



City Council

ZON24-01052

Mary Kopaskie-Brown, Planning Director

July 8, 2025
1



Planning and Zoning Board

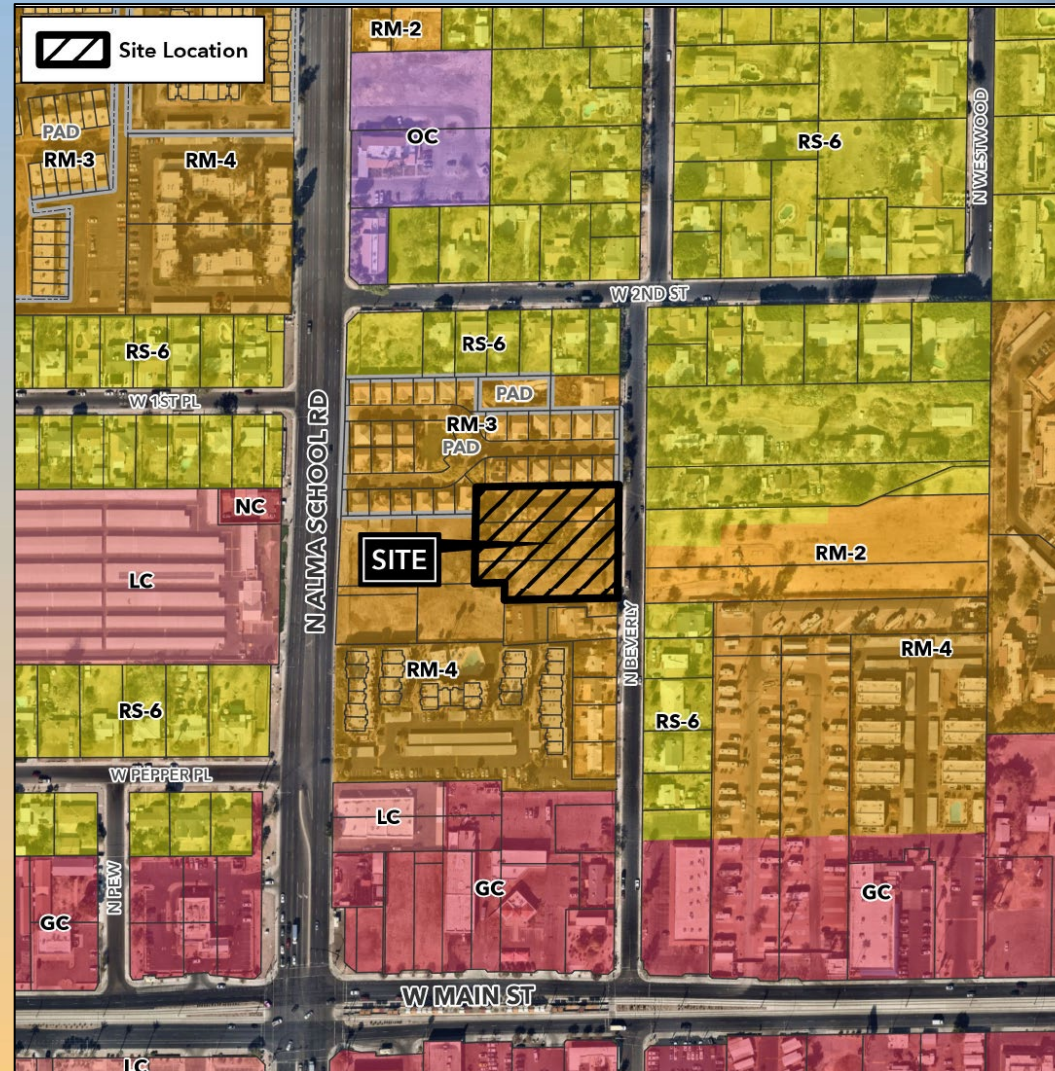
- Site Plan Review
- To allow for a 36-unit multiple residence development





