



City Council

ZON24-01052

Mary Kopaskie-Brown, Planning Director

July 8, 2025
1



Request

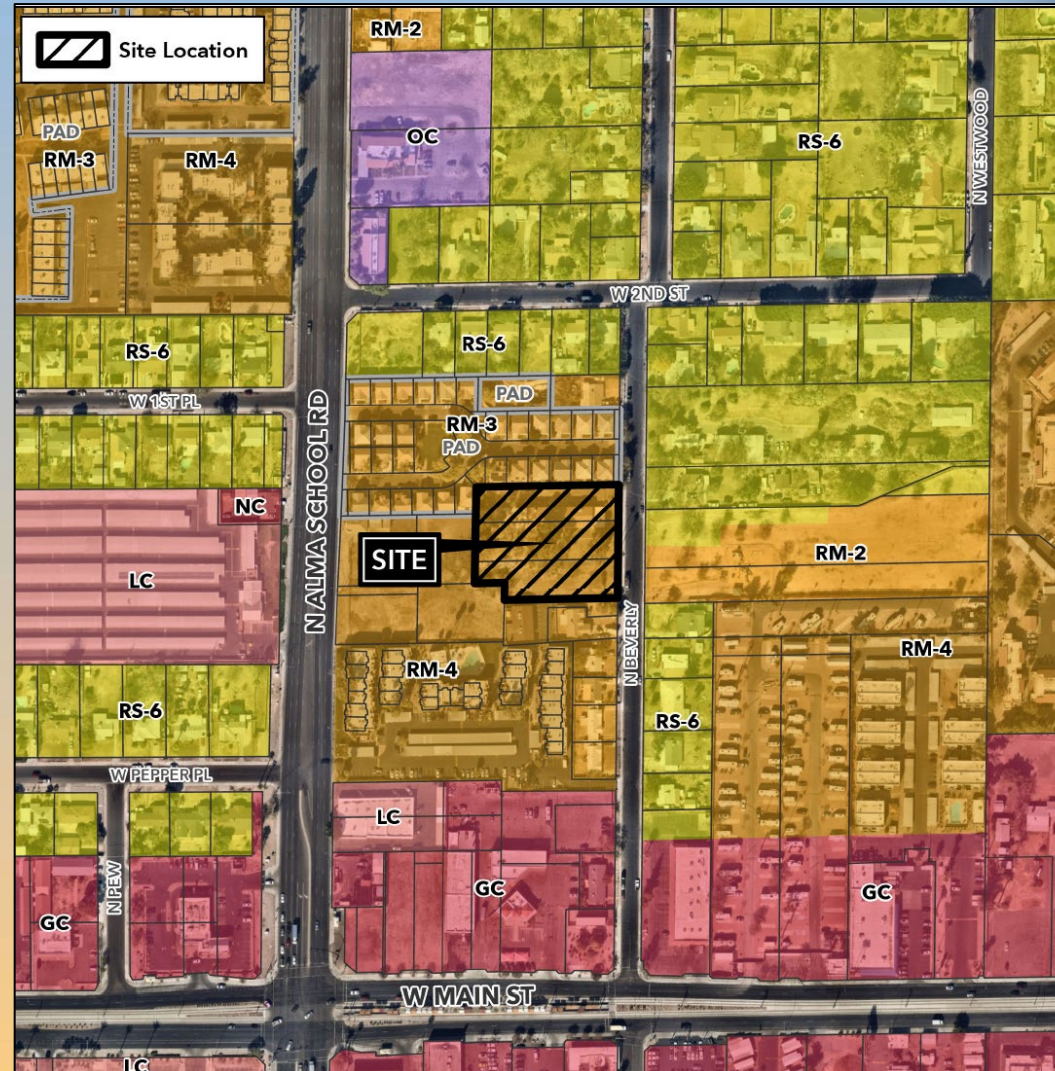
- Rezone from RM-2 and RM-3 to RM-4-PAD
- Site Plan Review
- To allow for a 36-unit multiple residence development





