



PLANNING AND ZONING PUBLIC HEARING MEETING MINUTES

May 13, 2026

The Planning and Zoning Board of the City of Mesa met in the Council Chambers at City Hall, 20 East Main Street, on May 13, 2026, at 4:00 p.m.

BOARD PRESENT

Benjamin Ayers, Chairperson
Troy Peterson, Vice Chairperson*
Jayson Carpenter, Boardmember
Jeff Pitcher, Boardmember*

BOARD ABSENT

Jamie Blakeman, Boardmember
Chase Farnsworth, Boardmember
Genessee Montes, Boardmember

STAFF PRESENT

Evan Balmer
Kirstin Dvorchak
Danika Heying

(*Participated in the meeting through the use of video conference equipment)

Chairperson Ayers conducted a roll call.

Chairperson Ayers excused Boardmember Farnsworth and Boardmember Montes from the entire meeting.

1. Take action on all Consent Agenda items.

All items listed with an asterisk (*) are on the consent agenda which means they will be considered as a group by the Board and will be enacted in one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests, in which event the item will be removed from the consent agenda and considered as a separate item. If a citizen wants an item removed from the consent agenda, a request must be made prior to the Board's vote on the consent agenda.

It was moved by Chairperson Ayers, seconded by Boardmember Carpenter, that the consent agenda items be approved.

Upon tabulation of votes, it showed:

AYES – Ayers, Peterson, Carpenter, Pitcher

NAYS – None

ABSENT–Blakeman, Farnsworth, Montes

Chairperson Ayers declared the motion carried unanimously by those present.

*2. Approval of minutes of previous meetings as written.

Minutes from the Study Session and Public Hearing meetings held on April 22, 2026.

*3. Make a recommendation to the City Council on the following zoning cases:

3-a. See: Items not on the Consent Agenda

*4. Discuss and make a recommendation to the City Council on the following General Plan amendment and related zoning case:

- *4-a. **GPA26-00111 "San Antonio Tire Shop"** 0.4± acres located at 1609 West University Drive. Minor General Plan Amendment to change the Placetype from Urban Residential to Urban Center. **(District 3).**

Planner: Emily Johnson

Staff Recommendation: Continued to the June 10, 2026 Planning and Zoning Board meeting.

- *4-b **ZON25-00110 "San Antonio Tire Shop"** 0.4± acres located at 1609 West University Drive. Rezone from Office Commercial (OC) to Limited Commercial with a Bonus Intensity Zone Overlay (LC-BIZ) and Site Plan Review. This request will allow for an approximately 4,015± square foot Minor Automobile Repair facility. **(District 3).**

Planner: Emily Johnson

Staff Recommendation: Continued to the June 10, 2026 Planning and Zoning Board meeting.

Items not on the Consent Agenda

- 3-a. **ZON25-00626.** "NTT Mesa PH10" 170± acres located at the northeast corner of East Pecos Road and the South Crismon Road alignment. Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a new Planned Area Development Overlay (LI-PAD), Council Use Permit and Major Site Plan Modification. This request will allow for an approximately 2,257,581± square foot Data Center development. **(District 6).**

Planner: Joshua Grandlienard

Staff Recommendation: Approval with Conditions

At the request of the Chair, Staff presented the proposed language for Condition Number 10, which would read as follows: Prior to the submittal of a building permit, the applicant shall submit to the Planning Director a revised landscape plan using drought-tolerant plants recommended by the Arizona Nursery Association or the Arizona Department of Water Resources, and provide a more even distribution of plant material on Pecos Road, as determined by the Planning Director.

The Chair opened the public hearing. He noted that two speaker cards had been submitted in reference to the item. The Chair stated that both cards indicated support for the item, but the individuals had noted they did not wish to speak.

It was moved by Chairperson Ayers, seconded by Boardmember Carpenter, that case number ZON25-00626, "NTT Mesa PH10" be approved with modifications to condition ten.

Upon tabulation of votes, it showed:

AYES – Ayers, Peterson, Pitcher, Carpenter

NAYS – None

ABSENT–Blakeman, Farnsworth, Montes

Chairperson Ayers declared the motion carried unanimously by those present.

5. Adjourn.

Without objection, the Planning and Zoning Board Public Hearing adjourned at 4:09 p.m.

