



DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

Planning & Zoning Board Staff Report
2025

June 11,

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 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.

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)

The subject request is made concurrently with a rezoning and Initial Site Plan Review application (Case No. ZON24-01052). Through the zoning and Site Plan Review applications, 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 (Proposed Project).

Per Chapter 3 of the Mesa 2050 General Plan, the purpose of the current General Plan Placetype designation, Traditional Residential, is to provide for primarily detached single-family home on medium or large lots with densities up to 7.26 dwelling units per acres. These neighborhoods may also contain low-density multi-family with densities up to 15 dwelling units per acre located along arterial and collector roadway and service 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.

As a result, the applicant is requesting to change the Placetype designation to Mixed Residential, which allows RM-4 zoning district as well as a variety of housing types such as single-family detached and attached homes, duplexes, triplexes, quadplexes, townhomes and low- to medium-density multiple residences, not to exceed 30 dwelling units per acre.

Per Table 2 (Placetype Change – Minor and Major Criteria) of the Mesa 2050 General Plan, the requested change is a Minor General Plan Amendment.

Concurrent Applications:

- **Rezoning and Site Plan Review:** The Planning and Zoning Board public hearing is scheduled for June 11, 2025, to review the proposed zoning request and site plan (Case No. ZON24-01052).
- **Design Review:** Design Review Board meeting is scheduled for June 10, 2025, to review the proposed elevations, landscape plan, and photometric plan (Case No. DRB24-01050).

Site Context

General Plan:

- The applicant is requesting to change the Placetype designation from Traditional Residential to Mixed Residential.
- Per Chapter 3 of the 2050 General Plan, the purpose of the Mixed Residential Placetype is primarily residential that allows for a variety of housing, such as single-family detached and attached homes, duplexes, triplexes, quadplexes, townhomes and low- to medium-density multiple residences, not to exceed 30 dwelling units per acre.
- The Proposed Project, and concurrent rezoning and site plan review, is consistent with Mixed Residential Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies of the 2050 Mesa General Plan.

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 Place Type 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 multifamily residential uses, respectively. Properties to the west were recently approved for multifamily 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 Principals, 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 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.

West Main Street 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 1/4 mile (1,320 feet) of future 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, creating a sense of place; in these ways this furthers to Vision, Guiding Principles or Strategies identified in the 2050 Mesa General Plan.

Citizen Participation

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.

Neighborhood Meetings:

A virtual neighborhood meeting was held on March 19, 2024, where the single neighborhood attendee raised a question/concern with the compatibility of the proposed elevations with existing architectural character of the neighborhood.

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

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

Following are the responses to the attendees' questions/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 (street) as a result of the Proposed Project. Consequently, a traffic impact study was not required for this Proposed Project.
 - Parking is allowed on Beverly (street), but residents will be encouraged to park on-site.
 - On-site parking will be assigned at "one spaces per unit".
- Architectural character: the proposed building colors, materials and roof line were adjusted to better reflect the residential character of the neighborhood.
- Demographics of the residents: 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 must be abandoned to comply with low water use requirements from the state housing department.
- Preservation of the mature on-site trees: The existing pine trees will be removed because of "blight". 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 include 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.

Staff Recommendation

The requested 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 furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the 2050 Mesa General Plan, and conforms with the General Plan amendment criteria outlined in Chapter 5.

Staff recommends Adoption

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – General Plan Amendment Map

Exhibit 3 – Project Narrative

Exhibit 4– Citizen Participation Plan

Exhibit 5 – Citizen Participation Report