



Planning & Zoning Board



ZON25-00578

New Life Fellowship Hall Building

Chloe Durfee Daniel, Planner II

April 22, 2026



Request

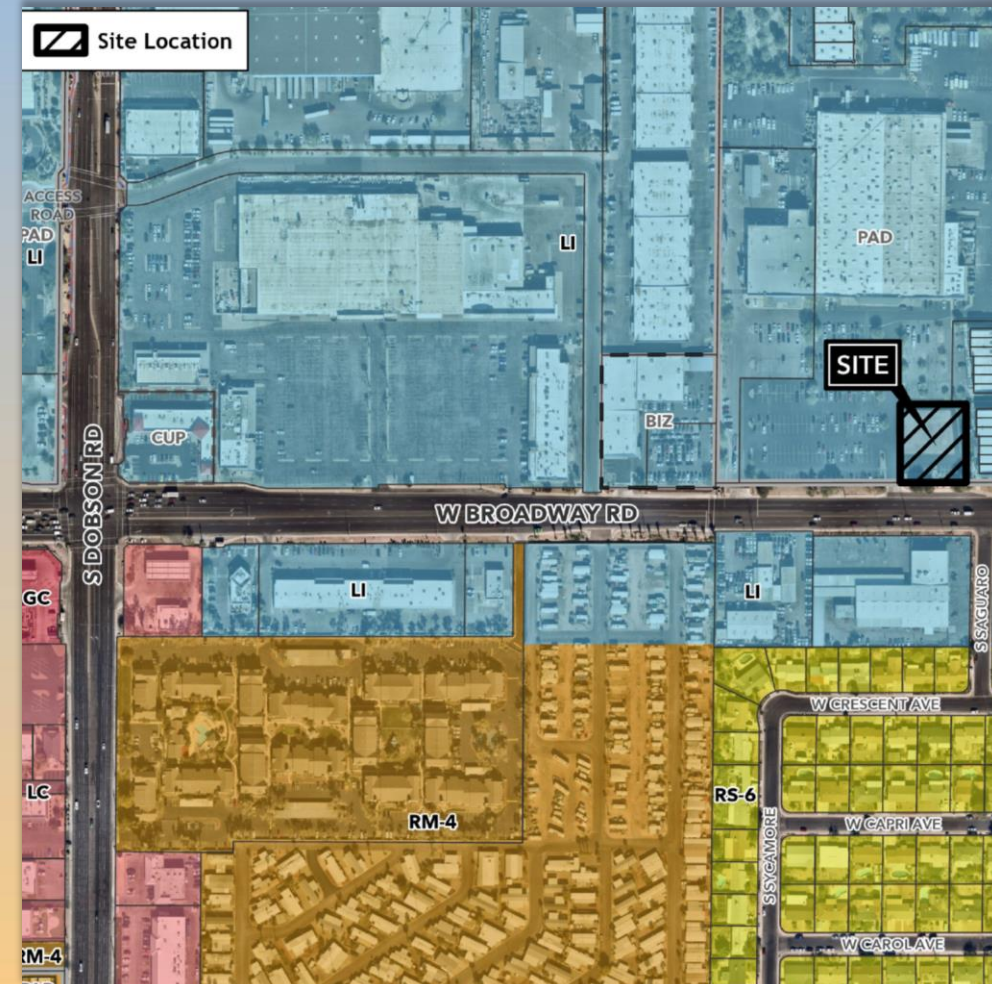
- Site Plan Review
- To allow for a 6,421 square foot Place of Worship





