



Design Review Report

Date	April 14, 2026	
Case No.	DRB25-00993	
Project Name	New Life Fellowship Hall Building	
Request	Design Review Approval 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	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, the Quality Development Design Guidelines, and the Site Planning and Design Standards outlined in MZO Section 11-6-3(B).

Staff recommends approval with conditions.

Project Overview

Request:

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

Concurrent Applications:

- **Site Plan Review:** Planning and Zoning Board meeting is scheduled for April 22, 2026, to review the proposed site plan.

Site Context

General Plan:

- The Placetype for the project site 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 Overlay (LI-PAD).
- A Place of Worship is a permitted use within the LI District.

Surrounding Zoning & Use Activity:

The proposed Place of Worship is compatible with surrounding land uses, which include places 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:** Design Review 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

Design Review Approval:

- **Design Review Board Approval Authority:** The project site is located within a light industrial and retail complex, approved by City Council in 2005. Per Condition No. 2 of Ordinance 4438, all future development plans are subject to the review and approval of the Design Review Board.

- **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 within a group industrial center. The main entrance is at the southeast side of the building, and is adjacent to a large, covered entry plaza with a pedestrian path that leads to the public sidewalk along Broadway Road and to a second Place of Worship building within the group industrial center.
- **Access:** The shared entrance drive allows access from Broadway Road southwest of the building and to the larger group industrial center with drive aisles circling the building.
- **Parking:** Per Table 11-32-3.A of the Mesa Zoning Ordinance (MZO), 49 parking spaces are required. The CC&Rs for the group industrial center provide a shared parking agreement which supplies enough parking to meet all user requirements and meets the MZO parking 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 wanted to know more about the proposed project but expressed no concerns.

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 request for Design Review, subject to the following conditions:

1. Compliance with the elevations and landscape plan as submitted.
2. Compliance with all requirements of Case No. ZON25-00578.
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.
5. Provide a minimum two-foot depth for all the raised parapets.
6. The front covered entry shall be enhanced and include a vertical element.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Elevations

Exhibit 6 – Renderings

Exhibit 7 – Color and Material Board

Exhibit 8 – Floor Plan

Exhibit 9 – Photometric Plan

Exhibit 10 – Lighting Fixtures

Exhibit 11 – Power Point Presentation