



# City Council

## ZON25-00578

Mary Kopaskie-Brown, Planning Director  
Evan Balmer, Assistant Planning Director

May 18, 2026



# Request

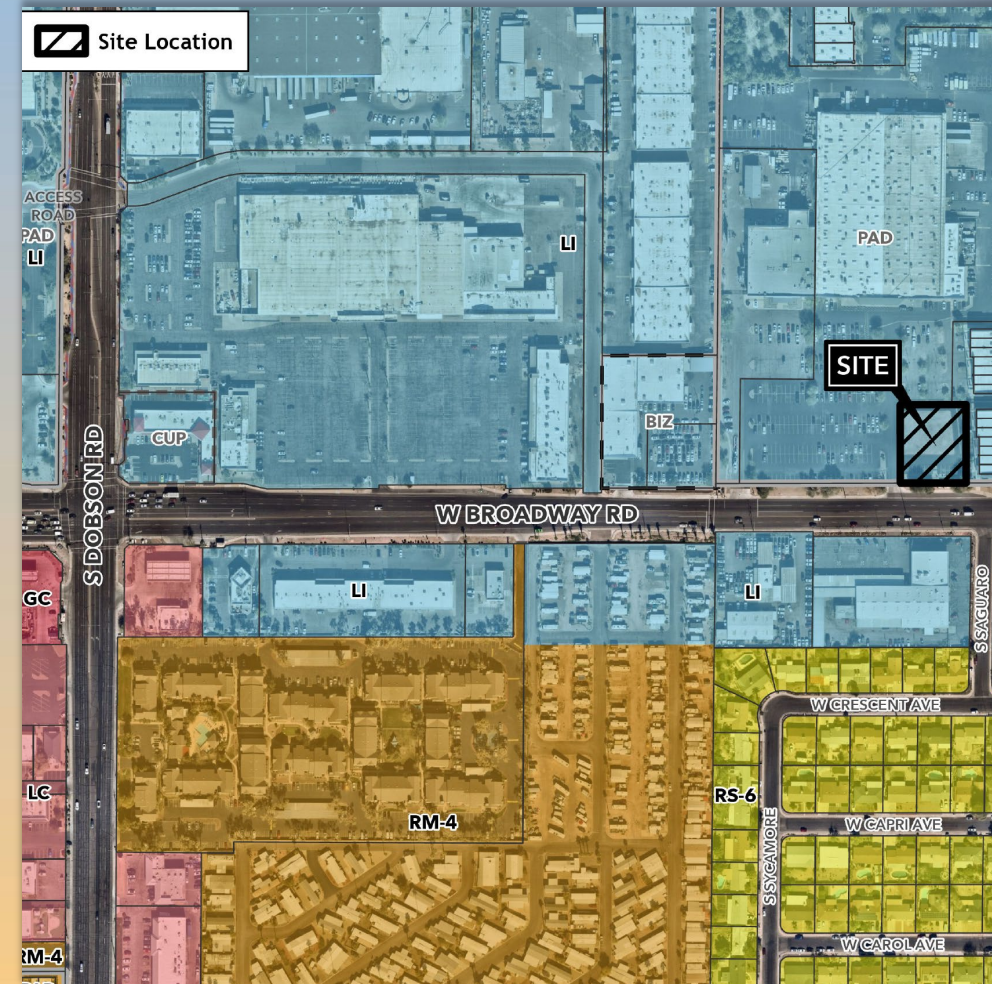
- Site Plan Review
- To allow for a 6,421 square foot Place of Worship





