse	<b>Northeast</b> (Across Beverly) RS-6 Single Residences
<b>West</b>  RM-4-PAD Vacant	<b>Project Site</b>  RM-2 and RM-3 Vacant	<b>East</b> (Across Beverly) RS-6 and RM-2 City of Mesa park
<b>Southwest</b>  RM-4-PAD Vacant	<b>South</b>  RM-3 Multiple Residences	<b>Southeast</b> (Across Beverly) RS-6 Single Residences

### Site History:

- **December 21, 1948**, the City Council approved the annexation of 2,419± acres of land, including the project site, and subsequently zoned the property to RM-2 and RM-3 (Annexation 60, Ord. No. 228).

### Project/Request Details

---

#### Site Plan:

- **Building Design:** The Proposed Project of one, three-story building with 18, one-bedroom units; 10, two-bedroom units; and eight, three-bedroom units; for a total of 36 dwelling units.
- **Access:** Primary access is from Beverly on the north side of the project site. A second access from Beverly for emergency and solid waste vehicles only is proved on the south side of the project site.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), multiple residence uses within ¼ mile radius (1,320 feet) of a light rail station, regardless of bedroom count require 1.2 spaces per dwelling unit. A total of 44 parking space are required. The site plan indicates 44 parking spaces are provided.
- **Landscaping:** The landscape design includes trees, shrubs, and live and inert ground cover around the perimeter of the site, within parking lot landscape islands, and in foundation base areas adjacent to the building.
- **Amenities:** A clubhouse with a lounge, fitness center and computer area is located on the west side of the building. To the west of the clubhouse is a tot lot playground and across the drive aisle to the west is a seating/picnic area and dog park.

### Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlying zoning district and general plan.

<b>Development Standards</b>	<b>MZO Required</b>	<b>PAD Proposed</b>
<u>Proportion of Private and Common Open Space</u> – MZO Section 11-5-5(A)(3)(a) - Two bedroom units  - Three bedroom units	100 square feet of private open space  120 square feet of private open space	<b>88 square feet of private open space</b>  <b>110 square feet of private open space</b>
<u>Additional Standards for Private Open Space – Accessibility and Location</u> – MZO Section 11-5-5(A)(3)(3(i)(1) and (2) - Ground level private open space  - <u>Above ground private open space</u>	Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than ten (10) feet.  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.	<b>Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, ten inches.</b>  <b>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.</b>
<u>Covered Spaces</u> – MZO Section 11-32-3(D)(2) - Multiple residences:	36 covered parking spaces (1 covered parking space per unit)	<b>0 covered parking spaces</b>

Development Standards	MZO Required	PAD Proposed
<u>Required Landscape Yard Width – MZO Section 11-33-3(B)(1)(a)(i) &amp; 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> <i>(West property line)</i> - Non-single residence uses adjacent to other non-single residence uses or districts <i>(West property line)</i> <i>(South Property line)</i>	20 feet  20 feet  15 feet  15 feet	8 feet  8 feet  5 feet  5 feet
<u>Foundation Base, Exterior Walls with a Public Entrance – MZO Section 11-33-5(A)(1)</u> - 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.	<b>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.</b>

The Proposed Project offers creative, high-quality development for both residents and the surrounding area, as follows:

- The orientation of the building provides a shaded canyon effect where residents' doors open to the shaded space.
- Integrated quality design and regionally appropriate building materials used in the architectural design. The landscape design includes large trees to create a buffer along the north property line and small garden spaces near the units on the ground floor.
- A clubhouse with an indoor bicycle repair station with charging for EV bikes on the ground floor and second floor space for recreation, community meetings and gatherings.
- Outdoor common open spaces, including a tot lot playground, seating area and dog park.
- LEED Gold certification by providing sustainable elements such as:
  - Highly reflective thermoplastic polyolefin (TPO) roof system and appropriate landscaping to reduce the "heat island effect".

- Efficient automatic drip irrigation systems and appropriate landscape plants for desert environment to reduce water consumption.
- Combined common and private open space of 150 square feet for each one-bedroom unit, 176 square feet for each two-bedroom unit and 198 square feet for each three bedroom unit. The MZO requires a minimum of 150 square feet of open space per unit.

## Impact Analyses

---

### School Impact:

The Mesa Public School District reviewed the project and found that the development will not negatively impact school capacity. The estimated demand on local schools shown below is within capacity:

- **Elementary:** 5 students (Emerson)
- **Middle School:** 2 students (Carson)
- **High School:** 3 students (Westwood)

### Citizen Participation

---

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

### Neighborhood Meetings:

A virtual neighborhood meeting was held on March 19, 2024, with one neighbor in attendance. The attendee had a question regarding the compatibility of the proposed elevations with the existing architectural character of the neighborhood.