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Planning and Zoning Board meeting of the City of Mesa, Arizona, held on 13th day of May 2026. I further certify that the meeting was duly called and held and that a quorum was present.

BENJMAIN AYERS, CHAIRPERSON

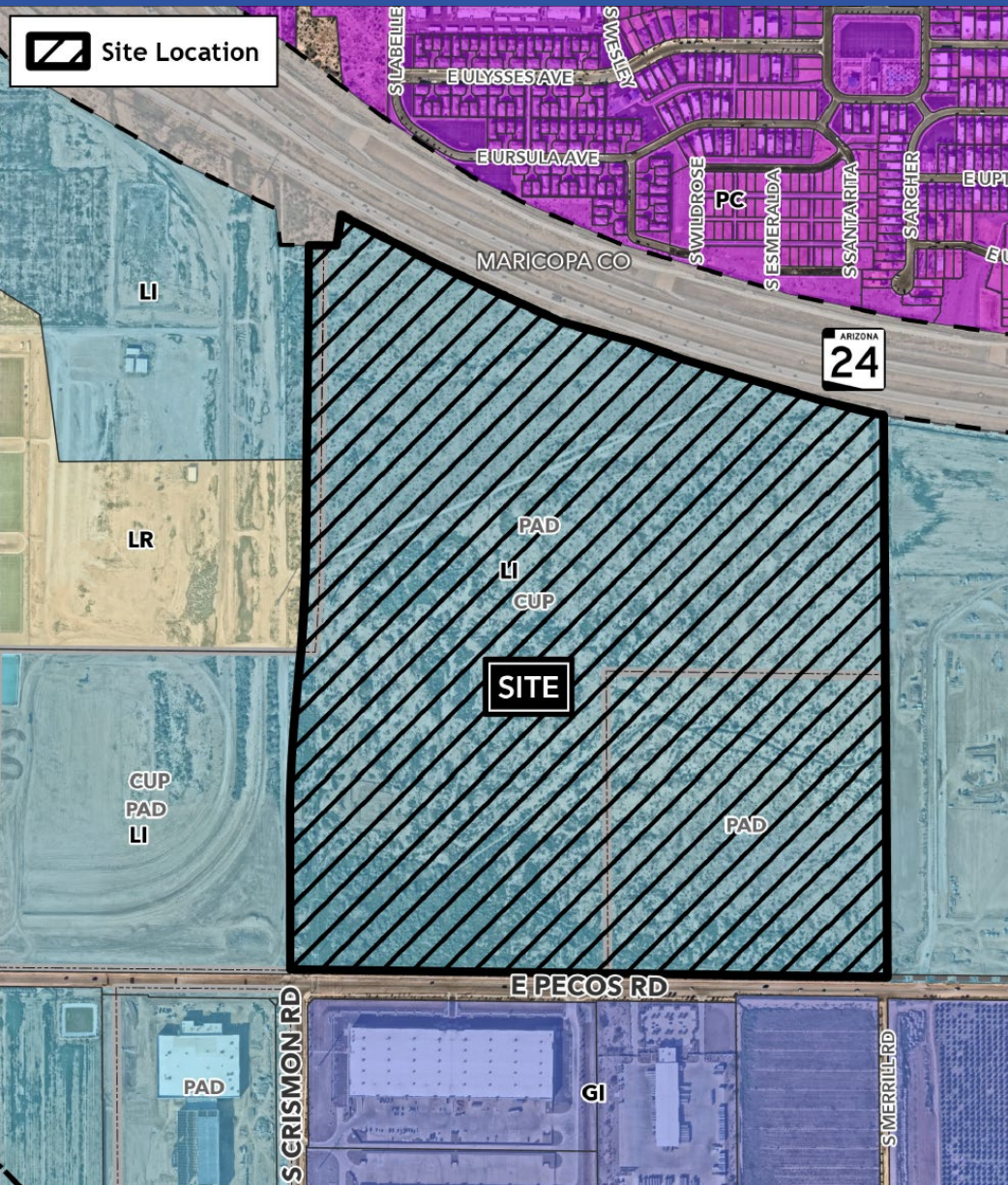
DH
(Attachments – 1)

