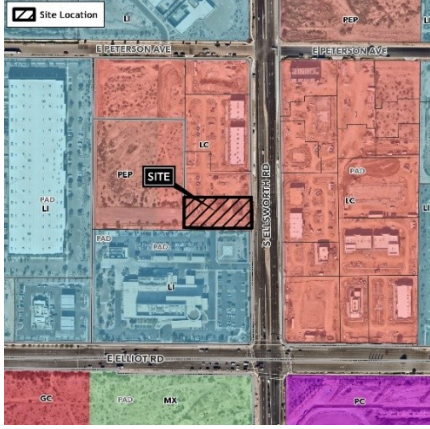


City Council Staff Report

Date	May 4, 2026	
Case No.	ZON26-00081	
Project Name	Brakes Plus Mesa	
Request	<ul style="list-style-type: none"> Major Site Plan Modification for an approximately 4,897 square foot Minor Automobile Repair development Amending conditions of approval No. 1 and No. 6 of Ordinance 5855 	
Project Location	Approximately 510± feet north of the northwest corner of South Ellsworth Road and East Elliott Road	
Parcel No(s)	304-03-996	
Project Area	0.9± acres	
Council District	District 6	
Existing Zoning	Limited Commercial (LC)	
General Plan Designation	Neighborhood Center	
Applicant	Juel Rae, Olsson, Inc,	
Owner	Ellsworth Land LP	
Staff Planner	Emily Johnson, Planner II	
Proposition 207 Waiver Signed	Yes	

Recommendation

Staff Recommendation:

Staff find that the Proposed Project is consistent with the Mesa 2050 General Plan and 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 8, 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 Major Site Plan Modification to allow for the development of an approximately 4,897 square foot minor automobile repair development (Proposed Project). This modification includes the modification of Condition No. 1 and Condition No. 6 from Ordinance No. 5855, which are not applicable to the new project.

Concurrent Applications:

- Design Review: Design Review Board meeting was held on April 14, 2026. Staff will work with the applicant to include Board comments on the building elevations and landscape plan (DRB25-00972).

Site Context

General Plan:

- The Placetype for the project site is Neighborhood Center and the Growth Strategy is Evolve.
- The Mesa 2050 General Plan identifies automobile services, such as repair as a convenience service. Convenience services is not a principal or supporting land use in the Neighborhood Center.
- While the typical land uses in the General Plan describe the general categories of land envisioned for each Placetype, the Mesa Zoning Ordinance regulates the permitted and prohibited land uses. Per the MZO, Minor Automobile Repair is a permitted use in the LC district.
- The Proposed Project 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:

- o LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
- o LU4. Create design and development standards that improve the City's visual quality, urban form, and function to enhance the quality of life for current and future generations.

Sub-Area Plan:

- The Proposed Project is located within the Mixed-Use Community District of the Mesa Gateway Strategic Development Plan. This district is envisioned to be the area that solidifies the goal to balance land uses and provide sustainability through the creation of a live/work/play community. Development will include a wide range of building forms that provide for activities ranging from light industrial to single-family residential, with an emphasis on walkable streetscapes and environments.
- The Proposed Project is consistent with the Mixed-Use Community District of the Mesa Gateway Strategic Development Plan by contributing to the complete community experience. By providing a logistical and necessary service, the Proposed Project is contributing to the Plan's objective of developing diverse urban centers and employment nodes which helps with the overall goal to create a regional employment center with a mix of jobs, emphasizing the attraction of at least 100,000 high-wage, high value jobs.

Zoning:

- The project site is zoned Limited Commercial (LC). Minor Automobile Repair is a permitted use within the LC District, in compliance with the additional development standards for Automobile/Vehicle Repair, Major and Minor in Section 11-31-6.

Surrounding Zoning & Use Activity:

The proposed Minor Automobile Repair is compatible with surrounding land uses, which include a mix of retail, restaurants, and office space as well as Dignity Health Hospital to the south.

