



# City Council Brakes Plus Mesa

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May 4, 2026



# Request

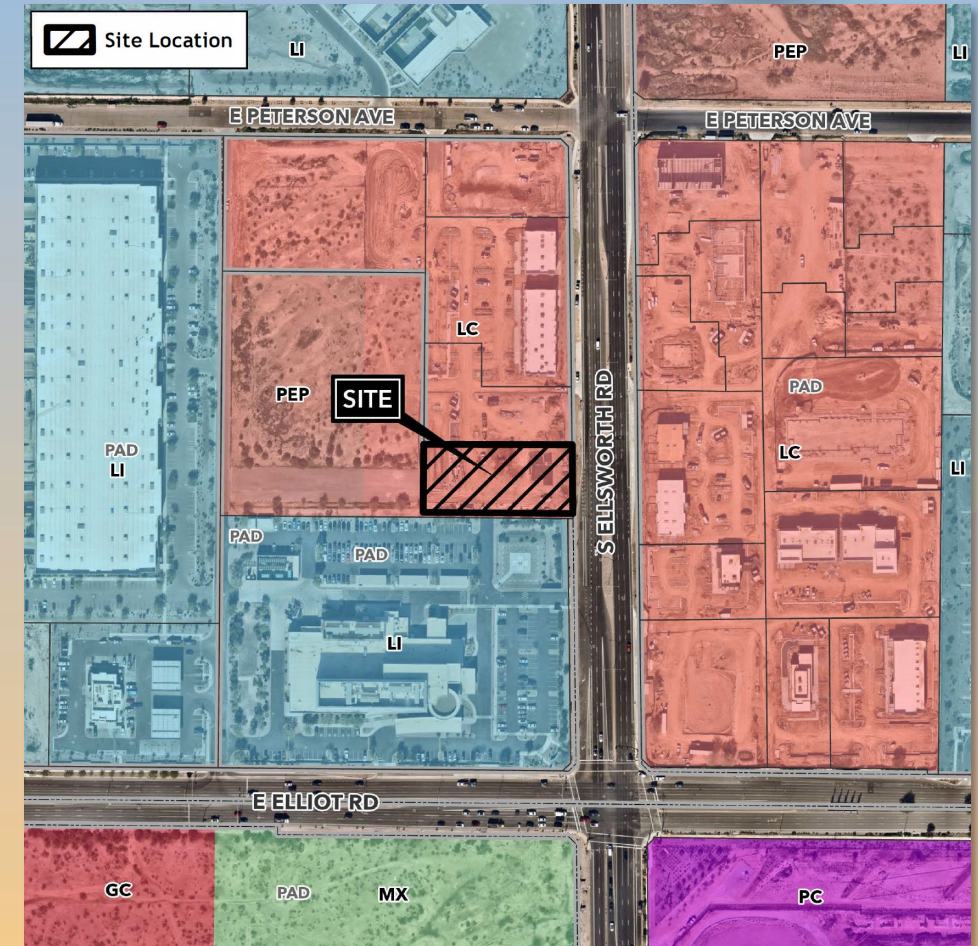
- Major Site Plan Modification
- Amend Conditions of Approval 1 and 6 of Ordinance 5855
- To allow for a 4,897 square foot Minor Automobile Repair development





