

Planning and Zoning Board



Study Session Minutes

Mesa City Council Chambers – Lower Level, 20 E. Main St.

Date: April 8, 2026 Time: 3:30 p.m.

MEMBERS PRESENT:

Benjamin Ayers
Troy Peterson*
Jeff Pitcher*
Jayson Carpenter
Jamie Blakeman
Genessee Montes

MEMBERS ABSENT

Chase Farnsworth

(*Boardmembers and staff participated in the meeting through the use of telephonic and video conference equipment)

STAFF PRESENT:

Mary Kopaskie-Brown
Evan Balmer
Cassidy Welch
Kirstin Dvorchak
Emily Johnson
Danika Heying

OTHERS PRESENT:

1 Call meeting to order.

Chair Ayers excused Boardmember Farnsworth and declared a quorum present; the meeting was called to order at 3:30 pm.

2 Review items on the agenda for April 8, 2026, regular Planning and Zoning Board Hearing.

Staff Planner Emily Johnson presented ZON26-00081. See attached presentation.

The Boardmembers had no questions for staff.

Presentation only; no formal action taken by the Board.

3 Planning Director Update:

Mary Kopaskie-Brown, Planning Director, had no updates for the Board.

4 Adjournment.

MINUTES OF THE APRIL 8, 2026, PLANNING & ZONING STUDY SESSION

Boardmember Carpenter motioned to adjourn the study session. The motion was seconded by Boardmember Montes.

The study session was adjourned at 3:35 pm.

Vote (6-0; Boardmember Farnsworth, absent)

Upon tabulation of vote, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter, Montes, Blakeman

NAYS – None

Respectfully submitted,



Benjamin Ayers
Planning and Zoning Board Chair

Note: Audio recordings of the Planning & Zoning Board Meetings are available in the Planning Division Office for review. They are also “live broadcasted” through the City of Mesa’s website at www.mesaaz.gov



Planning & Zoning Board



ZON26-00081

Brakes Plus Mesa

Emily Johnson, Planner II

April 8, 2026



Request

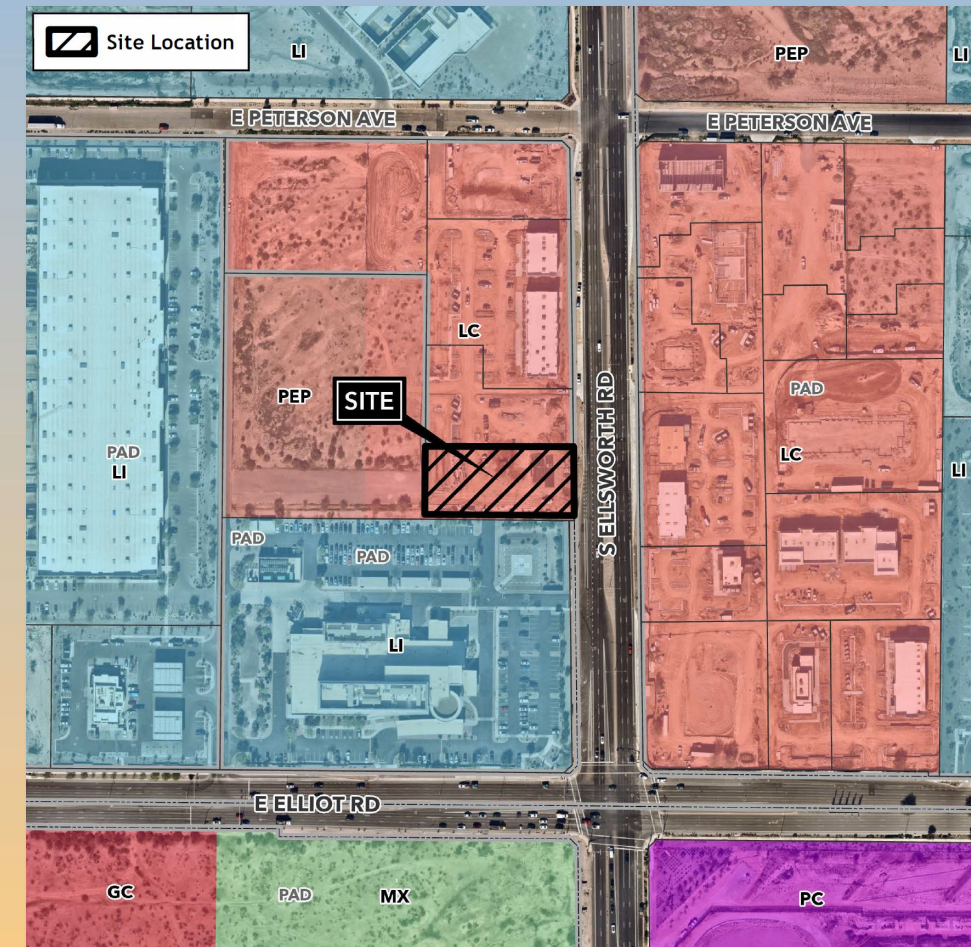
- Major Site Plan Modification
- Amend Conditions 1 and 6 of Ordinance 5855
- To allow for a 4,897 square foot Minor Automobile Repair development





