



DATA CENTER & PAD TEXT AMENDMENTS

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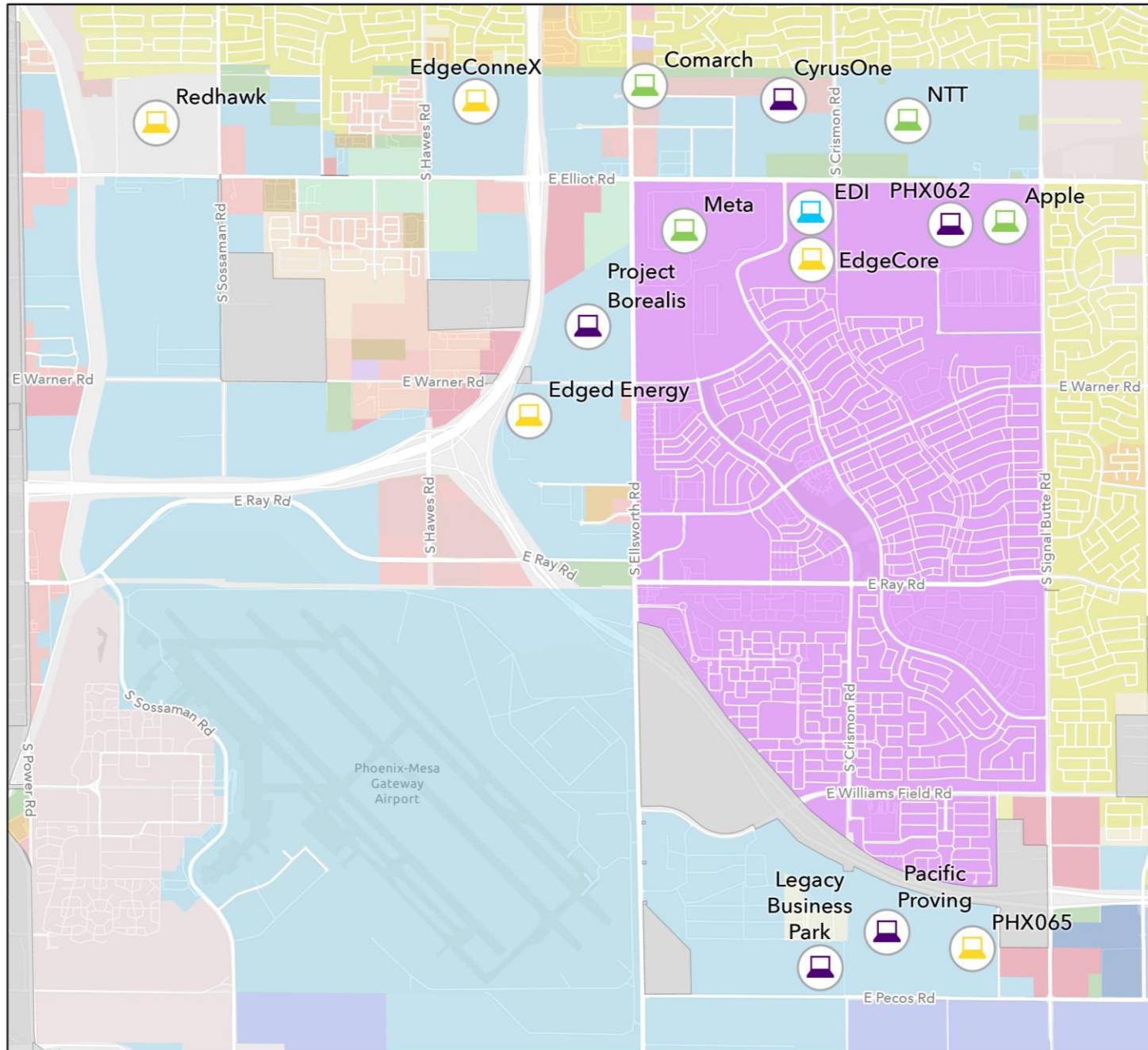
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Background