# Location

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

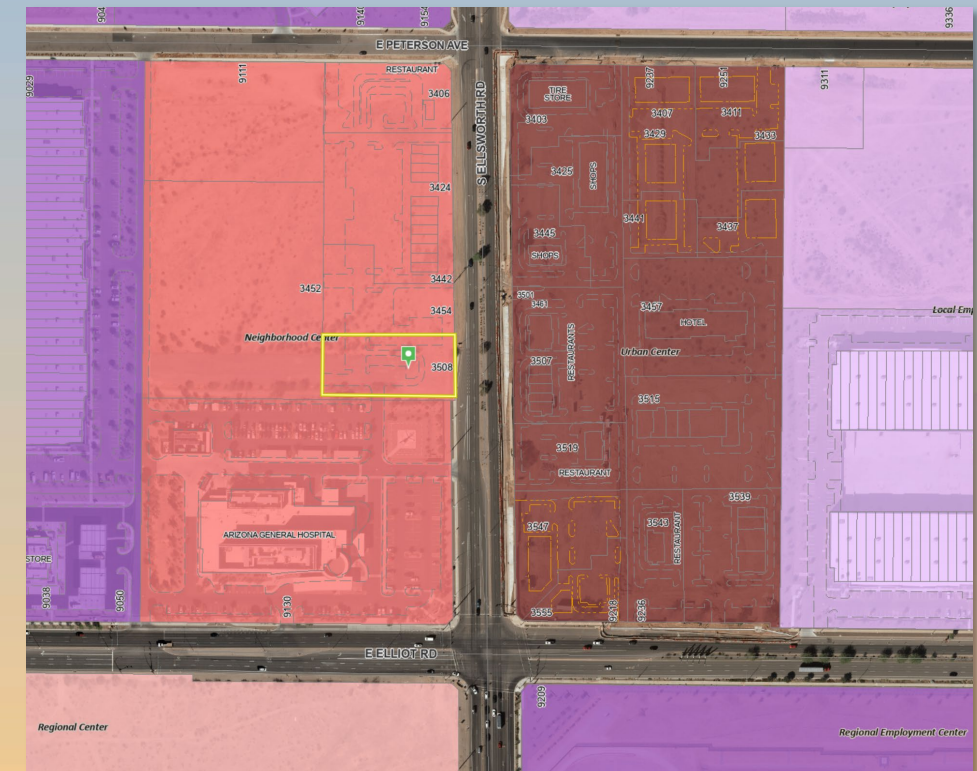




# General Plan

## Neighborhood Center

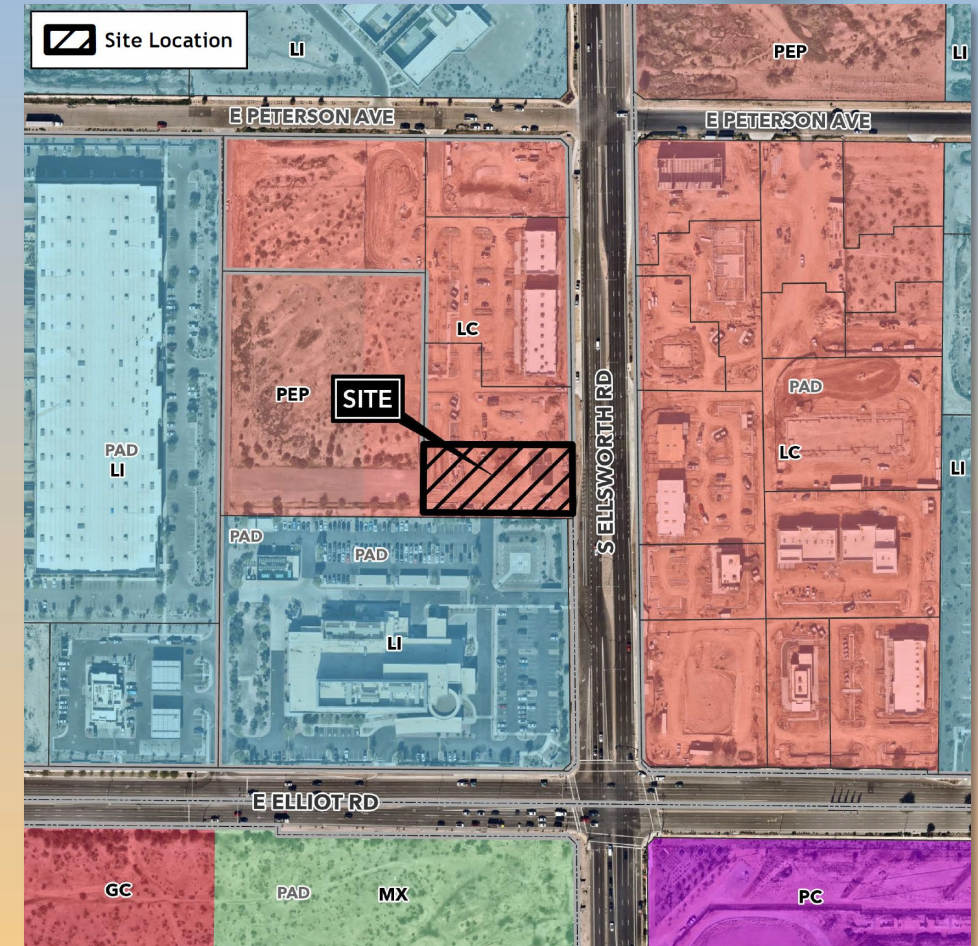
- Convenience Services is not a principal or supporting land use, but the use is permitted in the zoning district
- Intended to provide convenient access to goods, services, and dining within a short walk or drive