Location

- 510 feet north of the northwest corner of S Ellsworth Rd and E Elliot Rd
- On the west side of S Ellsworth Rd

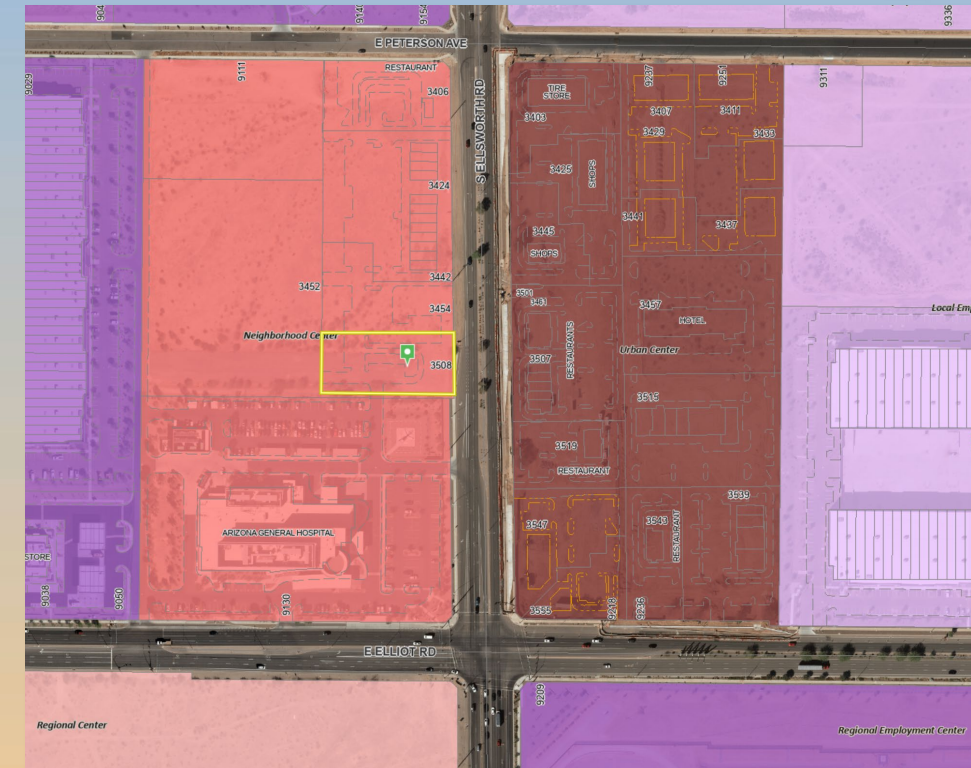




General Plan

Neighborhood Center

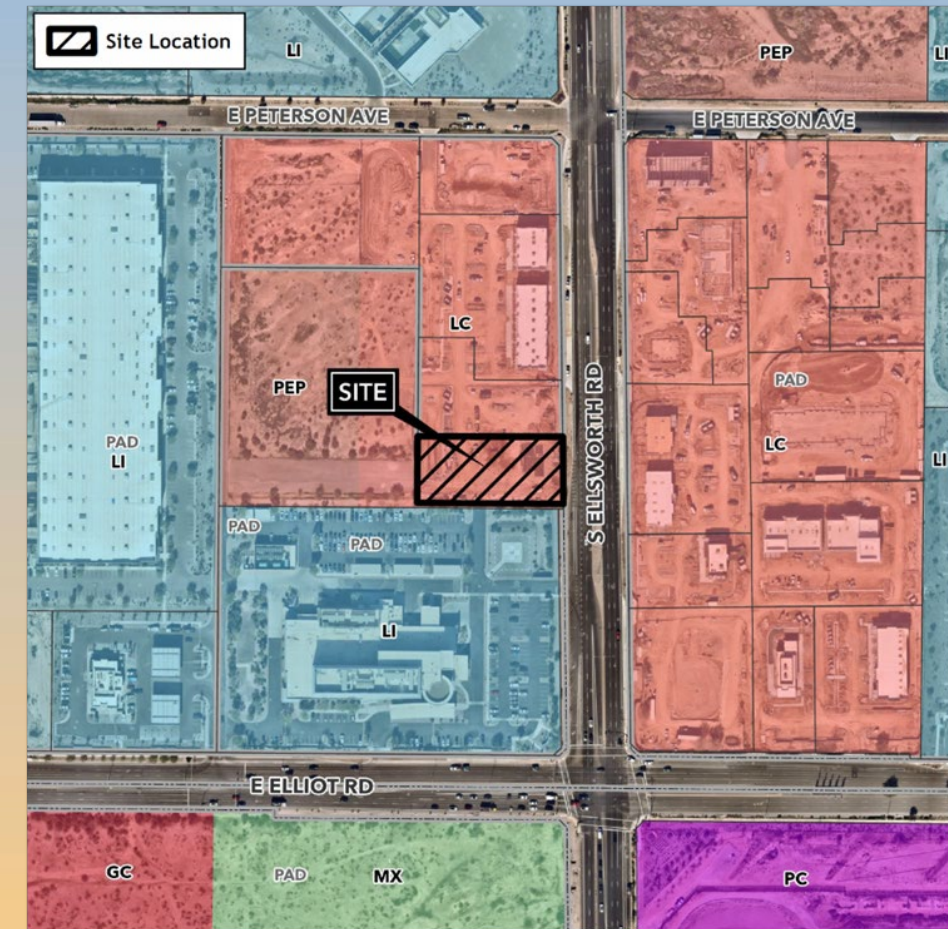
- Convenience Services is not a principal or supporting land use, but the use is permitted in the zoning district
- Intended to provide convenient access to goods, services, and dining within a short walk or drive





Zoning

- Limited Commercial (LC)
- Minor Auto Repair Facility is a permitted use within the district





