

Citizen Participation Plan for Brakes Plus-Mesa, AZ

Case # ZON-00081

3/24/2026

Purpose: The purpose of this Citizen Participation Plan is to inform citizens, property owners, neighborhood associations, agencies, schools, and businesses in the vicinity of the site of an application for the Brakes Plus. This site is located at parcel number 304-03-996 on Lot 5 at the Southwest corner of the intersection of S Ellsworth Rd. and E Peterson Avenue. This document is an application for Planning and Zoning for the development of a minor automobile repair facility, and this plan will ensure that those affected by this application will have an adequate opportunity to learn about and comment on the proposal.

Contact:

Tyler Hendon
1880 Southpark Drive
Birmingham, AL 35244
205-553-1724
Tyler.Hendon@expressoil.com

David Pendleton
1880 Fall River Drive, Suite 200
Loveland, CO 80538
970-635-3745
dpendleton@olsson.com

Pre-Submittal Conference: The Pre-submittal Conference with City of Mesa Development Services staff was held on November 04, 2025. Staff reviewed the application and recommended that adjacent residents, the Mesa School District, and nearby registered neighborhoods be contacted.

Public Hearing: A public hearing will be held on April 8, 2026, at 4 p.m. at the Mesa City Hall located at 20 East Main Street to request a major site plan modification. This request will allow for an approximately 4,897± square foot minor auto repair development.

Action Plan: In order to provide effective citizen participation in conjunction with this application, the following actions will be taken to provide opportunities to understand and address any real or perceived impacts that members of the community may have.

1. Public Hearing Notification Letter Mailing. The letter will be mailed on or before March 24, 2026. The letter will include the following:
 - a. A general description of the proposed project.
 - b. The location of the project site.
 - c. The identity of the hearing body or officer (i.e., Planning and Zoning Board).
 - d. The names of the applicant or the owner of the property that is the subject of the application.

- e. A copy of the site plan and elevations (if applicable).
 - f. A statement that any interested person or authorized agent may provide written comment.
 - g. The date written comment must be provided by.
 - h. A statement describing how to submit written comments.
2. Public Hearing Site Posting. The project site will be posted with a public notice signage on or before March 24, 2026. The sign will include the following:
- a. The words “Zoning Hearing”
 - b. Date and time of hearing
 - c. Case number
 - d. Request
 - e. Applicant
 - f. Applicant phone number
 - g. Planning Division phone number

All comments and petitions received shall be included as an attachment in the finalized Citizen Participation Report.

Schedule:

Pre-Submittal Conference– 11/04/2025

Application Submittal – 01/26/2026

Public Hearing – 04/08/2026

Submittal of Citizen Participation Report and Notification- 03/24/2026

Planning and Zoning Board Hearing – Date TBD