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April 3, 2019

City of Mesa
Planning Division
55 N. Center St.
Mesa, Arizona 85201

Reference: BOA19-00173 - Special Use Permit for Reduced Parking for Digital Realty Data Center
NE Corner of East Elliot Road and South Crismon Road

Dear Ms. Veronica Gonzalez:

Jacobs Engineering Group Inc., on behalf of Hawk Ventures LLC would like to submit this request for a Special Use Permit to allow for reduced parking for the proposed data center facility for Digital Realty in Mesa, AZ. The proposed development fronts South Crismon Road and is located north of the northeast corner of East Elliot Road and South Crismon Road in Mesa, AZ.

The site is currently vacant and zoned AG (Agricultural District). The site is bounded by a residential subdivision to the north, vacant properties zoned AG (Agricultural District) to the east and south, and South Crismon Road Right-of-Way to the west. Digital Realty has opted to participate in the Elliot Road Technology Corridor Planned Area Development to re-zone the property to LI (Light Industrial). A Design Review Board Application (DRB19-00198) has been submitted to the city and is currently under review by the City of Mesa staff.

The approximately 53.20 acre site will have multiple buildings with sizes ranging from 232,000 SF to 1,120,000 SF with associated vehicular parking when completed.

A security gate is proposed at the main entrance to control vehicular and pedestrian access to the site. The property will have 8 ft tall fences and walls to prevent unauthorized access to the data center. Currently, there is no vehicular access to the site as the intersection of East Elliot Road and South Crismon Road is under construction. The proposed development will include the extension of the half street of South Crismon Road to provide vehicular access to the site. All the required parking for the facility will be on site.

JUSTIFICATION AND COMPATIBILITY STATEMENT

Chapter 32 of the Meza Zoning Ordinance states the development standards for On-Site Parking, Loading, and Circulation. The proposed data center use in a Light Industrial zone has to meet the requirements listed in Table 11-32-3.A: Required Parking Spaces By Use of the City of Mesa Zoning Ordinance. However, the current edition of the Mesa Zoning Ordinance does not specify any requirement for a Data Center use. Hence the category that closely matches the description of a Data Center use is a combination of General offices (1 space per 375 square feet) and Warehousing and Storage (1 space per 900 square feet).

The proposed data center facility will have approximately 296 employees for Phases 1 and 2 and 40 for Phase 3. At full build-out of the project, 336 parking spaces will be available for all 336 employees with an additional 20 parking spaces available for the occasional visitors to the data center facility.



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Our request for a reduced vehicle parking is in conformance with the intent of the City Code, the General Plan, and all other specified plans or Council policies, and will be not be detrimental, to surrounding properties due to the following reasons:

1. The data center facility falls into the special conditions category as all the building space in the data hall is allocated for data equipment and not personnel use. The power-based building or office complex houses all personnel that work on the equipment in the data halls. Therefore, combining both the office and warehouse uses is not accurate as there will be multiple parking spaces assigned to the same personnel stationed in the office complex.
2. The data center facility does not require the minimum parking spaces stated in the Mesa Zoning Ordinance to be fully operational. As most of the buildings are used for storing data equipment, the number of workers needed to run a data center facility is remarkably smaller than traditional office and warehouse centers. As the site is secured with fences, walls and gated entries, all pedestrian and vehicular traffic to the data center is controlled and so there will not be a need for overflow parking on South Crismon Road.
3. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area as the site is located in the Elliot Road Technology Corridor Overlay and the base zoning for the adjacent uses is Employment District and each use will have adequate on-site parking per the Mesa Zoning Ordinance. Anticipated uses for the employment district will include data centers that traditionally need a small amount of parking for its operations.

Conformance with the current Mesa Zoning Ordinance requirements for office and warehouse uses will significantly impact the project by reducing the much-needed building space for data equipment and creating vast areas of unused parking spaces which is not economically feasible for the construction and operation of a data center facility.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kofi Addo".

Kofi Addo, P.E.

Project Manager

214-920-8129

Kofi.Addo@jacobs.com

KAN/shb
Enclosures