Location

- North side of Broadway Road
- East of Dobson Road



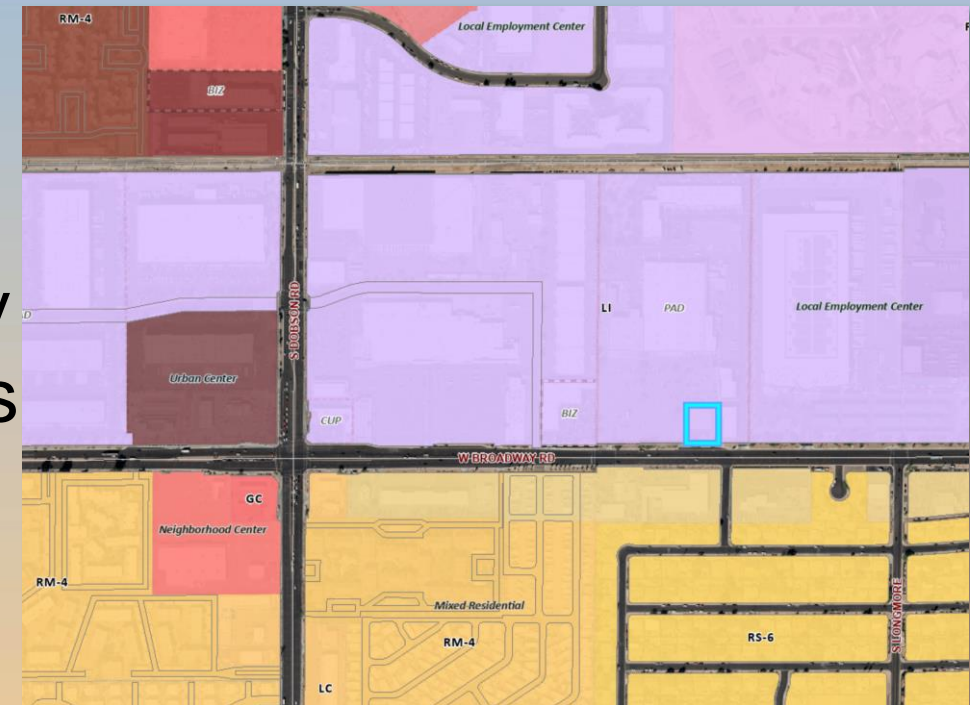


General Plan

Local Employment Center - Evolve

- Public/Semi-Public is a Supporting land use
 - Characterized by a variety of low-intensity business operations and commercial uses
- ### West Main Street Sub-Area Plan

- Consistent with the Industrial Corridor of the West Main Street Area Plan by supporting infill and redevelopment of the area





Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Place of Worship is an allowed use