Location

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





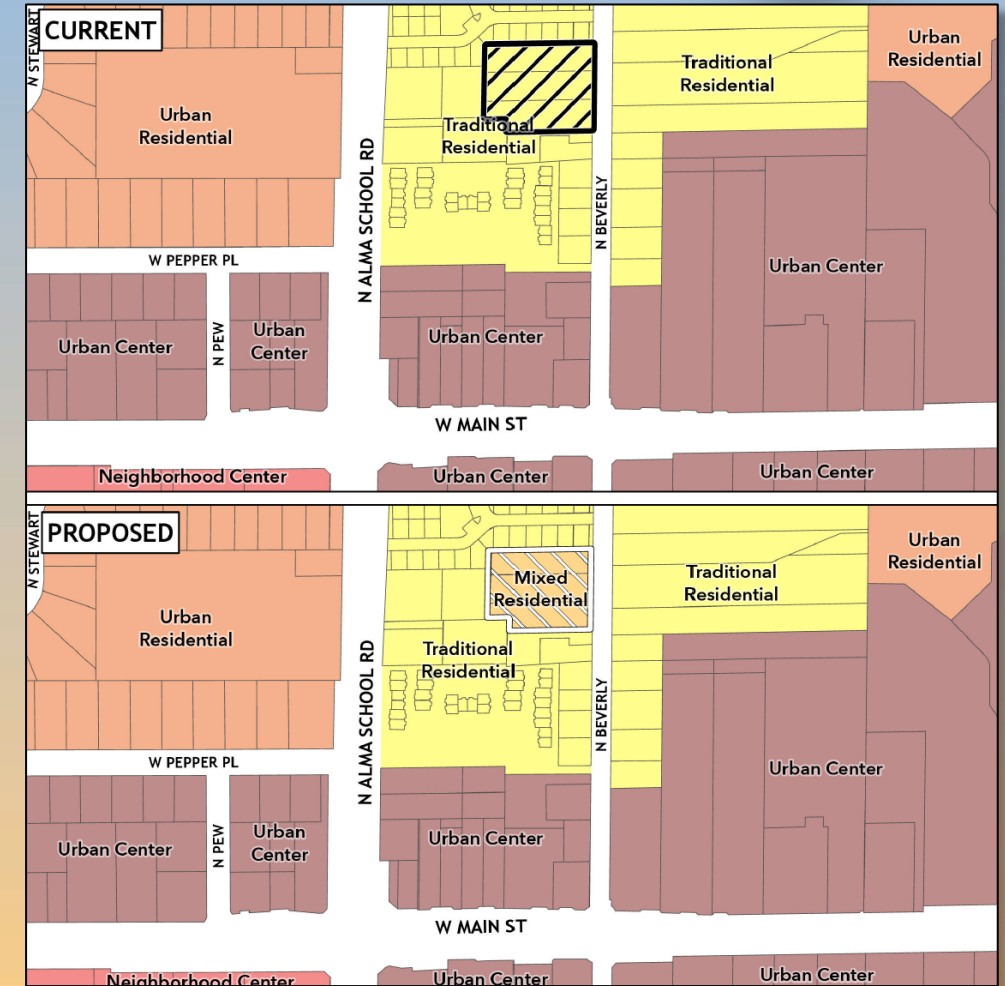
General Plan

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

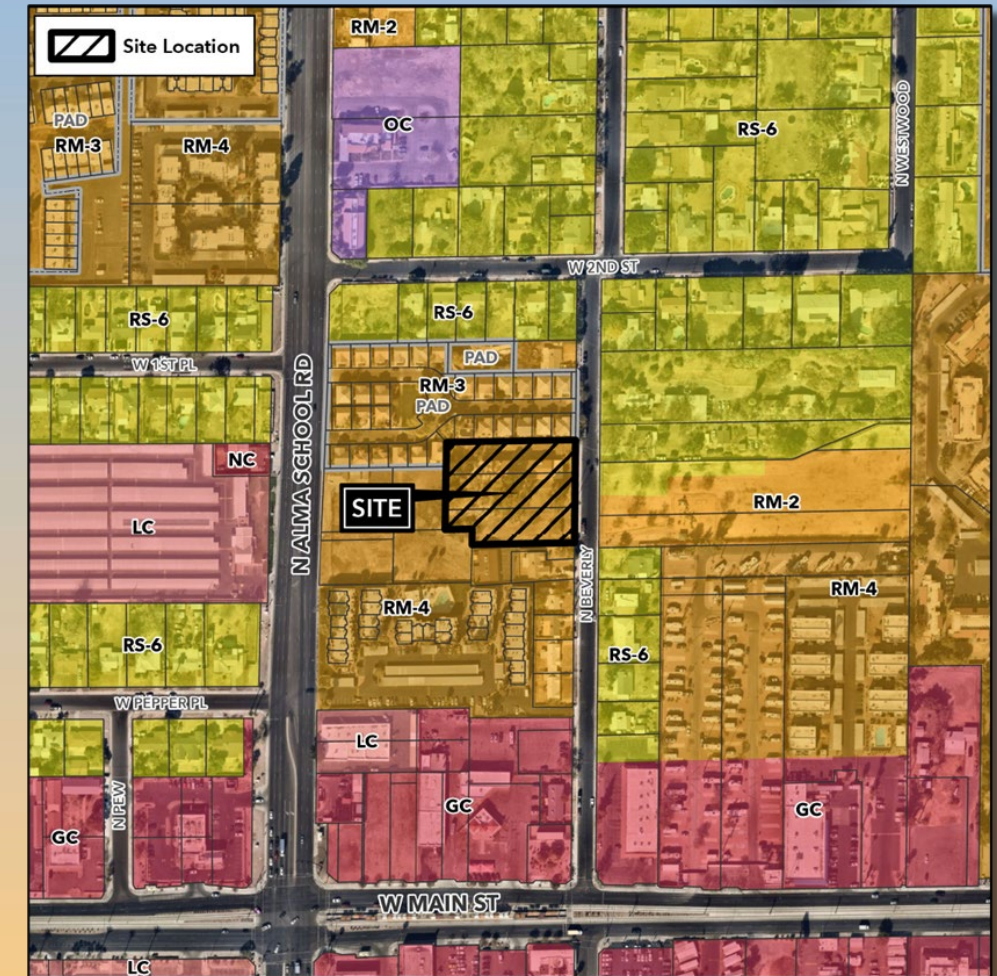
- Variety of housing types, not to exceed 30 dwelling units per acre