# Zoning

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





# Site Photos



Looking west from S Ellsworth Rd

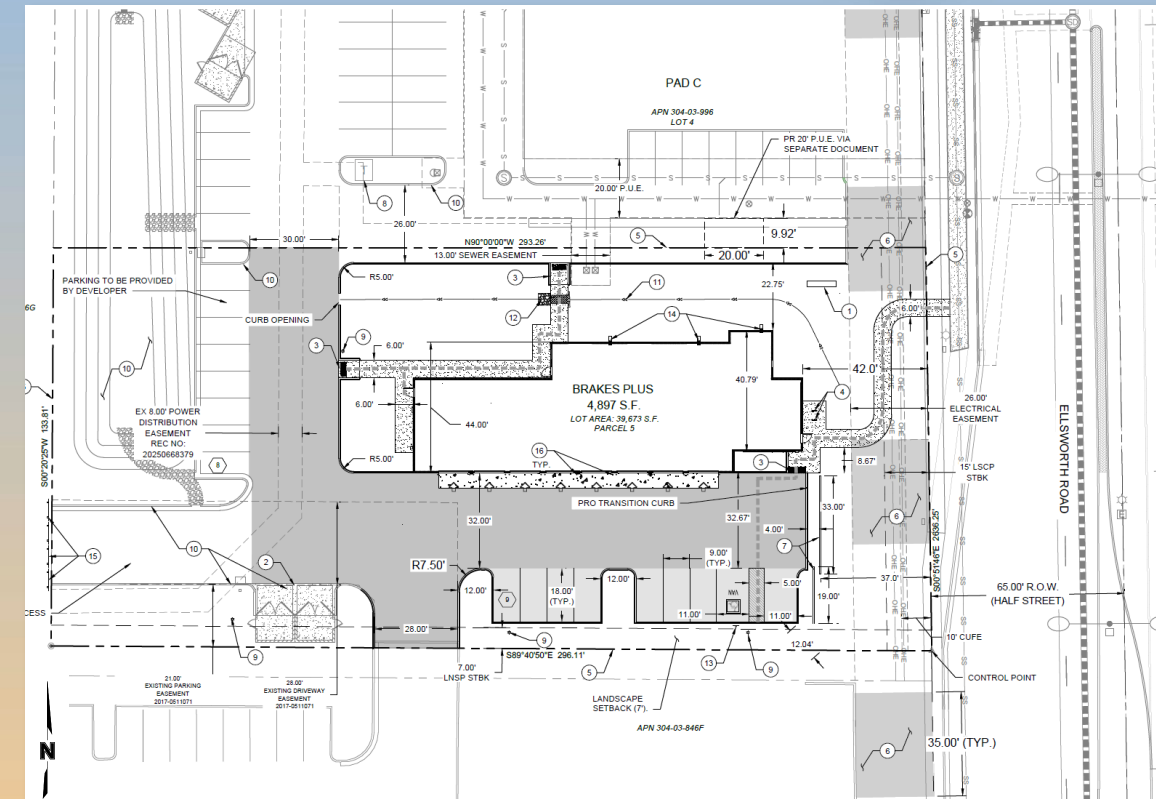


Looking northeast from the hospital parking lot



# Site Plan

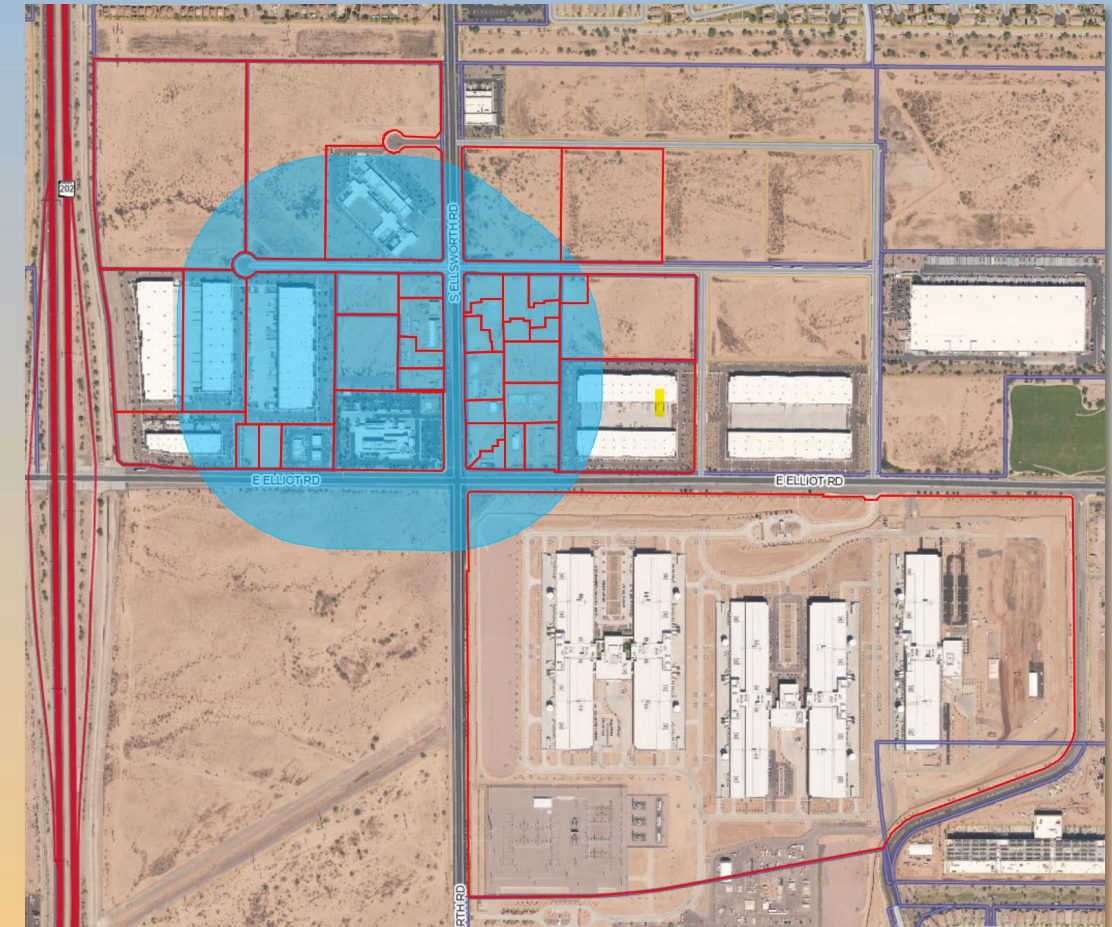
- 4,897 SF facility with bay doors facing south
- Primary access is through an internal drive to the north connecting to Ellsworth Rd and Peterson Ave
- 14 parking spaces are required and 17 are provided





# Citizen Participation

- Notified property owners within 1000 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 and Zoning Board recommends Approval with Conditions (6-0)*



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# Renderings