# Location

- North side of Broadway Road
- East of Dobson Road





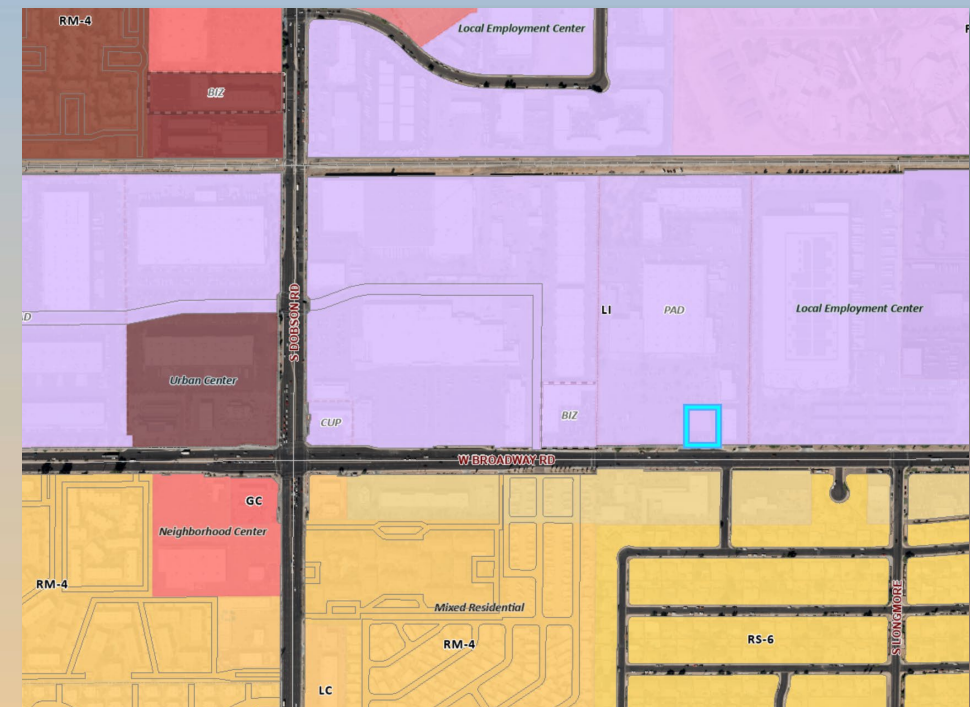
# General Plan

## 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

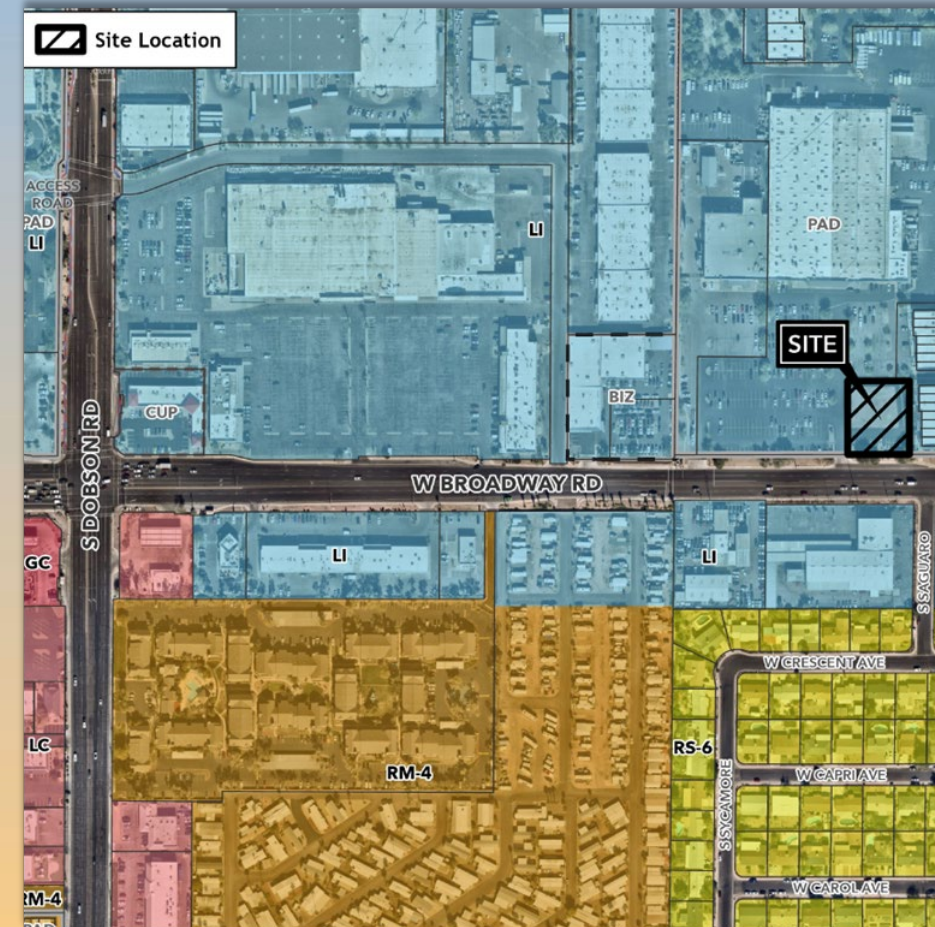
- Consistent with the Industrial Corridor of the West Main Street Area Plan by supporting infill and redevelopment of the area