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

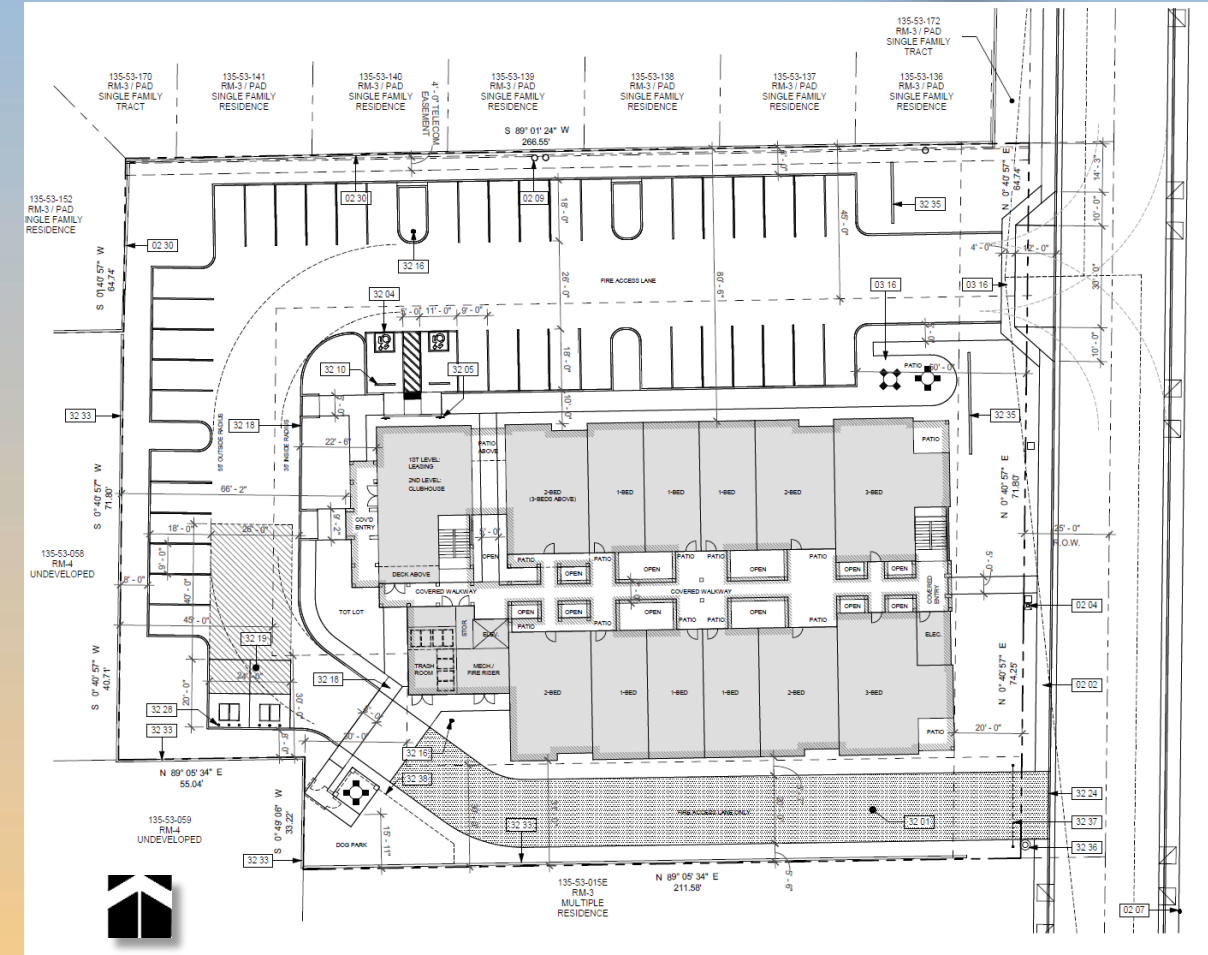


Looking west from Beverly



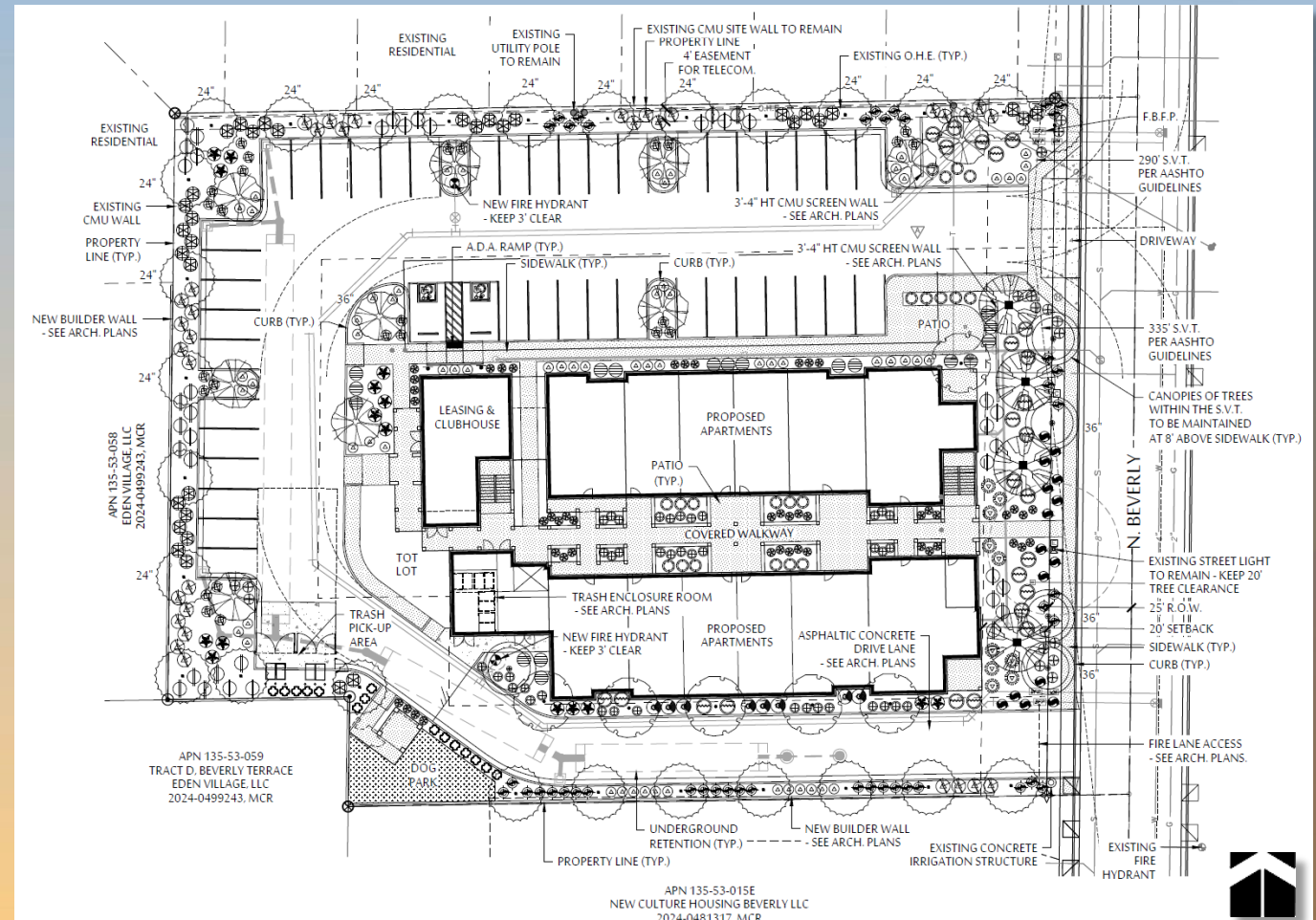
Site Plan

- 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)