Location

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





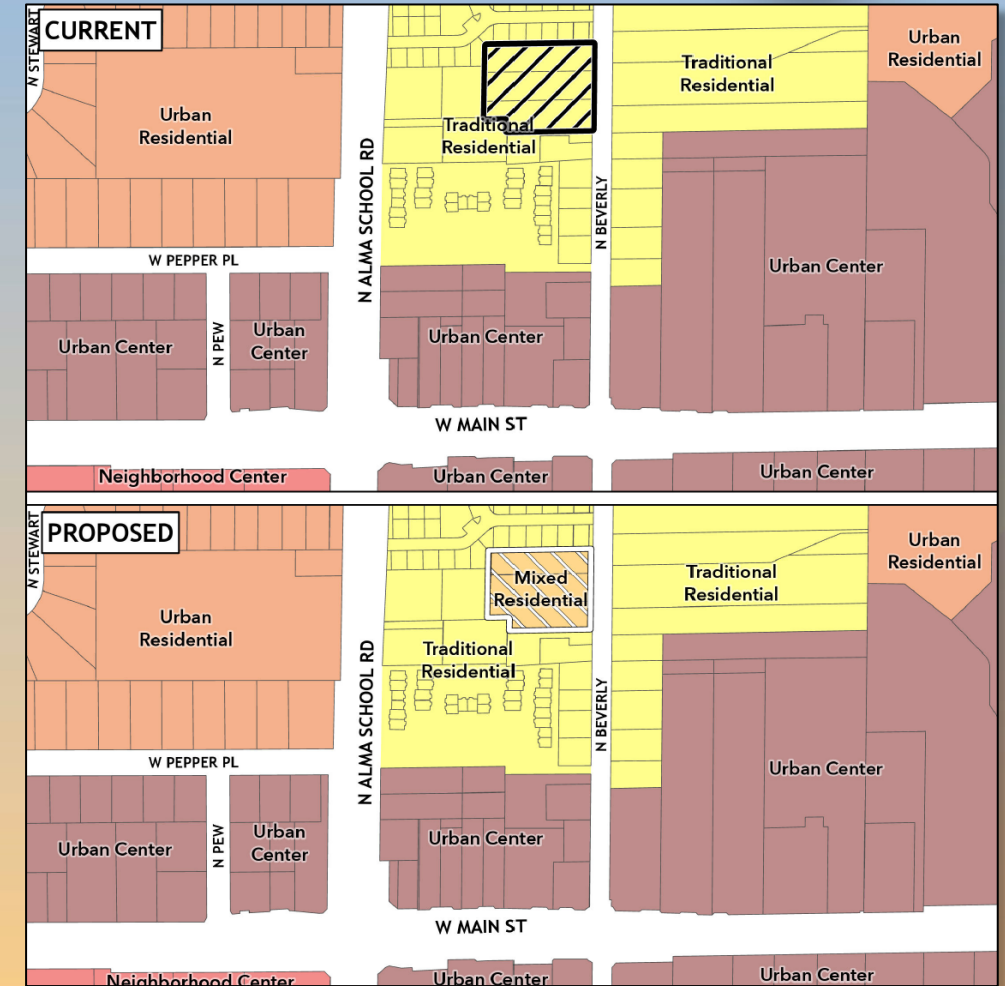
General Plan

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

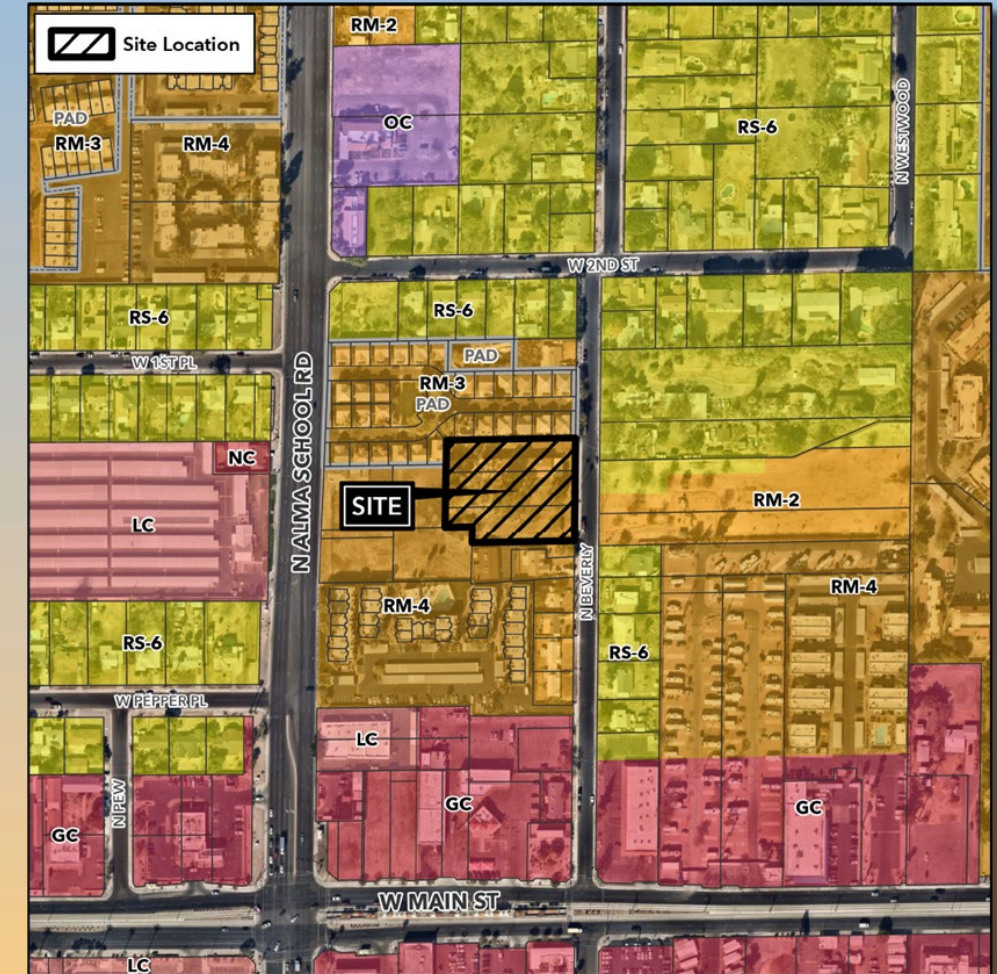
- Variety of housing types, not to exceed 30 dwelling units per acre