City of Mesa

Planning and Zoning Board

ZON25-00626
NTT PH10

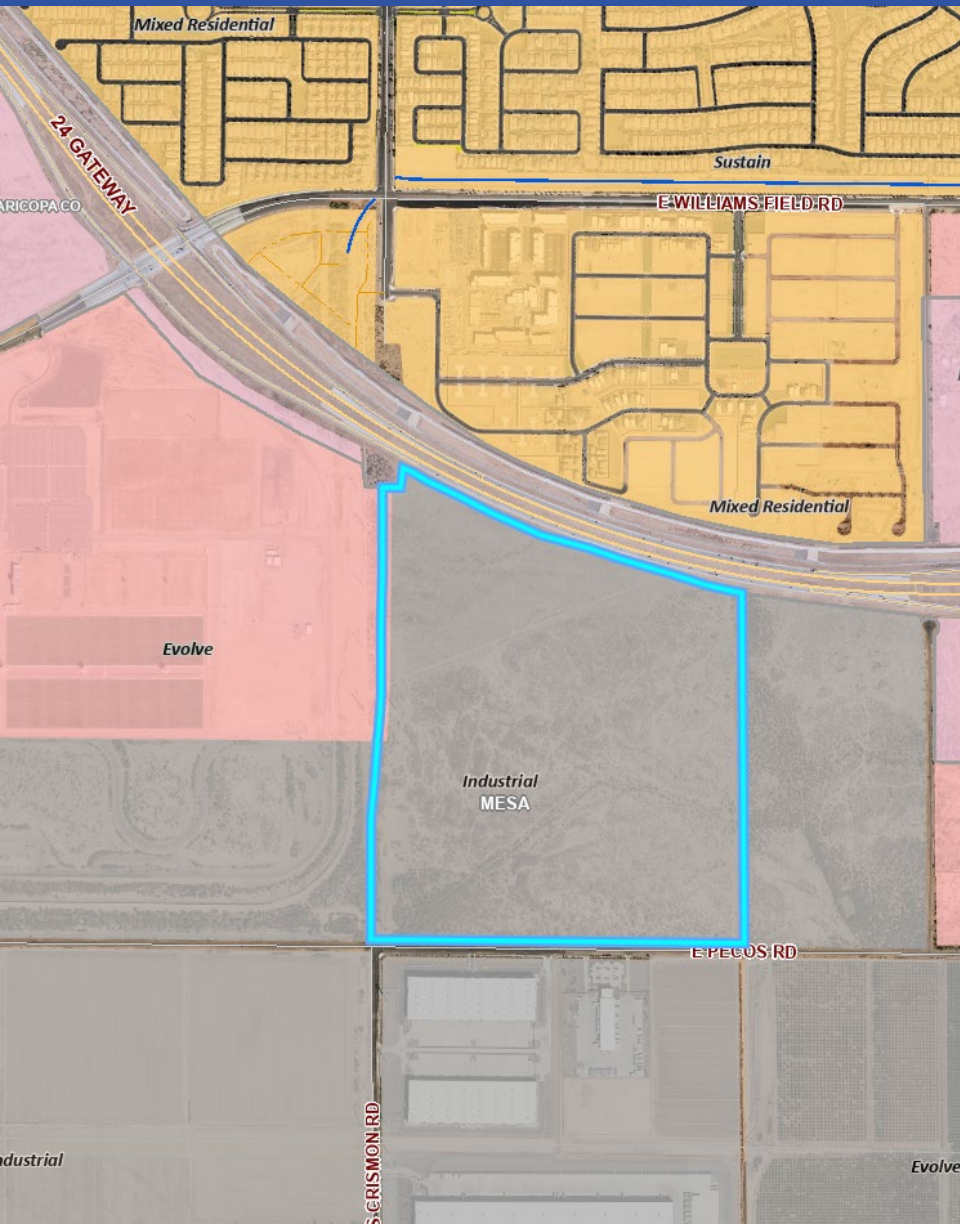
Josh Grandlienard, AICP



Location

- 10126 E. Pecos
- 170± parcel
- North side of Pecos Road
- East side of Crismon Road

Alignment



General Plan

- Industrial Placetype
- Evolve Strategy
- Warehousing and Storage is a Principal Use