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) - 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) - 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

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

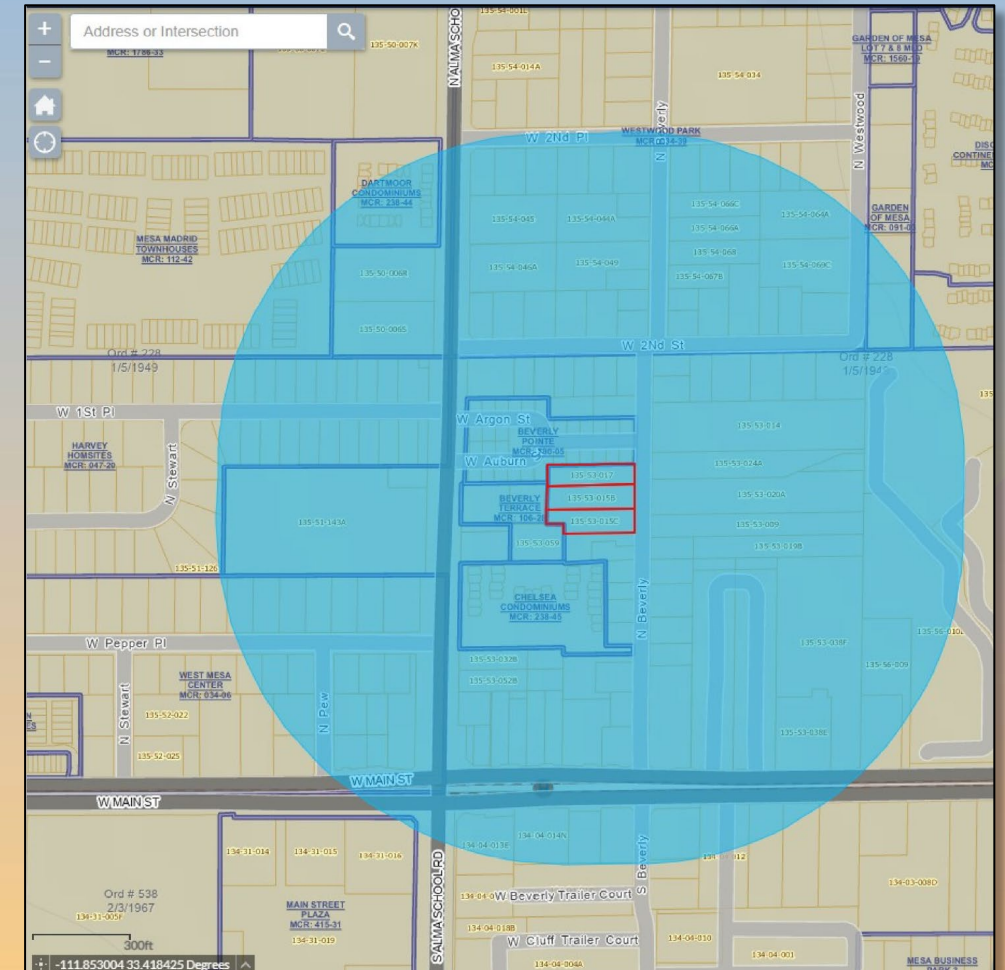
(South Property line)

15 feet

5 feet



- 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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Rendering





Rendering





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