# Zoning

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





# Site Photo

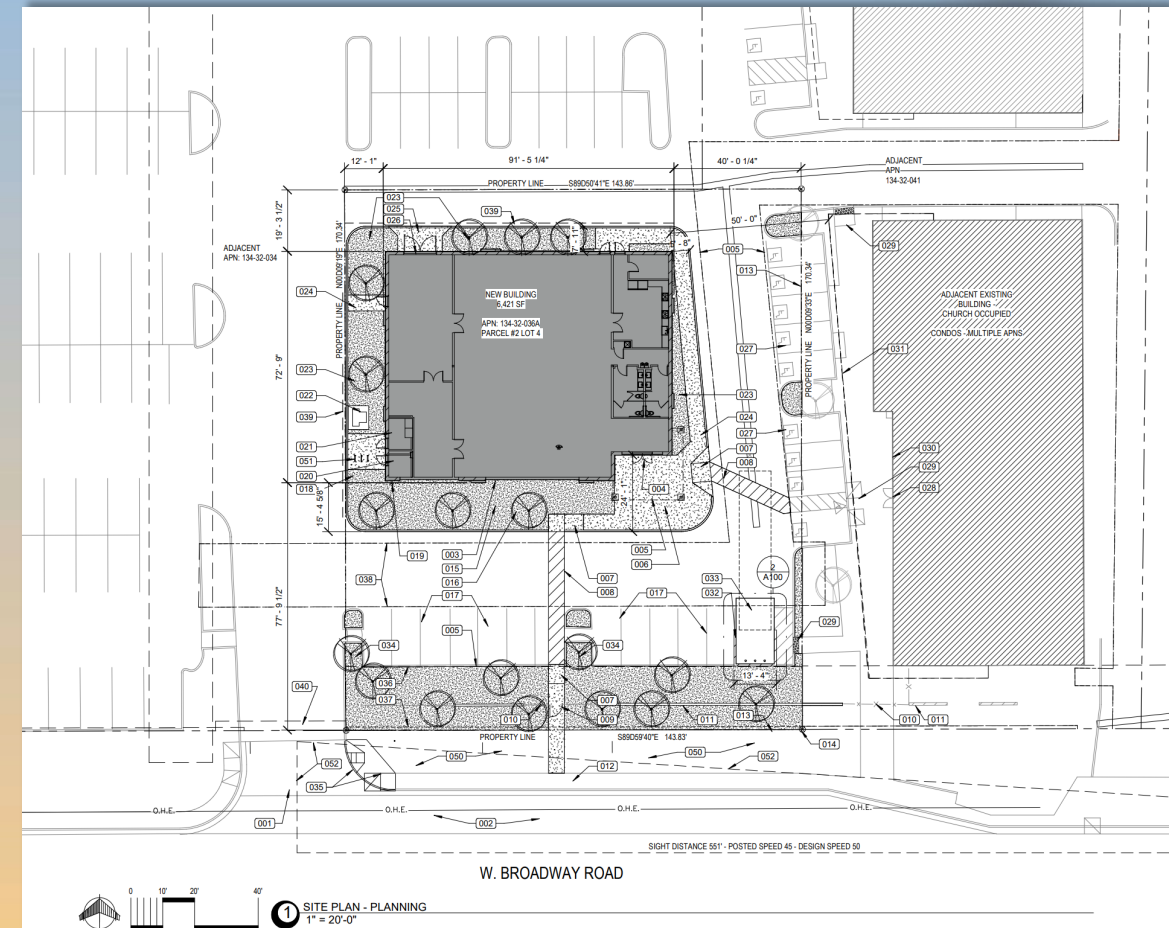


Looking North from Broadway Road



# Site Plan

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







# Findings

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

*Staff recommends Approval with Conditions  
Planning and Zoning Board recommends Approval with Conditions (6-0)*

