



Planning & Zoning Board



ZON26-00081

Brakes Plus Mesa

Emily Johnson, Planner II

April 8, 2026



Request

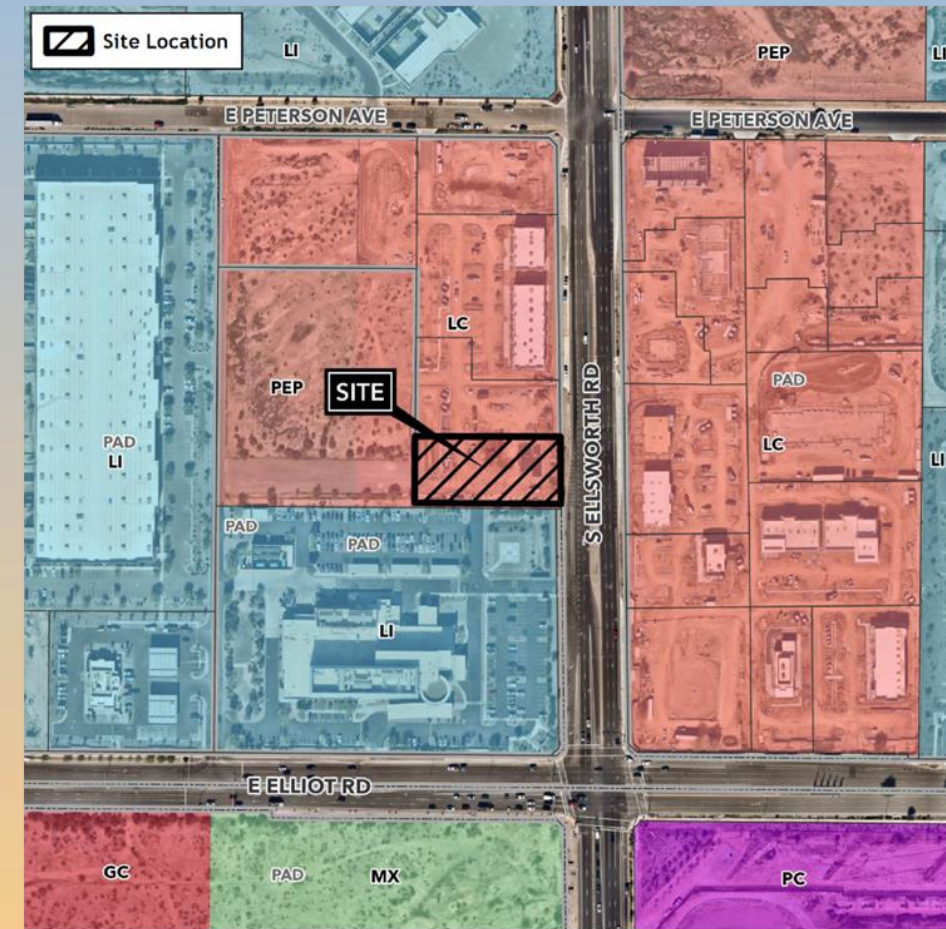
- Major Site Plan Modification
- Amend Conditions 1 and 6 of Ordinance 5855
- To allow for a 4,897 square foot Minor Automobile Repair development