- Data Centers not a defined use within the Mesa Zoning Ordinance
- Interpreted to most closely resemble and reviewed as Indoor Warehousing and Storage
- Over the past 6 years, 15 data centers have been constructed, approved or proposed
- Due to the number, scale, and their unique impacts/considerations staff believes the text amendments are important
 - Land use compatibility
 - Land availability
 - Utility demand and availability
 - Low employment generation
 - Sustainability



Entitled Data Centers

Data Centers

Status

-  Construction Complete
-  Permit Issued
-  Building / Construction Plan Review
-  Site Plan / Zoning Approved
-  Pending Planning Process



Proposed Amendments

4

- Create a land use definition of Data Center
- Permit Data Centers in the General Industrial (GI) and Heavy Industrial (HI) Districts
 - If compliant with all standards of proposed Section 11-31-36: Data Centers
 - When specifically authorized and approved through a Planned Area Development (PAD) Overlay District



Proposed Amendments

5

- Establish criteria for Data Centers as an accessory use
- Permitted in Commercial and Employment Zoning Districts
- Not subject to Section 11-31-36: Data Centers
 - Exclusively serves the on-site property owner
 - Does not lease data storage or processing services to third parties
 - Occupies no more than 10% of the building
 - Is not housed in a separate stand-alone structure on the parcel

Proposed Amendments Additional Application Requirements

- Operational Plan
- Good Neighbor Policy
- Water Consumption and Thermal Management Report, describing:
 - Cooling system design - water or air cooled
 - Water usage
- Wastewater Report
- Electric and Natural Gas (Energy) Service Report
 - If in the City's service area - estimated demand
- Initial Sound Study

Proposed Amendments Development Standards

- Separation from residential - 400 ft.
- Height - max. 60 ft.
- Building Placement and Design
- Architectural Design
 - All sided architecture - publicly visible
 - Additional articulation
 - Glazing requirements
 - Architectural features
- Truck Dock, Loading, and Service Areas
- Fences and Freestanding Walls
- Mechanical Equipment
- Substation Screening
- Utilities

Proposed Amendments Operational Standards

- Sound Studies
 - Upon issuance of certificate of occupancy
 - Annual - for 5 yrs.
- Back up Generators
 - Noticing
 - Hours of operation - normal operation

Proposed Amendments

9

- Modifications to Chapter 11 (Planned Area Development Overlay District)
 - Permit land uses not allowed by the underlying zoning district
 - If permitted, additional land uses must adhere to specific use and activity standards



Considerations for Future Data Center Development

- Scale and pace of growth highlights the need for clear development standards
- Strategic balance needed:
 - Land availability + market readiness
 - Utility capacity and long-term infrastructure planning
 - Impacts on surrounding land uses (noise, compatibility)
 - Low job density vs. fiscal/economic benefits
 - Sustainability + alignment with community goals
- Adopting the proposed text amendments to support responsible, sustainable, and balanced economic growth

Public Participation

- Staff met, talked or corresponded with representatives from the following organizations:
 - Data Center Coalition
 - SRP
 - Valley Partnership
 - Edgecore
 - Google
 - Meta
 - Pacific Proving Ground
 - Legacy Business Park
 - Cyrus One
 - Novva
 - C-1 Mesa LLC
 - Berry Riddell LLC

Public Participation - Topics Discussed

12

- **Waiver process**- how the amendments affect current entitlement
 - Revisions made to clarify
 - Section 11-31-36 is not applicable to Eastmark
 - Data Centers that have approvals prior to effective date of Ordinance are legal conforming uses
- **Substation screening**- height of equipment
 - Clarified only ground-mounted equipment must be screened
- **Backup Generators**- hours of operation
 - Revised to allow during “electric utility demand response event”
- **Electric and Natural Gas (Energy) Service Report**- which provider
 - Clarified required if in the City’s service area for electric or natural gas
- **Architectural Features**- suggestion make for additional
 - Revised to allow Planning Director to approve others
- **Sound Study**- clarifications suggested
 - Clarified measured taken during peak “routine” operational
 - Clarified sound study at Certificate of Occupancy (CofO) due within 30 days of CofO issuance
- **Utility Undergrounding** - clarifications suggested
 - Clarified that is requirement only applies to onsite or adjacent infrastructure



QUESTIONS?



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