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

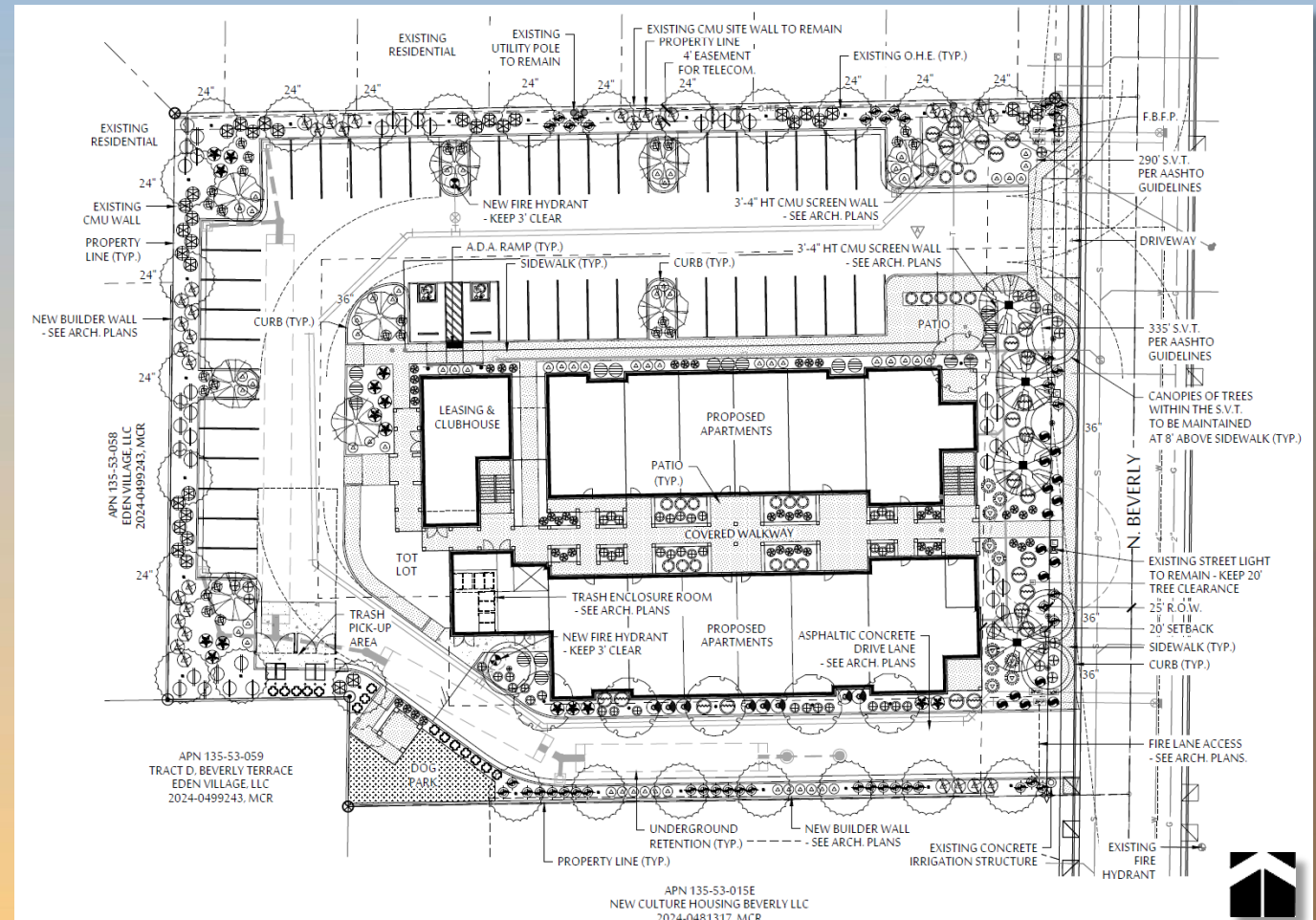


Looking west from Beverly





| PRELIMINARY PLANT LEGEND | | | |
|--------------------------|--|--------------------|----------|
| SYMBOL | BOTANICAL NAME - COMMON NAME | SIZE | QTY. |
| TREES | | | |
| | ACACIA ACACIA - 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 EQUISETIFORMIS - CORAL FOUNTAIN | 5 GAL | 18 |
| | SENNA ARTEMISIOIDES '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. | |





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) <ul style="list-style-type: none"> - Two bedroom units - Three bedroom units | 100 square feet of private open space 120 square feet of private open space | 88 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) <ul style="list-style-type: none"> - 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) <ul style="list-style-type: none"> - 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