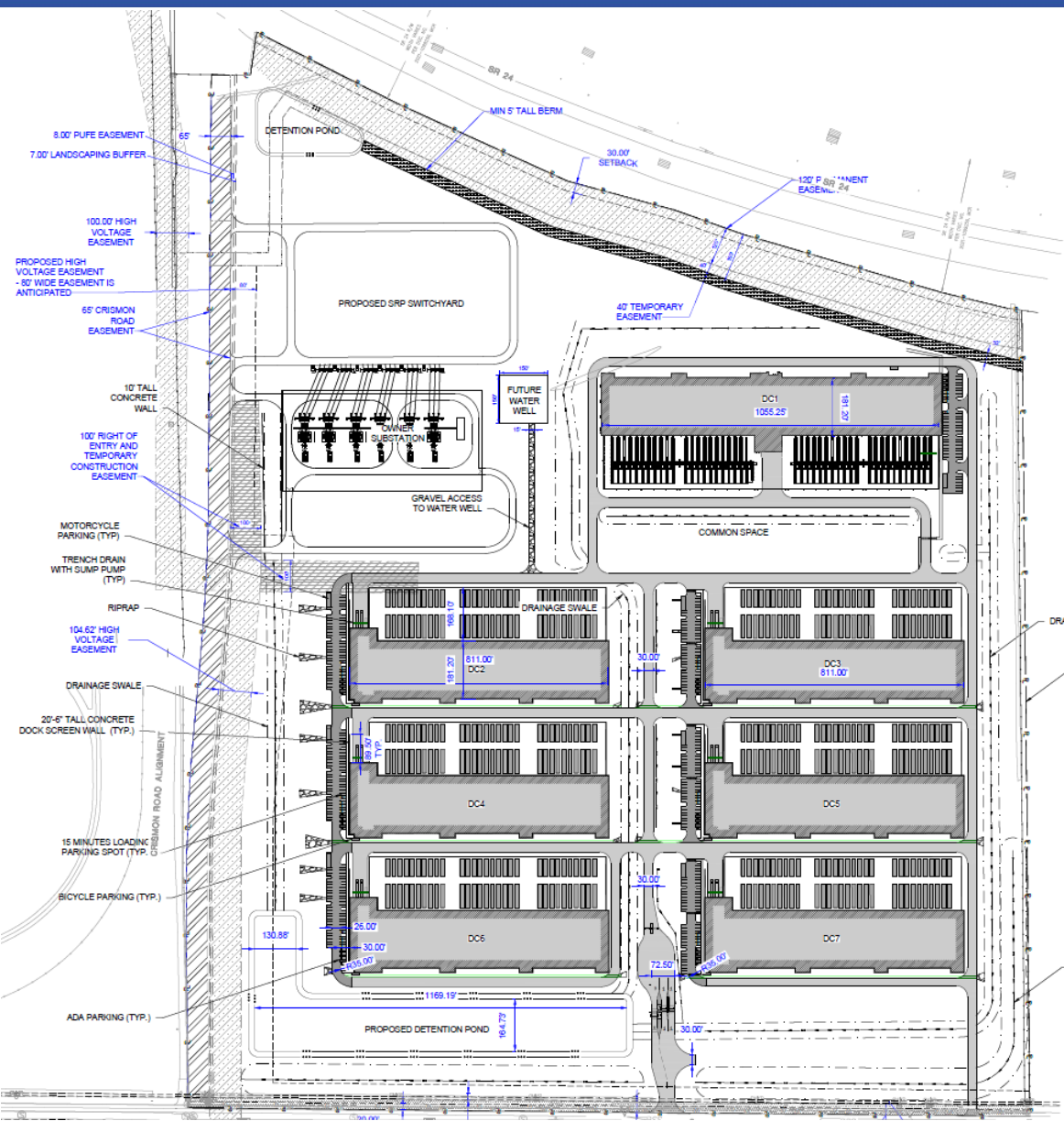
Site Photos



Looking northwest towards the site



Looking northeast towards the site



Site Plan

- 7 Data Center buildings
- 2,257,581 total sq. ft.
- Generators located internally
- 2 access points onto Pecos Road Rd. and 4 from future Crismon Road Alignment