Site Photos



Looking west from S Ellsworth Rd



Site Photos

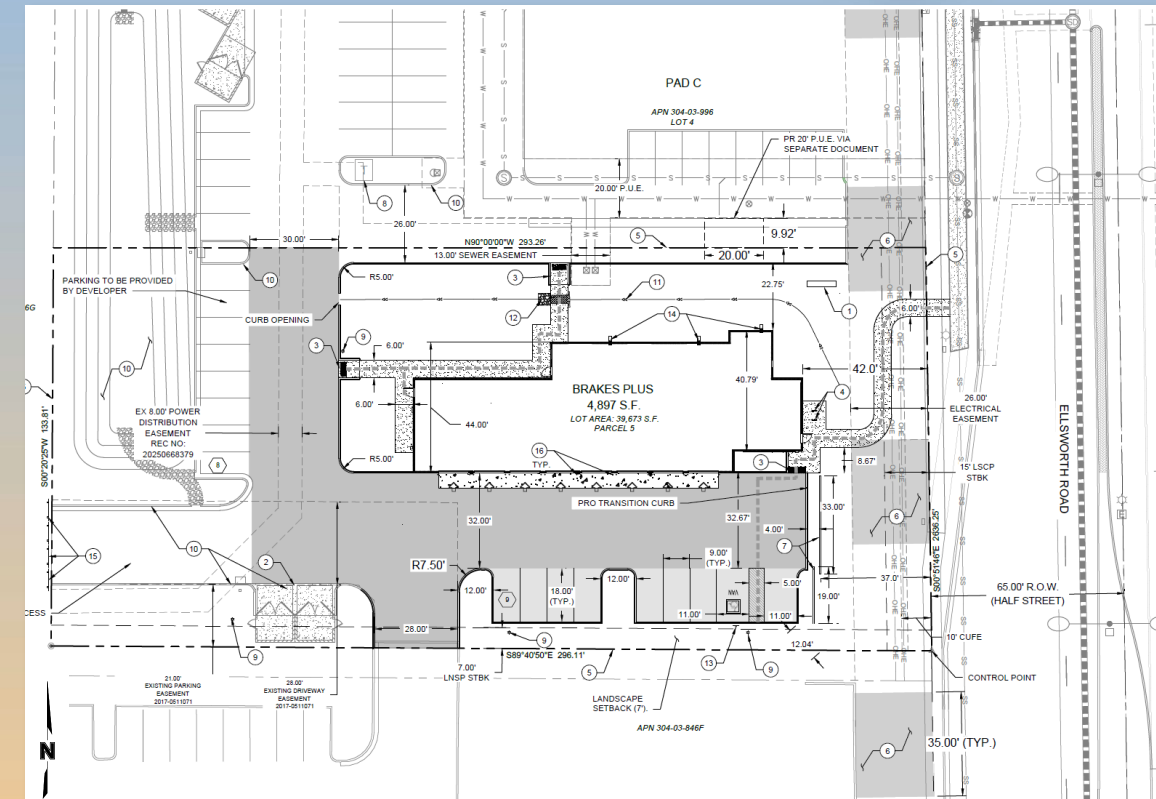


Looking northeast from the hospital parking lot



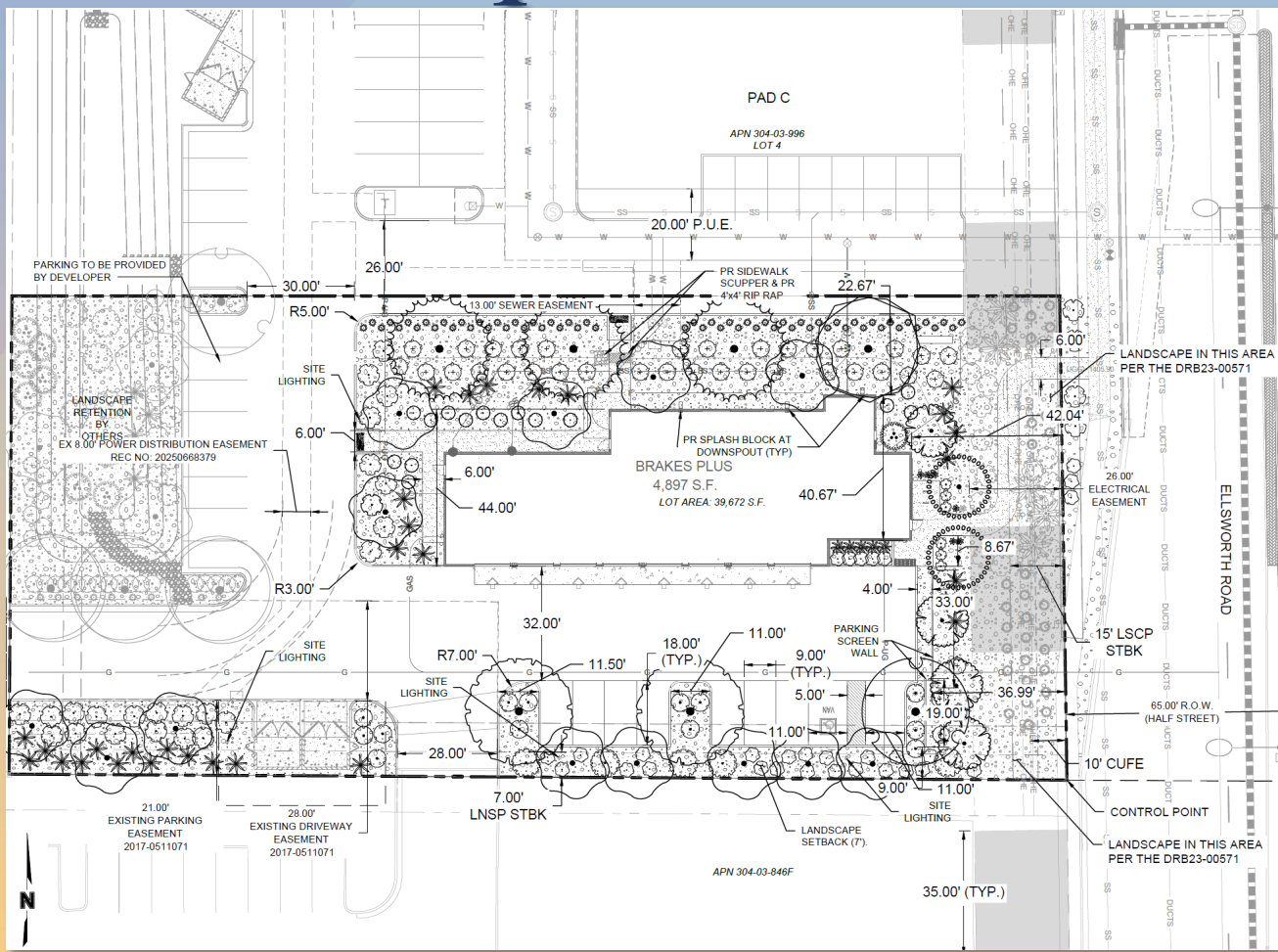
Site Plan

- 4,897 SF facility with bay doors facing south
- Primary access is through an internal drive to the north connecting to Ellsworth Rd and Peterson Ave
- 14 parking spaces are required and 17 are provided





Landscape Plan



PLANT SCHEDULE					
SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME	SYMBOL	BOTANICAL / COMMON NAME
EVERGREEN TREES					
	ACACIA SALICINA WILLOW ACACIA		EREMOPHILA GLABRA 'MINGNEW GOLD'	*	ALOE X 'BLUE ELF'
	ULMUS PARVIFOLIA LACEBARK ELM		OUTBACK SUNRISE EMU BUSH LANTANA MONTEVIDENSIS PURPLE TRAILING LANTANA	o	BLUE ELF ALOE
ORNAMENTAL TREES					