Site Photo

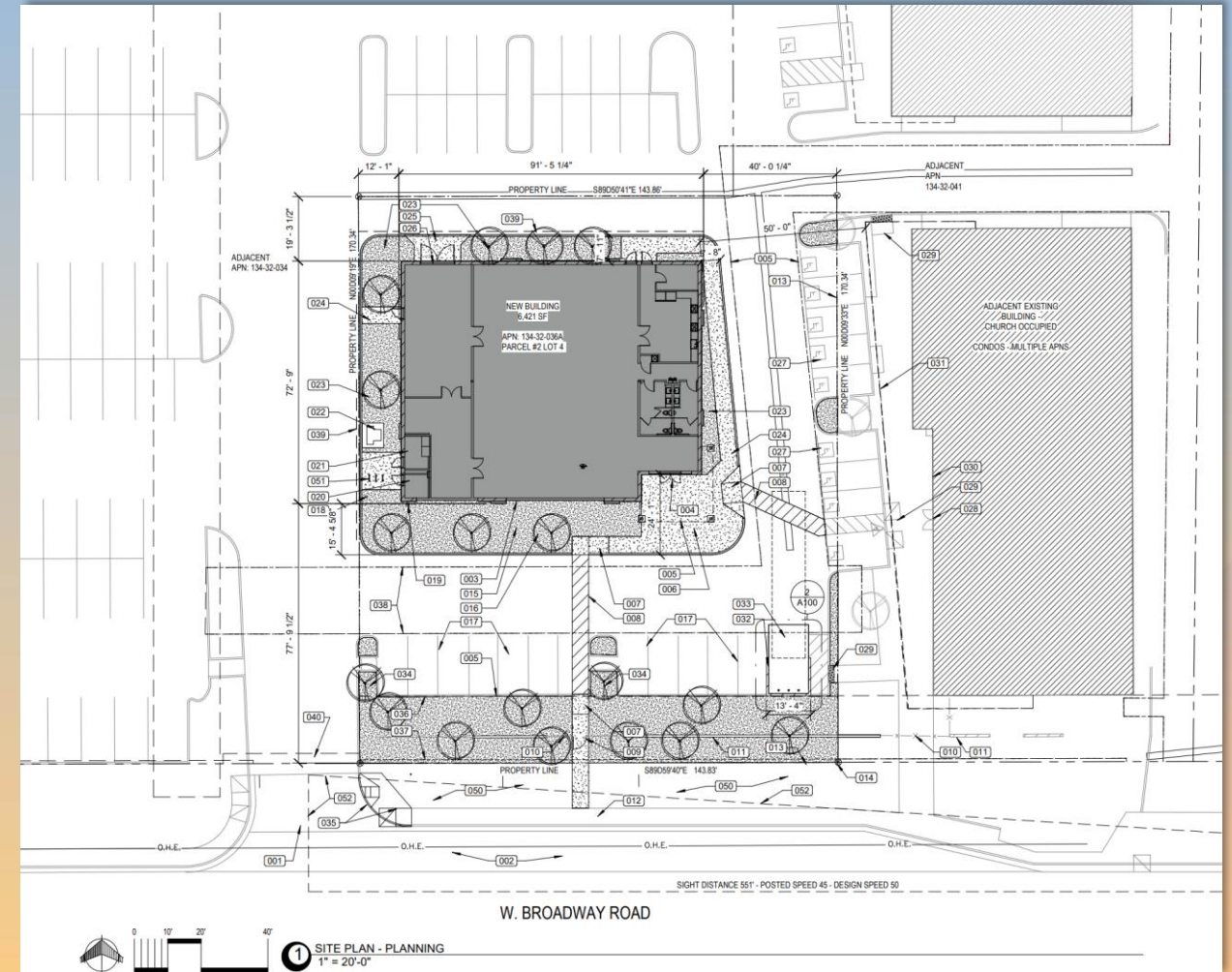


Looking north from Broadway Road



Site Plan

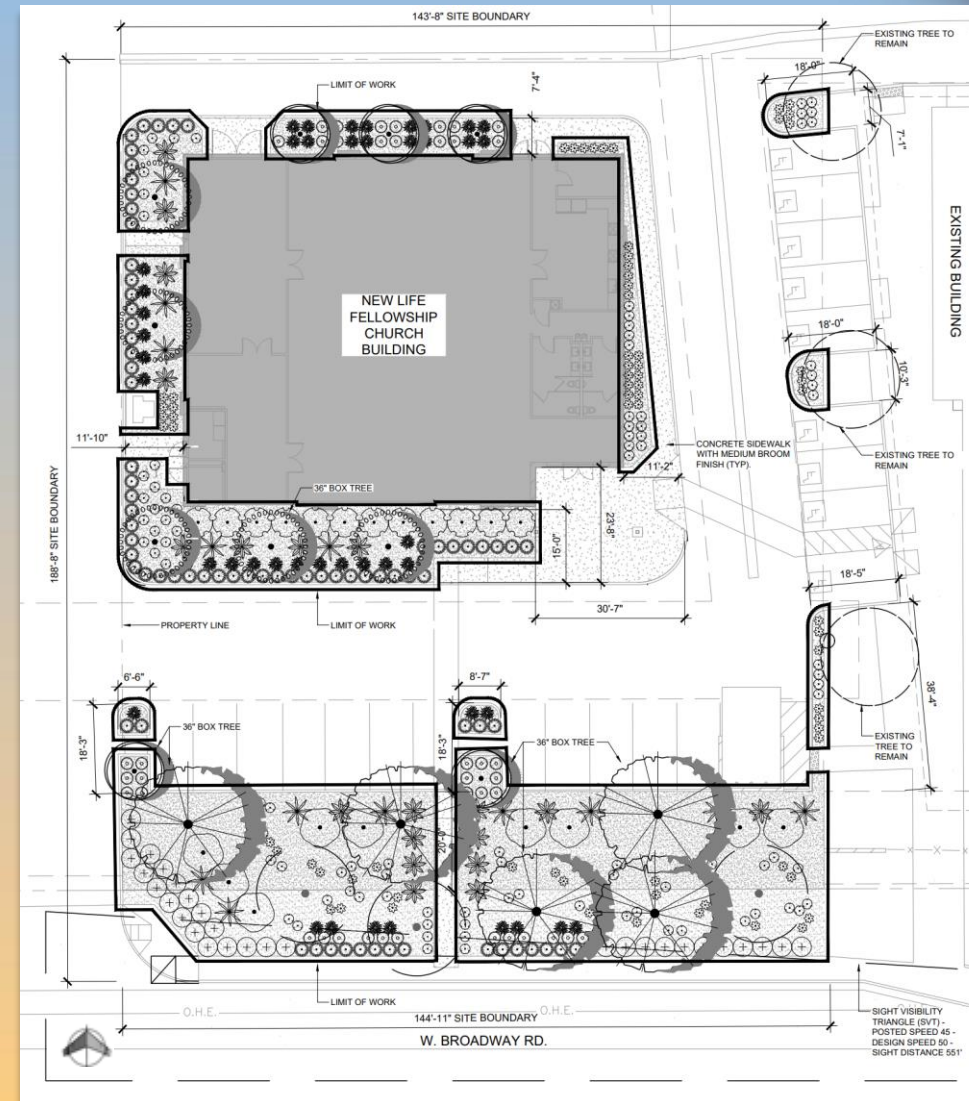
- 6,421 sq. ft. building
- Parking spaces shared with group industrial development
- Access from Broadway Road from the southwest through shared drive