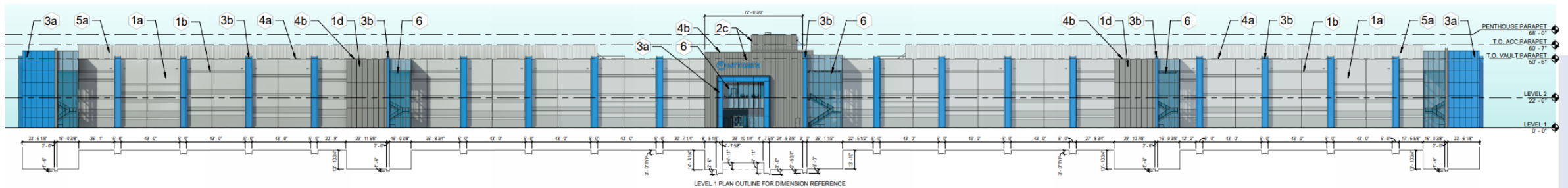
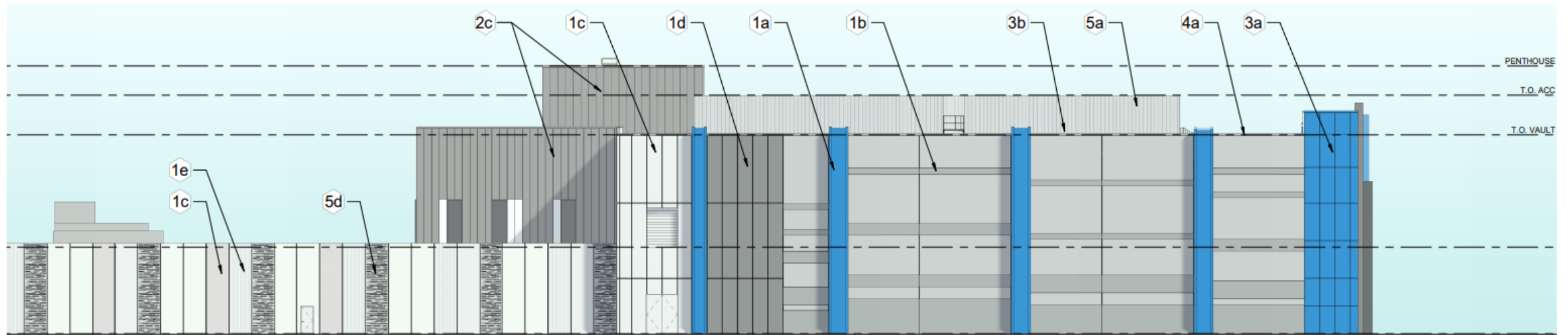


Landscape Plan

- Trees: Blue Cypresses, Palo Blanco, Texas Redbud, Mulga, Willow Acacia, Etc.
- Shrubs: Brittlebush, Creosote Buse, Green Cloud Texas Sage, Jojoba, Tuscan Blue Rosemary, Etc.