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE		DODONAEA VISCOSA HOPSEED BUSH	o	HESPERALOE PARVIFLORA 'PERPA'
	SOPHORA SECUNDFLORA TEXAS MOUNTAIN LAUREL		HESPERALOE FUNIFERA GIANT HESPERALOE	o	BRAKELIGHTS® RED 'YUCCA'
SHADE TREES					
	PISTACIA X 'RED PUSH'		TECOMA X 'ORANGE JUBILEE'	o	MYRTUS COMMUNIS 'COMPACTA'
	RED PUSH PISTACHE		ORANGE JUBILEE YELLOW BELLS	o	DWARF COMMON MYRTLE
EVERGREEN GROUNDCOVER					
					DECOMPOSED GRANITE
LARGE SHRUBS					
					1/2" SCREENED 'MAHOGANY BROWN'
ORNAMENTAL SHRUBS					
					2" DEPTH IN ALL PLANTING AREAS
MEDIUM SHRUBS					
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'		LITTLE OLLIE® OLIVE		ROW DECOMPOSED GRANITE
	LYNN'S LEGACY LANGMAN'S SAGE		PEDILANTHUS MACROCARPUS LADY'S SLIPPER		1/2" SCREENED 'MAHOGANY BROWN'
	OLEA EUROPAEA 'MONTRA'		RUPELLIA PENINSULARIS DESERT RUELLIA		2" DEPTH IN ALL PLANTING AREAS
	LITTLE OLLIE® OLIVE				