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

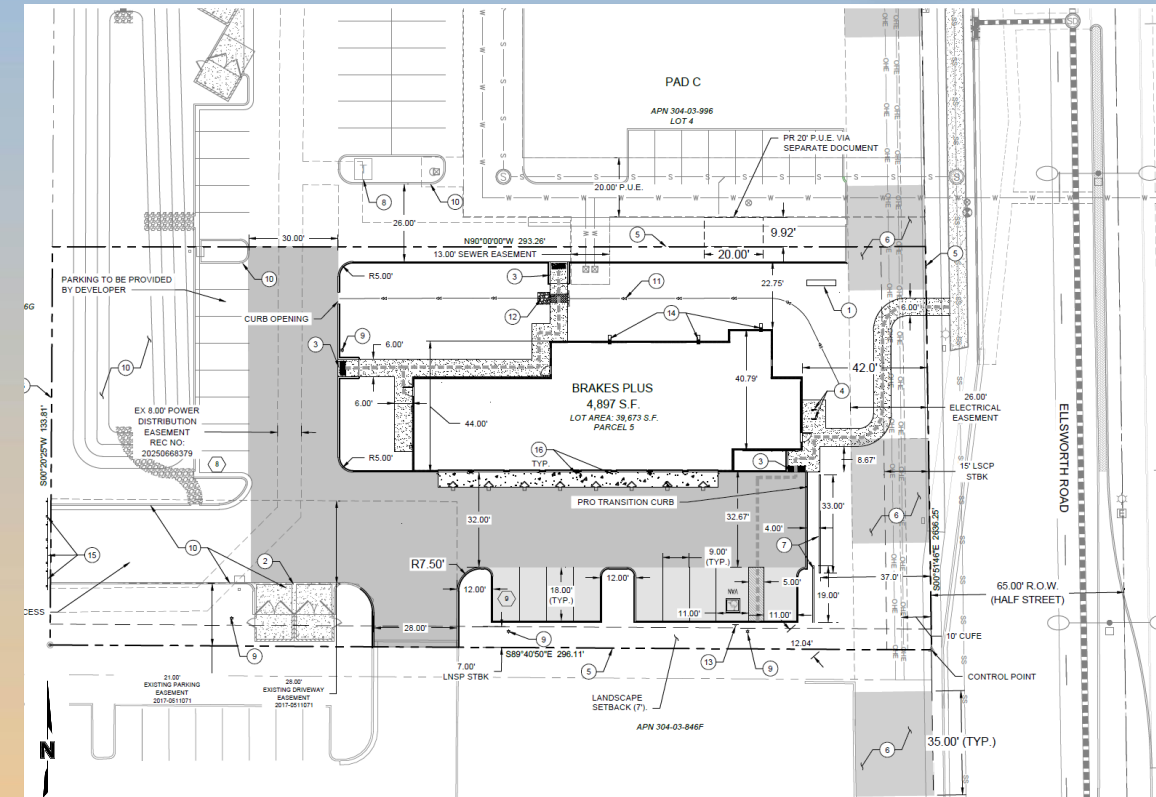


Looking northeast from the hospital parking lot



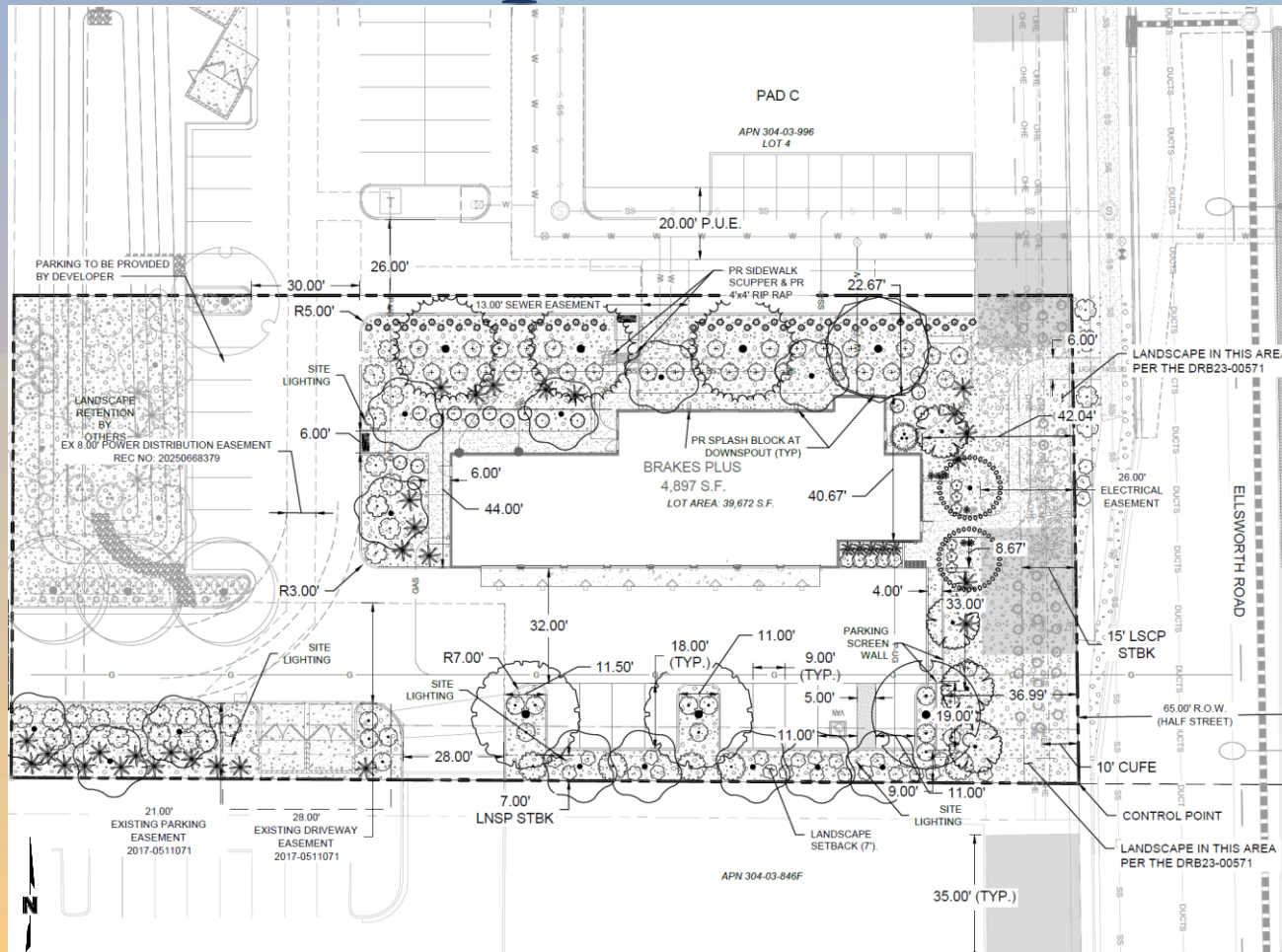
Site Plan