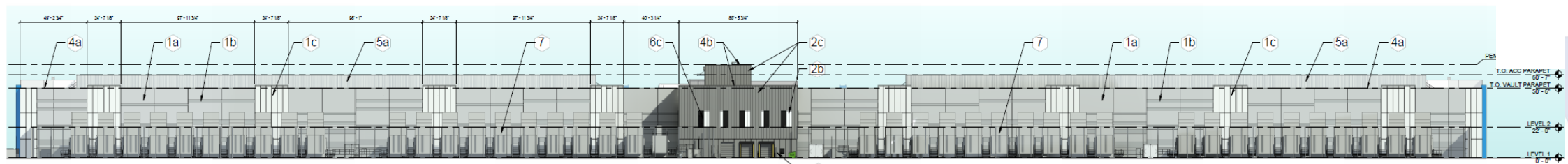
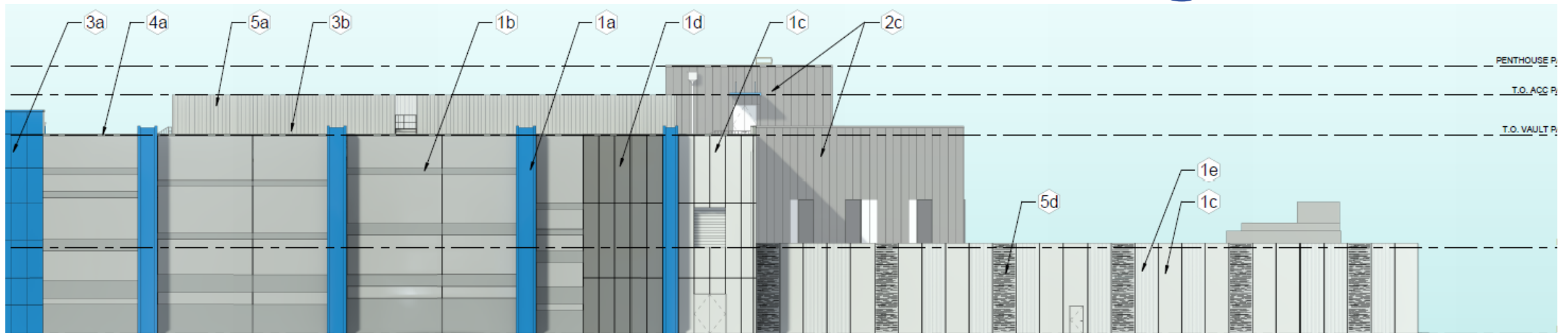


Elevations – Building 1



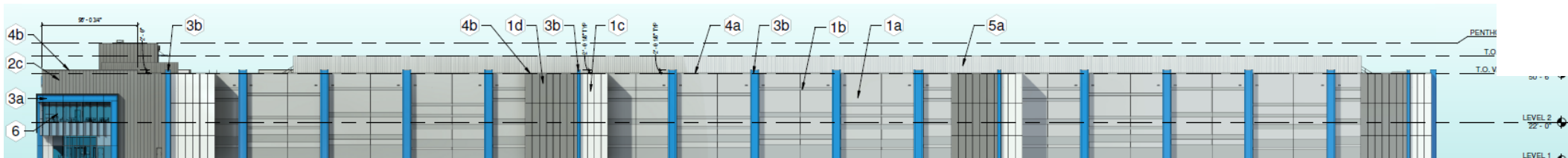
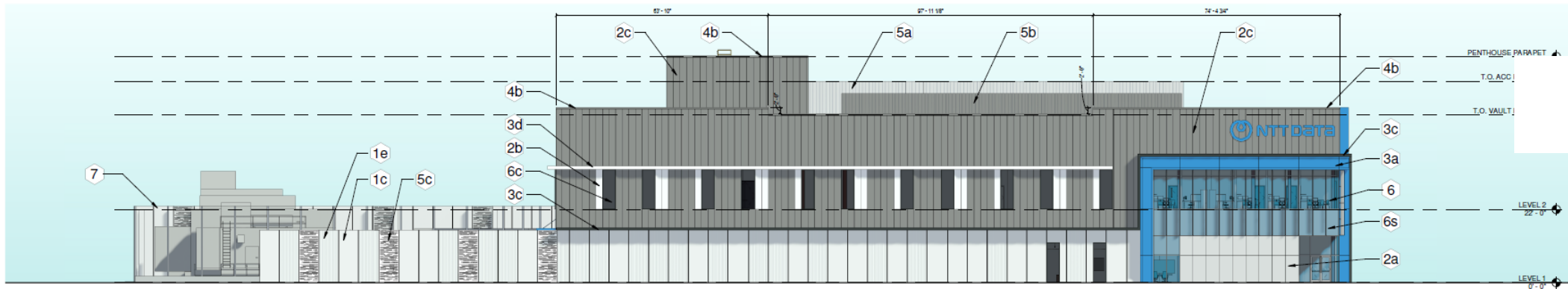