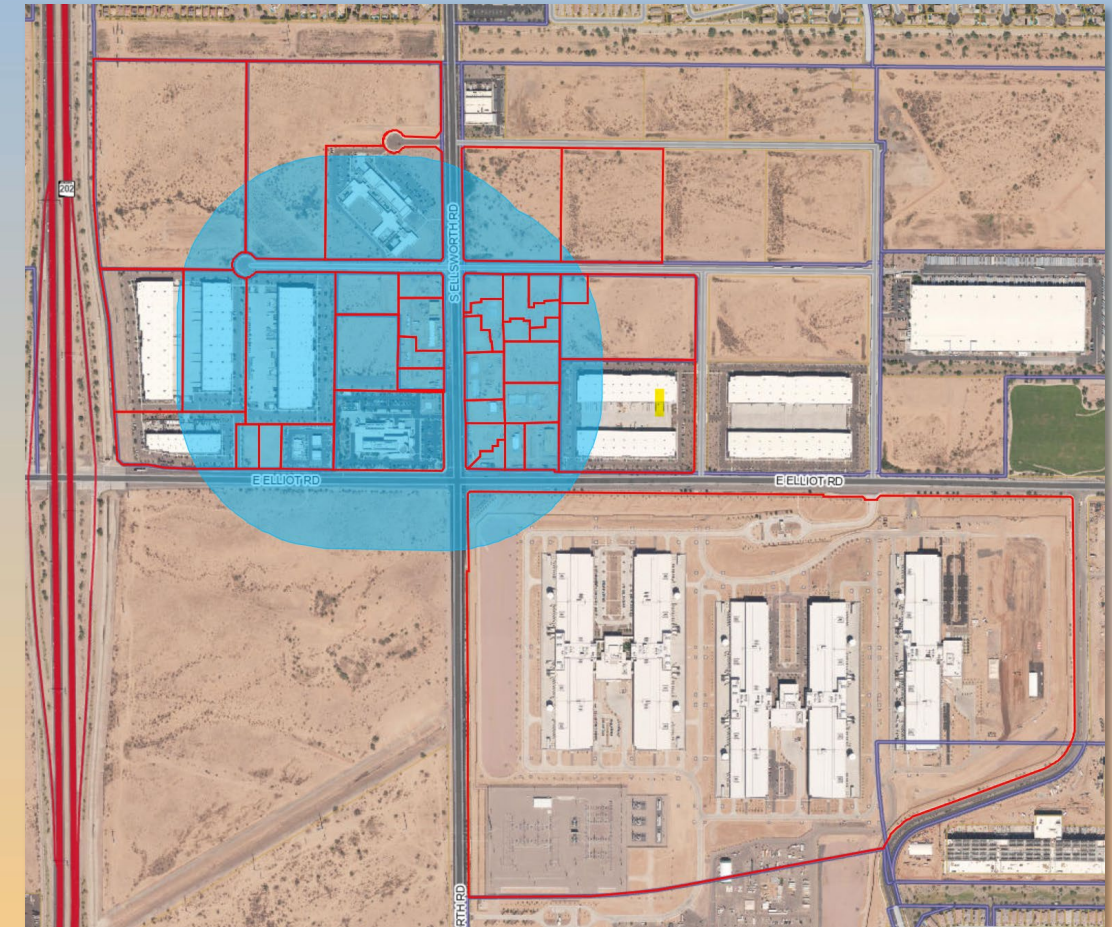
Renderings





Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Staff has not received any public comments