Landscape Plan

PLANT SCHEDULE					
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	REMARKS
TREES					
	5	Acacia aneura Mulga	(3) 24" box (2) 36" box	Cal 1.0"	25 s.f. each
	5	Chilopsis linearis Desert Willow	(4) 24" box (1) 36" box	Cal 1.0"	25 s.f. each
	3	Existing Mesquite Tree	-		50 s.f. each
	5	Prosopis glandulosa `Thornless AZT` Thornless Honey Mesquite	36" box Multi-trunk	Cal 2.0"	50 s.f. each
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS	
SHRUBS					
	19	Bougainvillea x `Torch Glow` Torch Glow Bush Bougainvillea	5 gal	Can Full	50 s.f. each
	9	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	Can Full	50 s.f. each
	12	Tecoma x `Sparky` Sparky Yellow Bells	15 gal		50 s.f. each
ACCENTS					
	97	Euphorbia rigida Gopher Plant	5 gal	Can Full	10 s.f. each
	13	Hesperaloe funifera Giant Hesperaloe	5 gal	Can Full	25 s.f. each
	44	Hesperaloe parviflora Red Yucca	5 gal	Can Full	25 s.f. each
	78	Muhlenbergia capillaris `Lenca` Regal Mist® Pink Muhly Grass	5 gal		10 s.f. each
GROUNDCOVERS AND PERENNIALS					
	41	Convolvulus cneorum Bush Morning Glory	1 gal	Can Full	5 s.f. each
	30	Lantana camara `New Gold` New Gold Lantana	1 gal	Can Full	25 s.f. each
	72	Ruellia brittoniana `Katie` Katie's Ruellia	1 gal	Can Full	25 s.f. each
SYMBOL	QTY	BOTANICAL / COMMON NAME	TYPE/SIZE	REMARKS	
	7,139 sf	Palo Verde Brown Granite	1/2" Screened	2" Deep	
MISCELLANEOUS					





Renderings





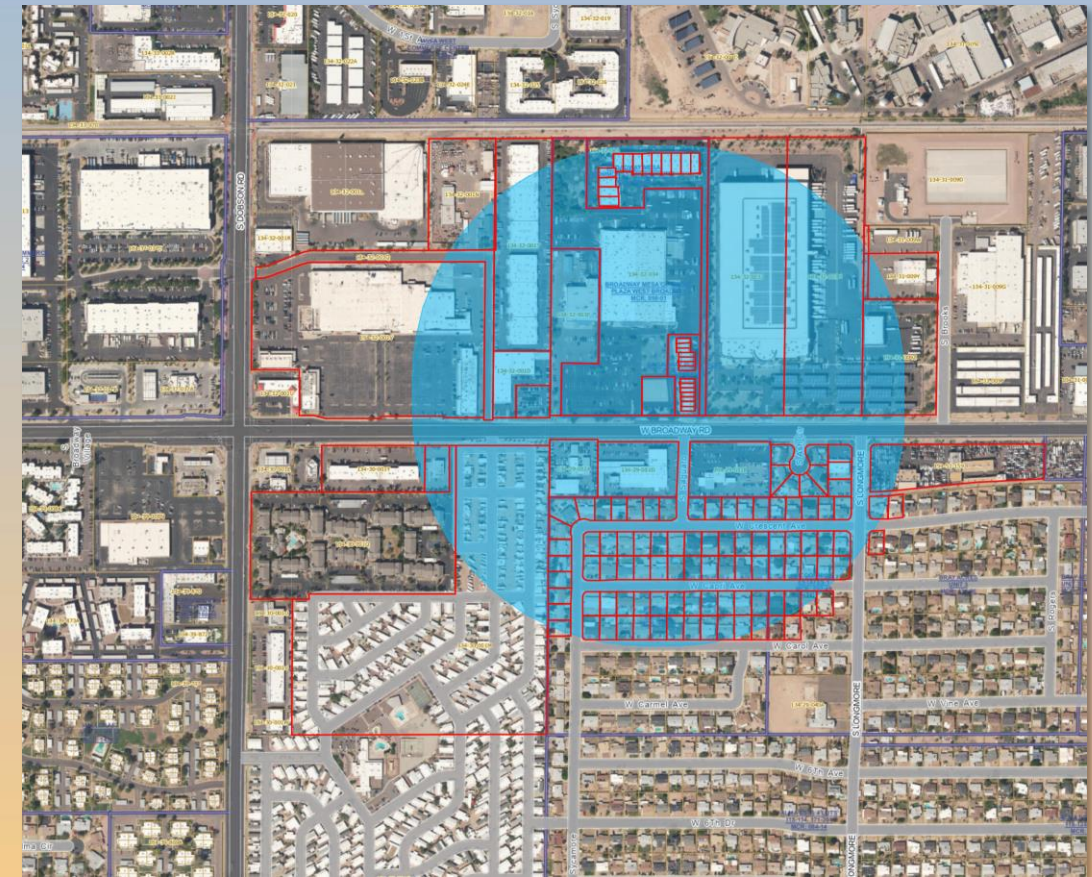
Renderings





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- In-Person Neighborhood Meeting:
February 2026 – 1 neighbor attended
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Criteria in Chapters 69 for Site Plan Review

Staff recommends Approval with Conditions



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