Elevations – Building 1



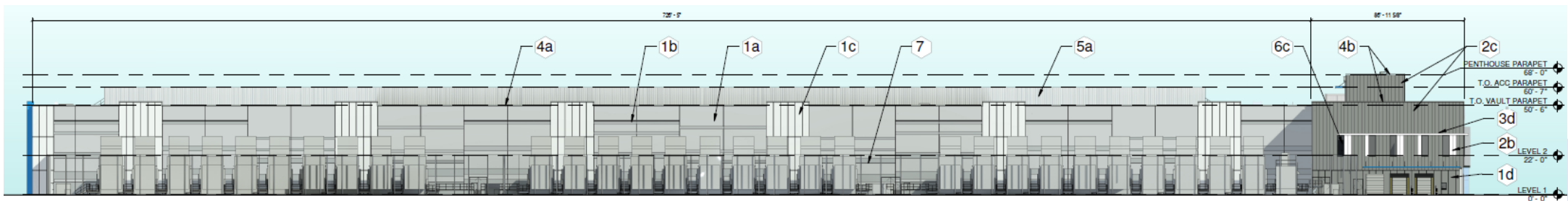
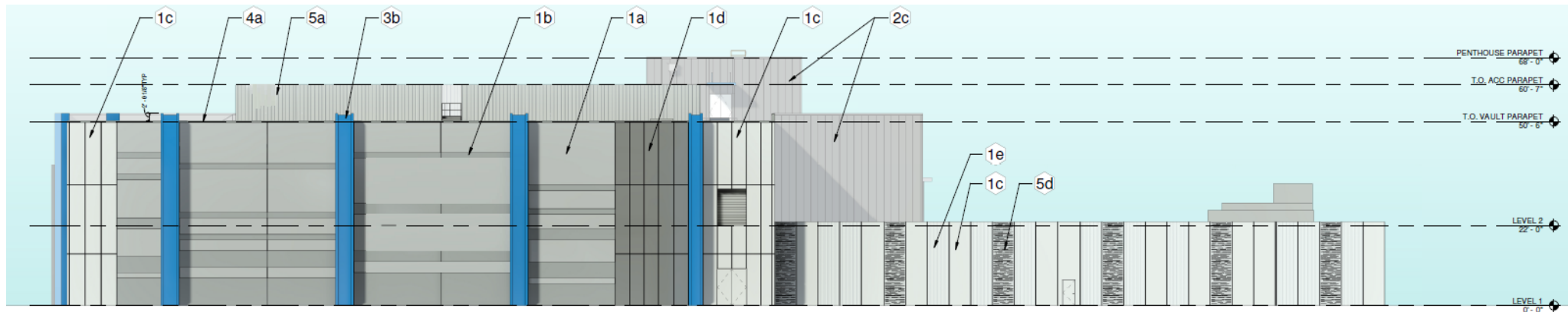


Elevations – Buildings 2-7





Elevations – Buildings 2-7





EXTERIOR ELEVATIONS - MATERIAL LEGEND

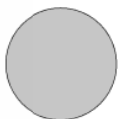
PAINTED TILT-UP CONCRETE

INSULATED METAL WALL PANELS

**METAL COMPOSITE
MATERIAL PANEL**

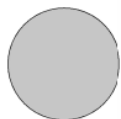
METAL COPING

1a



SILVER POLISH (DE6374)

2a



SILVER POLISH (DE6374)

3a



NTT BLUE PANTONE 285C

4a



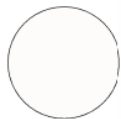
WALRUS (DE6368)

1b



WALRUS (DE6368)

2b



IGLOO (DEW379)

3b



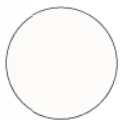
NTT BLUE PANTONE 285C
VERTICAL FIN / DOWNSPOUT
ENCLOSURE

4b



BOAT ANCHOR (DE6377)

1c



IGLOO (DEW379)

2c



BOAT ANCHOR (DE6377)

3c



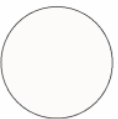
RICH BLACK CENTRIA - 9916
EYEBROW

1d



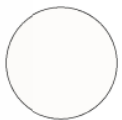
BOAT ANCHOR (DE6377)

3d



IGLOO (DEW379)
EYEBROW

1e



IGLOO (DEW379)
FORMLINER - RECKLI,
2/241 HAWAII

Materials & Colors

- Color Integrated Tilt-up Panels with formliners
- Metal Composite
- Formed Metal Panels



Renderings



Looking southeast from SR 24



Renderings



Looking southwest from SR 24



Recommendation

Approval with conditions

City of Mesa

Planning and Zoning Board