



May 3, 2024

Planning Division
City of Mesa
55 North Center Street,
Mesa, Arizona 85003

Project Description/Narrative for proposed CyrusOne data center property located at northeast corner of E. Prairie Avenue and S. 96th Street

Dear Reviewer:

On behalf of C1-MESA LLC ("CyrusOne"), we are pleased to submit for your review and comment the Pre-Application request for the 68.2-acre property, parcel number APN 304-04-984A located north of the Niagara Bottling company. The subject site is currently zoned Planned Employment Park with a Planned Area Development overlay (PEP-PAD) and Light Industrial with a Planned Area Development overlay (LI-PAD). The existing Planned Area Development overlay was established in 2007 with Case No. Z07-114. The Zoning Interpretation dated March 8, 2023, classifies data centers under Indoor Warehousing and Storage. Per MZO Section 11-7-2, Indoor Warehousing and Storage is a permitted use in the PEP and LI zoning districts, therefore rezoning the property will not be required. Although the property falls within the City's Elliot Road Technology Corridor Overlay (ERTC), Indoor Warehousing and Storage is not a permitted use in the ERTC. In light of the City's recent interpretation and the allowance of its proposed use in the underlying zoning districts, CyrusOne now chooses to submit under the existing zoning without opting into the ERTC PAD overlay.

Project Summary and Improvements

CyrusOne is proposing to develop master planning and construction of (5) new two-story data center facilities and an on-site Salt River Project (SRP) switchyard and CyrusOne-owned substation.

The proposed data centers and supporting infrastructure will house customer data hall spaces and office spaces. The proposed project will include electrical infrastructure improvements involving screened

ground-mounted diesel fuel generators with enclosures and mechanical screened roof-top HVAC units. The project proposes secure entrance and secure perimeter physical barrier around the project site in the form of a decorative wrought-iron security fence on the south, east & west sides and an 8-ft block wall along the north property line. The building materials and design will provide increased aesthetics to the area along with landscape enhancements around the site.

The project will also include water, sewer, and drainage improvements. Necessary improvements to detain the storm water runoff will be constructed to safely convey offsite flows through the site to preserve historical drainage patterns.

Special Use Permits

A Special Use Permit (SUP) will be submitted separately for a parking reduction and a building height increase.

The SUP will demonstrate that the location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan; that it will not be detrimental to the adjacent or surrounding properties; and that adequate public services, facilities and infrastructure are available to serve the proposed project.

Parking Reduction

A total number of parking spaces based on precedent use of similarly sized data center facilities is being proposed as a modification to the number of spaces typically required by the City's code for the proposed use.

Building Height Increase

A building height increase based on similar data center facilities within the area is being proposed as a modification to the current City code of 40'. The building will be approximately 53 feet tall at roof ridge, 59 feet tall at top of chiller platform with equipment screening at 69 feet tall and a roof access parapet at 63 feet tall.

Economic and Employment Benefits

We believe this proposed Data Center application is within the letter, spirit and intent of the zoning code. Data Centers will continue to be an essential component of the growing digital landscape and serve to diversify the profile of business development, making provision for a new, robust tax base. Additionally, the proposed development will help attract and absorb new major corporations into the local market.

It is worth noting that the proposed use will create job opportunities which provide compensation above the Maricopa County Average Median Income. It is anticipated that 250 jobs will be created, with an average salary of \$80,000/year. Data Centers provide unique pathways for entry into the local job pool, including both 4-year degreed and vocational and technical certification workers.

We look forward to discussing the Project with you at your next available meeting date. In the interim, please feel free to contact me should you have any questions.

Sincerely,



Sean LeRoy

Project Manager, C-1 Mesa LLC

CyrusOne

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