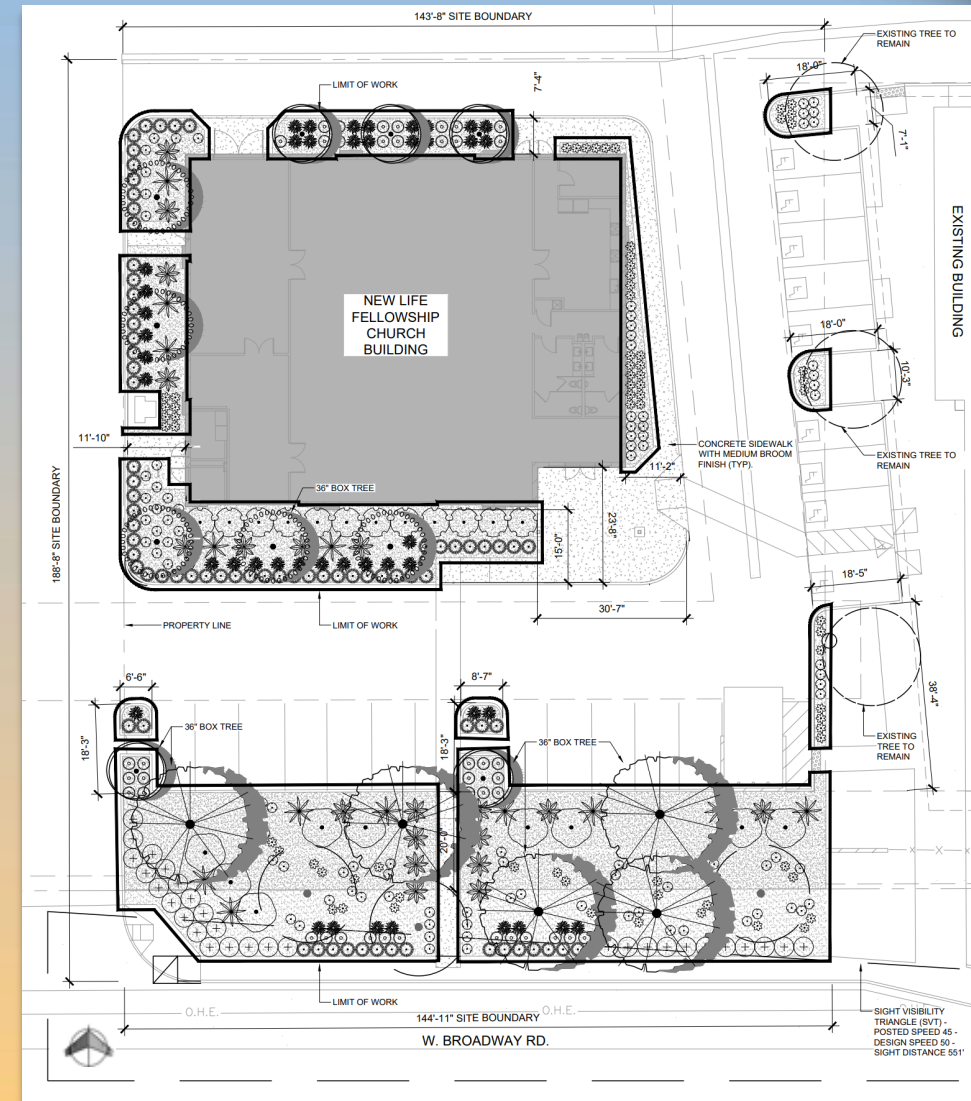


mesa·az



# Landscape Plan

PLANT SCHEDULE					
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CAL	REMARKS
<b>TREES</b>					
	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	
<b>SHRUBS</b>					
	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
<b>ACCENTS</b>					
	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
<b>GROUNDCOVERS AND PERENNIALS</b>					
	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	
<b>MISCELLANEOUS</b>					





# Renderings





# Renderings