Northwest LC Vacant/Proposed Hotel	North LC Retail	Northeast (Across Ellsworth Rd.) LC-PAD-PAD Mixed-Use
West LC-PAD-PAD & PEP-PAD- PAD Vacant	Project Site LC Vacant	East (Across Ellsworth Rd.) LC-PAD-PAD Mixed-Use
Southwest LC Hospital/Hospital Helipad	South LI-PAD-PAD Hospital/Hospital Helipad	Southeast (Across Ellsworth Rd.) LC-PAD-PAD Mixed-Use

Site History:

- January 22, 1990: City Council annexed 1,722± acres, including the project site, into the City of Mesa (Case No. A88-013; Ordinance No. 2482).
- April 2, 1990: City Council approved a rezoning of 1,740± acres from Maricopa County Rural-43, Rural-43-MHR, and C-2 to Agricultural (AG), Suburban Ranch (SR) (equivalent to current Single Residence-43 [RS-43]), and Limited Commercial (C-2) including the project site, which was zoned SR (Case No. Z90-009; Ordinance No. 2511).
- May 19, 2008: City Council approved a Site Plan Review (86± acres) and rezone from Rural Residential District-43 (R1-43) to Limited Commercial with Development Master Plan overlay (C-2-DMP) (73± acres) and Planned Employment Park with a DMP overlay (PEP-DMP) (13± acres); and rezone from R1-43 to C-2-DMP (25± acres) and PEP-DMP overlay (16± acres), all part of the Elliot Fiesta DMP, to allow for the development of a portion of the Elliot Fiesta DMP with a power and employment center and future planned employment uses (Case No. Z08-014, Ordinance No. 4836).
- November 3, 2014: City Council approved a PAD overlay for 1,054± acres, including the project site, for the Elliot Road Technology Corridor (Case No. Z14-045; Ordinance No. 5255).
- May 20, 2024: City Council approved a Site Plan for 7.5± acres, and a rezoning from PEP-PAD-PAD and LC-PAD-PAD to LC, to allow for the development of a large commercial development containing a multi-story hotel, two drive-thru restaurants, retail uses, and a restaurant (Case No. ZON23-00174, Ordinance No. 5855) and a Preliminary Plat for a new five-lot commercial subdivision (Case No. ZON24-00331).
- December 26, 2024: The Design Review Board reviewed the building elevations and landscape plan of the large commercial development (DRB23-00873).

Project/Request Details

Site Plan:

- Building Design:
 - o The approximately 4,897 square foot Minor Automobile Repair facility will be a single-story structure situated near the eastern portion of the site. The design of the proposed building shares predominant characteristics complimentary to the other buildings in the group commercial development.
 - o Along the east side of the building is the main entrance with a pedestrian path to the public sidewalk along Ellsworth Road. An additional internal pedestrian connection is included connecting the site to the development to the north.
- Site Orientation:

- o The Proposed Project is located on the southernmost parcel of a mixed-use, commercial center approved in 2024 replacing what was originally designated as a drive-thru restaurant (Case No. ZON23-00174).
- o The hotel that was approved as part of the development is located on the northwestern parcel and will not be impacted by this development.
- o The site is part of a larger group commercial center with shared cross-access and pedestrian connections, as required of automobile repair facilities per Section 11-31-6 of the Mesa Zoning Ordinance (MZO) if not at least one acre in size.
- o The auto service bay doors are oriented to the south away from the mixed-use development, facing the hospital parking and helipad, perpendicular to Ellsworth Road meeting the screening requirements set in Section 11-31-6 of the MZO.
- Access:
 - o Primary access to the site is provided via an internal drive that is shared with the properties to the north. This primary access drive, located behind the proposed building, is accessed via two points along Ellsworth Road and one along Peterson Avenue.
 - o Secondary access is provided via a shared drive that connects with the hospital parking area adjacent to the south of the subject site. This shared drive is accessed via Ellsworth Road. Future cross-access to the vacant western parcel is proposed.
- Parking:
 - o Per Table 11-32-3.A of the MZO, 14 parking spaces are required and 17 spaces are proposed.
 - o The parking spaces and drive aisles are screened by 3-foot-tall screen walls.
- Landscaping: Landscaped areas are located along the perimeter of the site as well as across the front of the building and within the parking area.
- Minor Automobile/Vehicle Repair Requirements:
 - o The project site is part of a larger group commercial center and is screening the auto service bay doors and parking areas as required by Section 11-31-6 in the MZO.
 - o No automotive parts or equipment will be kept outside, and all work will be completed within the auto service bays with sound attenuation measures. In addition, the bay doors are oriented away from commercial uses, minimizing the effects of sound.

Citizen Participation

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

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 has received no comments regarding the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Major Site Plan Modification and amendment to conditions of approval No. 1 and No. 6 for Ordinance No. 5855, subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00972.
3. Compliance with all the requirements of ZON23-00174, except as modified herein.
4. Compliance with all applicable City development codes and regulations.
5. 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