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review

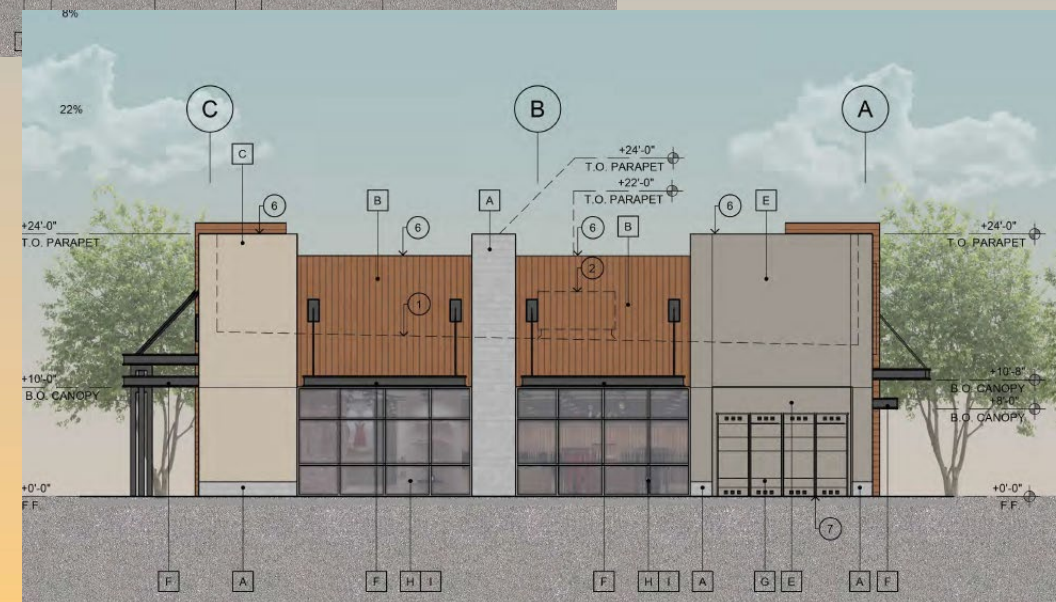
Staff recommends Approval with Conditions



Planning & Zoning Board

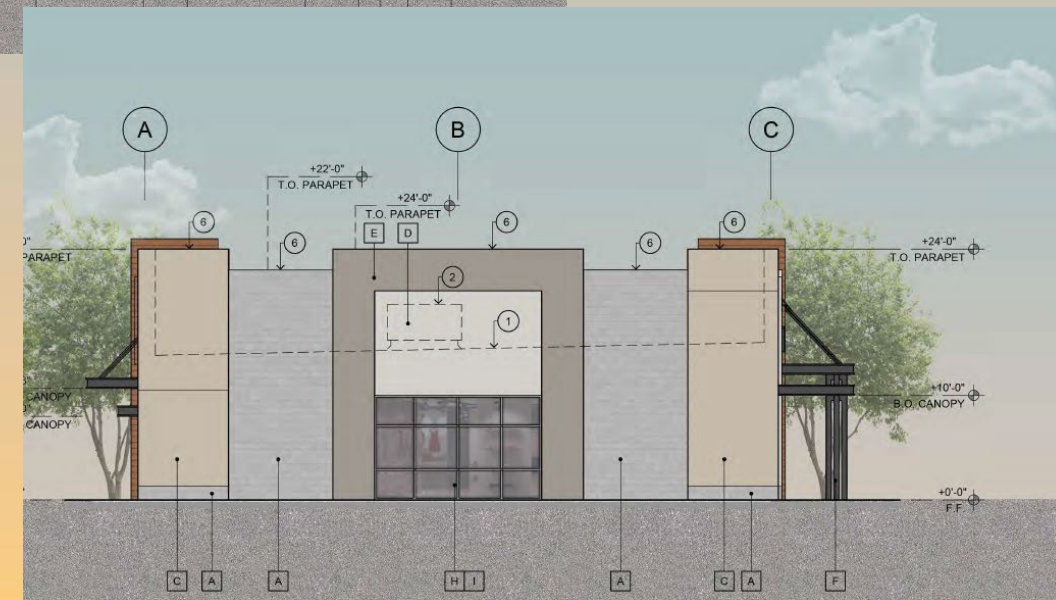


Approved Elevations (DRB23-00571)





Approved Elevations (DRB23-00571)





Approved Site Plan (ZON23-00174)

