


City Council Staff Report

Date	May 18, 2026	
Case No.	ZON25-00578	
Project Name	New Life Fellowship Hall Building	
Request	Site Plan Review to allow for an approximately 6,421± square foot Place of Worship	
Project Location	Approximately 1,770± feet east of the northeast corner of West Broadway Road and South Dobson Road	
Parcel No(s)	134-32-036A	
Project Area	0.6± acres	
Council District	District 3	
Existing Zoning	Light Industrial with a Planned Area Development Overlay (LI-PAD)	
General Plan Designation	Local Employment Center	
Applicant	Ron Hecht, Valley Architecture, Inc.	
Owner	James MacMillan, New Life Full Gospel Fellowship, Inc.	
Staff Planner	Chloe Durfee Daniel, Planner II	
Proposition 207 Waiver Signed	Yes	

Recommendation

Staff find that the Proposed Project is consistent with the Mesa 2050 General Plan, the Mesa Gateway Strategic Development Plan, and the review criteria for Site Plan Review approval outlined in Section 11-69-5 of the Mesa Zoning Ordinance (MZO).

Staff recommends approval with conditions.

Planning & Zoning Board Recommendation:

On April 22, 2026, the Planning and Zoning Board **voted (6-0)** to recommend that City Council **approve**, with conditions, the Proposed Project.

Project Overview

Request:

The applicant is requesting approval for a Site Plan Review for an approximately 6,421± square foot Place of Worship (Proposed Project).

On August 15, 2005, City Council rezoned the project site from Light Industrial to Light Industrial with a Planned Area Development overlay (LI-PAD) and approved a Site Plan Modification for the larger 19± acre development (Case No. Z05-063; Ordinance No. 4438). Condition of Approval No. 2 of Ordinance 4438 requires review and approval by the Planning and Zoning Board, Design Review Board and City Council of future development plans.

The Proposed Project will require approval of City Council.

Concurrent Applications:

- **Design Review:** Design Review Board meeting was held on April 14, 2026. Staff will work with the applicant to address the comments related to the proposed elevations and landscape plan (DRB25-00993).

Site Context

General Plan:

- The Placetype for the Proposed Project is Local Employment Center and the Growth Strategy is Evolve.
- Public/Semi-Public uses, such as a Place of Worship, are supporting land uses, that when integrated with a variety of other low-intensity business operations and commercial uses, and located with convenient access to commercial areas that provide services and amenities, create areas that can complement residential areas.
- The Proposed Project is consistent with the Local Employment Center Placetype and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.

- Supporting General Plan Strategies:
 - 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.

Sub-Area Plan:

- The Proposed Project is located within the West Main Street Area Plan and specifically located within the Industrial Corridor.
- The Proposed Project is consistent with the Industrial Corridor of the West Main Street Area Plan by supporting infill and redevelopment of the area.

Zoning:

- The project site is zoned Light Industrial with a Planned Area Development Overly (LI-PAD).
- A Place of Worship is a permitted use within the LI District.

Surrounding Zoning & Use Activity:

The Proposed Project is compatible with surrounding land uses, which includes a place of worship, commercial, office, retail, auto sales, and industrial users.

Northwest LI-PAD Industrial/Office/Warehouse	North LI-PAD Industrial/Office/Warehouse	Northeast LI-PAD Retail
West LI-BIZ Auto Sales	Project Site LI-PAD Vacant	East LI-PAD Commercial and Place of Worship
Southwest (Across Broadway Rd.) LI Auto Sales	South (Across Broadway Rd.) LI Auto Sales	Southeast (Across Broadway Rd.) LI Auto Sales

Site History:

- **January 4, 1967:** City Council annexed 399± acres, including the project site, into the City of Mesa (Ordinance No. 538).
- **August 26, 1991:** City Council approved Council Use Permit and a Major Site Plan Modification to allow for a 25,000 square foot retail store to the site. (Case No. Z91-031; Ordinance No. 2632).

- **September 3, 1991:** The Board of Adjustment approved a variance for landscaping and screening requirements in conjunction with the expansion of the larger development (Case No. BA91-022).
- **May 2, 2001:** The Design Review Board reviewed 117,928 square feet of building space (Case No. DR01-034).
- **August 15, 2005:** City Council approved a rezoning from LI to LI-PAD and a Site Plan Modification for 19± acres (Case No. Z05-063; Ordinance No. 4438).
- **October 5, 2005:** The Design Review Board reviewed the building elevations and landscape plan for 18,120 square feet of retail building adjacent to the proposed project (Case No. DR05-081).

Project/Request Details

Site Plan:

- **Building Design:**
 - The 6,421± square foot Place of Worship will be a single-story structure situated on the currently vacant pad on the site.
 - The southeast side of the building is the main entrance and a large, covered entry plaza with a pedestrian path to the public sidewalk along Broadway Road and the other Place of Worship building.
 - The Proposed Projects meets the requirements for Places of Worship as per Section 11-31-22 of the MZO, which include landscaping and screening to the standards of the Limited Commercial (LC) zoning district.
- **Access:** The shared entrance drive will allow access from the southwest of the building to the larger group industrial center and then drive aisles circle the building.
- **Parking:**
 - Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 49 parking spaces are required.
 - The group industrial center provides for a shared parking agreement as a part of the CC&R's and provides enough parking to meet all user requirements.
- **Landscaping:** The building features new foundation base landscaping as well as landscaping along the right-of-way and within the parking lot meeting all landscaping requirements.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Neighborhood Meeting:

A neighborhood meeting was held on February 12, 2026. One attendee was at the meeting and did not indicate any concerns, but wanted to know more about the proposed project.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff received no questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Site Plan Review, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00993.
3. Compliance with all applicable City development codes and regulations.
4. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.

Exhibits

Exhibit 1 - Presentation

Exhibit 2 - Ordinance

Exhibit 3 - Ordinance Map

Exhibit 4 - Vicinity Map

Exhibit 5 - Site Plan

Exhibit 6 - Minutes

Exhibit 7 - Submittal Documents