



# DATA CENTER & PAD TEXT AMENDMENTS

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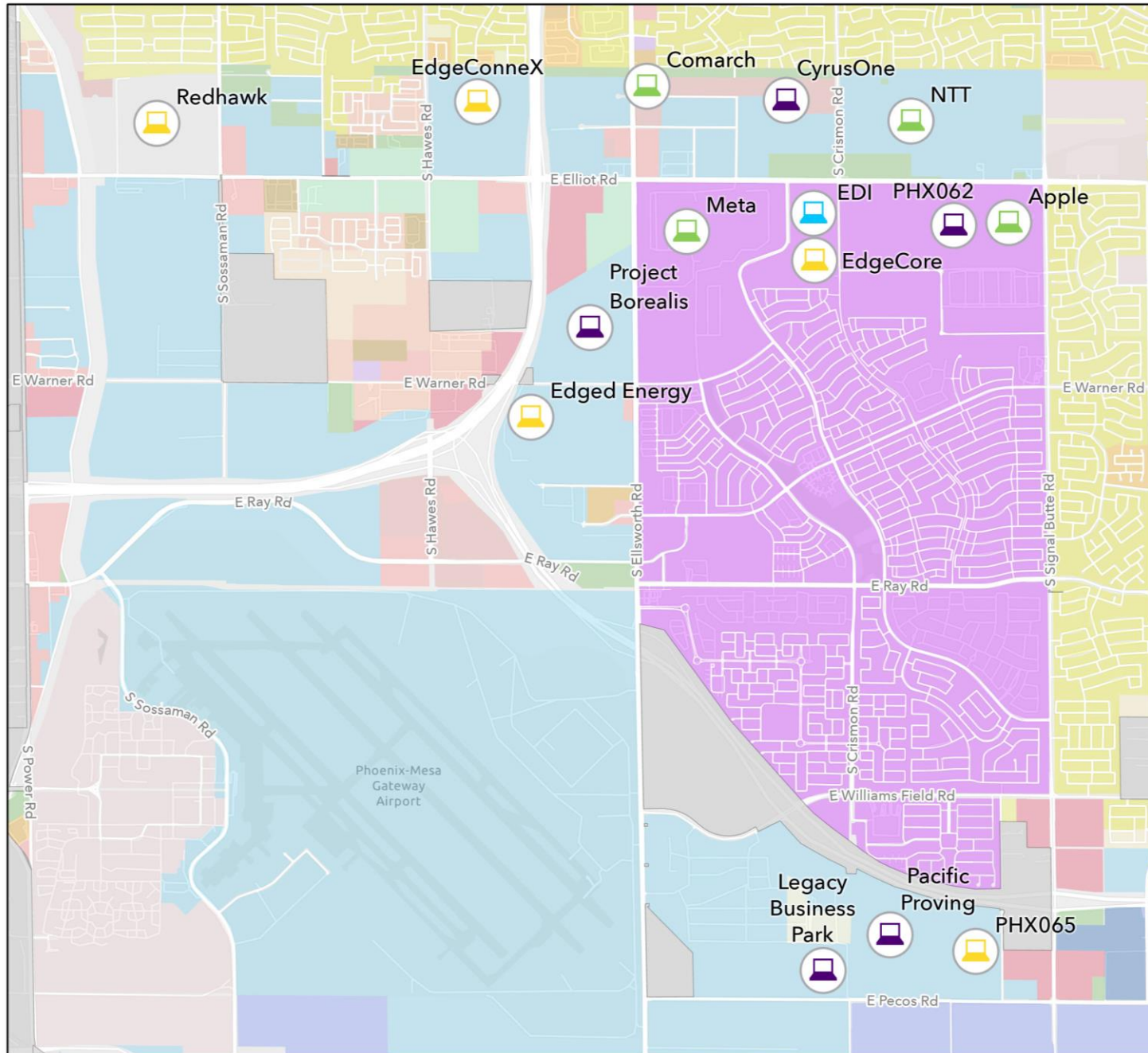
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# Background




- 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

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- 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

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- 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

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- 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

# Economic Impacts

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## 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





# QUESTIONS?



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