Additional Standards for Private Open Space – Accessibility and Location – MZO Section 11-5-5(A)(3)(i)(1) and (2)

- Ground level private open space
- Above ground 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.

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.

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 (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

Required Landscape Yard Width – MZO Section 11-33-3(B)(1)(a)(i) & Section 11-33-3(B)(2)(a)(ii)

- Non-single residences uses adjacent to single residence uses or districts: sites less than five acres

(North property line)

20 feet

8 feet

(West property line)

20 feet

8 feet

- Non-single residence uses adjacent to other non-single residence uses or districts

(West property line)

15 feet

5 feet

(South Property line)

15 feet

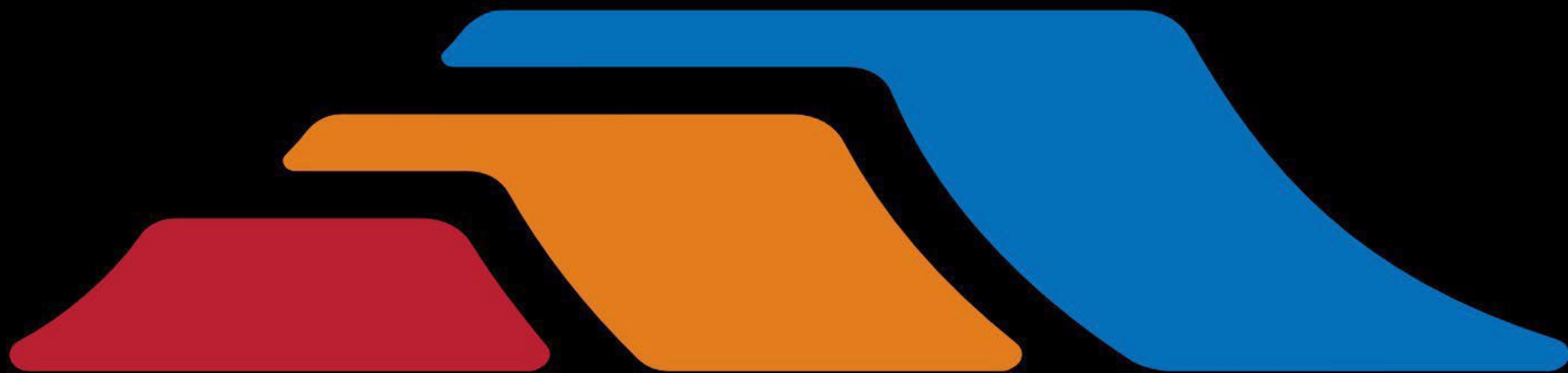
5 feet



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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Rendering





Rendering





Rendering





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