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



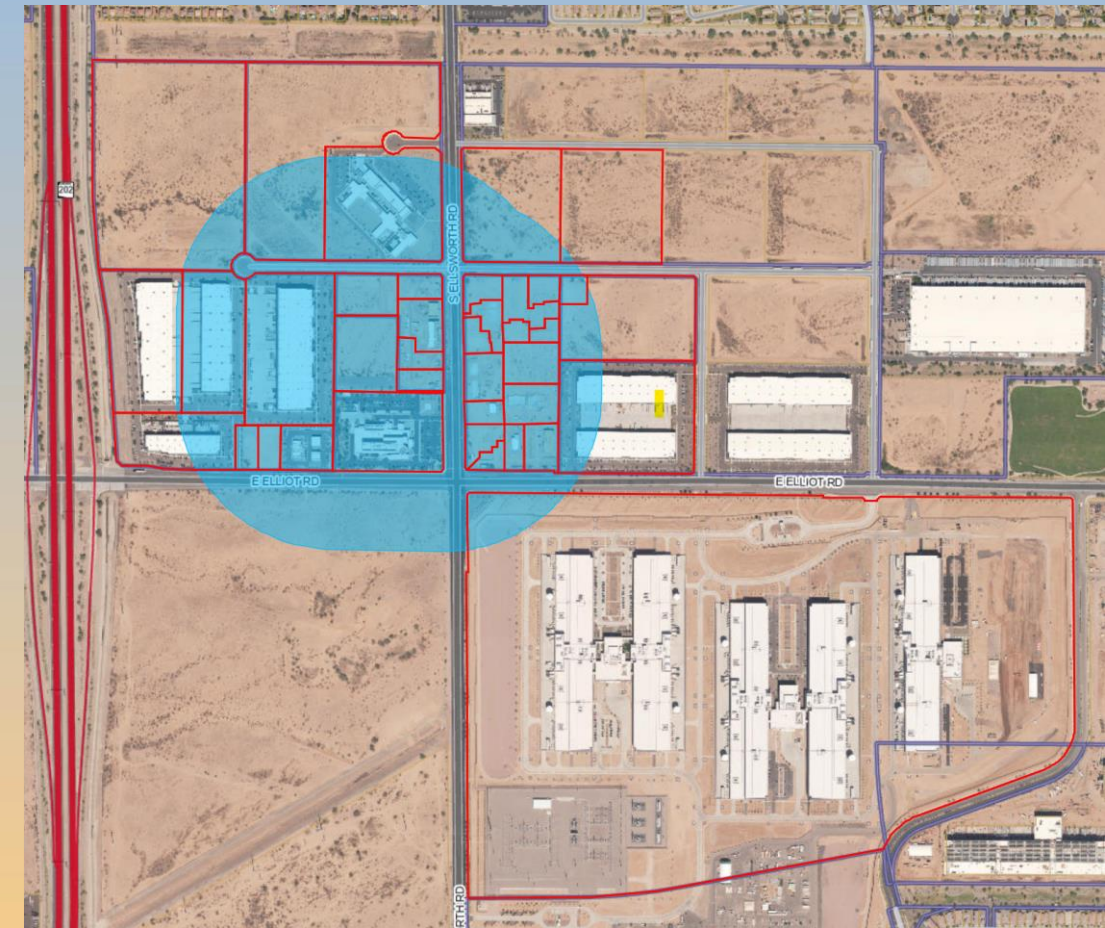
Renderings





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



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