An in-person neighborhood meeting was held on April 22, 2025, where attendees raised questions and concerns related to the following:

- Traffic and parking
- Architectural character
- Affordable housing
- Flood irrigation
- Preservation of the mature on-site trees
- Proposed amenities
- Tenancy of residents
- Operations

The applicant provided the following responses to the attendees' questions and concerns:

- Traffic and parking:

- City of Mesa Transportation staff reviewed the Proposed Project and did not have concerns with the increased volume of traffic on Beverly as a result of the Proposed Project. Consequently, a traffic impact study was not required for this Proposed Project.
- Parking is allowed on Beverly, but residents will be encouraged to park on-site.
- One on-site parking space will be assigned per unit.
- Architectural character: The proposed building colors, materials and roof line were adjusted to better reflect the residential character of the neighborhood.
- Affordable housing: The Proposed Project is a Low-Income Housing Tax Credit (LIHTC), workforce housing for individuals or families making \$20-\$30 per hour, i.e., firemen, teachers, restaurant servers, etc.
- Flood irrigation: The project site is at the end of the line and flood irrigation for Proposed Project must be abandoned to comply with low water use requirements from the state housing department.
- Preservation of the mature on-site trees: Due to their blighted nature, the existing pine trees will be removed. Also, the existing palm trees will be removed because they do not comply with the low water plant requirements of the state housing department.
- Proposed amenities: The Proposed Project includes a tot lot playground for young children and a community room space in the clubhouse with Wi-Fi for older kids and teens.
- Tenancy of residents: It depends; some residents will live there while they save enough money to upscale their living arrangement and others will live there long-term.
- Operations:
  - On-site management to handle the day-to-day operations, maintenance, problems and complaints.
  - Residents must pass a background and credit check.
  - Security measures include key fobs to access amenities and cameras.

#### **Required Notification:**

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- As of the date of this report, staff has not been contacted by any resident or property owner to express support or opposition to this request. Staff will provide the Board with any new information during the scheduled Study Session on June 11, 2025.

### **Conditions of Approval**

---

Staff recommends **approval** of the request to rezone the site from RM-2 and RM-3 District to RM-4-PAD district and Initial Site Plan Review, subject to the following conditions:

1. Compliance with the final site plan.
2. Prior to the issuance of a building permit, submit for and receive approval of a lot combination to combine APN 135-53-015B, APN 135-53-015C, and APN 135-53-017.
3. Compliance with all requirements of Design Review Case No. DRB24-01050.
4. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
5. All off-site improvements and street frontage landscaping must be installed in the first phase of construction.
6. Compliance with all City development codes and regulations, except the modification to the development standards as approved with this PAD overlay as shown in the following table:

<b>Development Standards</b>	<b>Approved</b>
<u>Proportion of Private and Common Open Space</u> – MZO Section 11-5-5(A)(3)(a) - Two bedroom units  - Three bedroom units	<b>88 square feet of private open space</b>  <b>110 square feet of private open space</b>
<u>Additional Standards for Private Open Space – Accessibility and Location</u> – MZO Section 11-5-5(A)(3)(3(i)(1) and (2) - Ground level private open space  - <u>Above ground private open space</u>	<b>Private open space located at the ground level (e.g., yards, decks, patios) shall have no dimension less than six feet, 10 inches.</b>  <b>Above-ground private open space (e.g., balconies) shall be a minimum of 60 square feet and shall not be less than six feet, 10 inches wide.</b>
<u>Minimum Yards</u> – MZO Section 11-32-3(D)(2) - Multiple residences:	<b>0 covered parking spaces</b>

Development Standards	Approved
<u>Required Landscape Yard Width – MZO Section 11-33-3(B)(1)(a)(i) &amp; Section 11-33-3(B)(2)(a)(ii)</u> <ul style="list-style-type: none"> <li>- Non-single residences uses adjacent to single residence uses or districts: sites less than five acres (North property line) (West property line)</li> <li>- Non-single residence uses adjacent to other non-single residence uses or districts (West property line) (South Property line)</li> </ul>	<p>8 feet</p> <p>8 feet</p> <p>5 feet</p> <p>5 feet</p>
<u>Foundation Base, Exterior Walls with a Public Entrance – MZO Section 11-33-5(A)(1)</u> <ul style="list-style-type: none"> <li>- North elevation</li> </ul>	<p><b>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.</b></p>

## Exhibits

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Project Narrative
- Exhibit 3 – Site Plan
- Exhibit 4 – Landscape Plan
- Exhibit 5 – Grading and Drainage Report
- Exhibit 6 – Elevations, Rendering and Floor Plans
- Exhibit 7 – Citizen Participation Plan
- Exhibit 8 – Citizen Participation Report
- Exhibit 9 – Power Point Presentation