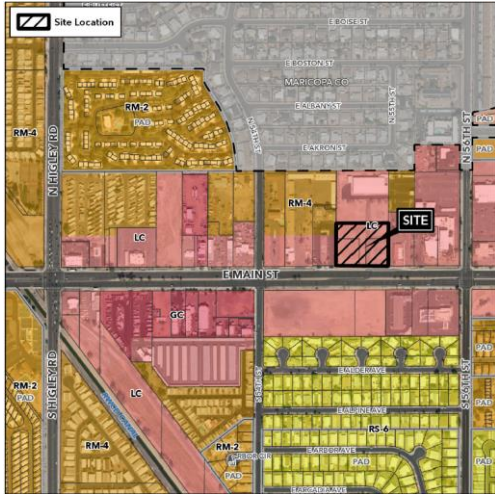




City Council Report

Date	August 18, 2025	
Case No.	ZON25-00203	
Project Name	Beverly Apartments	
Request	<ul style="list-style-type: none">Minor General Plan Amendment from Traditional Residential with a Sustain Growth Strategy to Mixed Residential with a Sustain Growth Strategy	
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 Recommendation:

Staff finds that the proposal furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, including the General Plan amendment criteria outlined in Chapter 5.

Staff recommends adoption.

Planning & Zoning Board Recommendation:

On June 11, 2025, the Planning and Zoning Board **voted: (4-0)** to recommend that City Council **adopt** the Minor General Plan Amendment.

Project Overview

Request:

The applicant is requesting a Minor General Plan Amendment to change the designation for the 1.3± acre project site from Traditional Residential Placetype with a Sustain Growth Strategy to Mixed Residential Placetype with a Sustain Growth Strategy. (Proposed Project)

Concurrent Applications:

- **Rezoning and Site Plan Review:** The applicant is requesting to rezone the project site from Multiple Residential-2 (RM-2) and Multiple Residential-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. The Planning and Zoning Board recommended on June 11, 2025, that City Council approve the requested rezoning and site plan with conditions (Case No. ZON24-01052).
- **Design Review:** Design Review Board reviewed the proposed elevations, landscape plan, and photometric plan at their June 10, 2025 meeting, and had minor comments on the landscape material (DRB24-01050).

Site Context

General Plan:

- The Placetype for the project site is Traditional Residential and the Growth Strategy is Sustain.
- Multiple Residence uses with densities up to 15 dwelling units per acre, are supporting land uses and when located along arterial and collector roadways, serve to buffer single-family neighborhoods from more intense land uses.
- The requested RM-4-PAD District with a density of 29 dwelling units per acre is not supported in the Traditional Residential Placetype.
- The applicant is requesting to rezone the project site from RM-2 and RM-3 to RM-4. However, RM-4 is not listed as an appropriate zoning district within the Traditional Residential Placetype. Furthermore, the applicant is proposing a multiple residential development with a density of 29 dwelling units per acre which exceeds the maximum density for the Traditional Residential Placetype.
- The applicant is requesting 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.

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.

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

The applicant is requesting a Minor General Plan Amendment to change the Placetype designation on the project site from Traditional Residential Mixed Residential.

General Plan Amendment Approval Criteria Analysis:

Approval Criteria – Chapter 5 of the Mesa 2050 General Plan (pg. 135):

- 1. The Proposed Project will not result in a shortage of land for other planned uses:**
The proposed amendment will not result in a shortage of land for other planned uses. While it reduces the amount of land designated for its current use, approximately 60 acres of land directly north and northeast of the project site remain designated as Traditional Residential Placetype and are largely developed with single-family homes and related uses. The amendment supports the City's broader objective of increasing housing availability by enabling residential development in a location that is already compatible with surrounding land uses.
- 2. Whether events after the adoption of the General Plan have changed the character or condition of the area:** The properties immediately north and south of the project site are zoned RM-3-PAD and RM-3, and are developed with single-family and multi-family residential uses, respectively. Properties to the west were recently approved for multi-

family residential development. Given this surrounding land use and zoning pattern, the proposed project is appropriate and consistent with the existing context.

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 Principles, 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:** The Proposed Project, concurrent rezone, and site plan review will not require more extensive improvements to roads, water systems or sewer. Beverly is fully improved, and the existing utility infrastructure has the capacity to accommodate this request.
- 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:** The Proposed Project will not adversely affect surrounding development due to increased traffic congestion. 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.

4. Whether the proposed amendment is consistent with the Vision, Guiding Principles, or Strategies of the General Plan: The proposed amendment is consistent with the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan. Specifically, the Proposed Project aligns with the following 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.
- 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.

5. Whether the proposed amendment constitutes an overall improvement to the General Plan and the City of Mesa: The proposed amendment constitutes an overall improvement to both the General Plan and the City of Mesa by facilitating the redevelopment of a blighted property adjacent to Beverly Park in close proximity to an

existing light rail station. 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 Proposed Project represents a significant reinvestment in the area. 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.

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, 2025 and an in-person neighborhood meeting was held on April 22, 2025. Attendees had comments and questions on the related zoning and site plan case for the multiple residence development (Case No. ZON24-01052 but none on the Minor General Plan Amendment.

Staff Recommendation

Staff recommends **adoption** of the Minor General Plan Amendment to change the Placetype designation from Traditional Residential with a Sustain Growth Strategy to Mixed Residential with a Sustain Growth Strategy.

Exhibits

Exhibit 1 – Presentation

Exhibit 2 – Resolution

Exhibit 3 – Resolution Map

Exhibit 4– Vicinity Map

Exhibit 5 – Submittal Documents

Exhibit 6 – Minutes