



# City Council ZON24-00190

Mary Kopaskie-Brown, Planning Director

August 19, 2024  
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# Request

- Rezone from AG and LI-PAD to LI-PAD
- Initial Site Plan Review
- Council Use Permit
- To allow for a data center

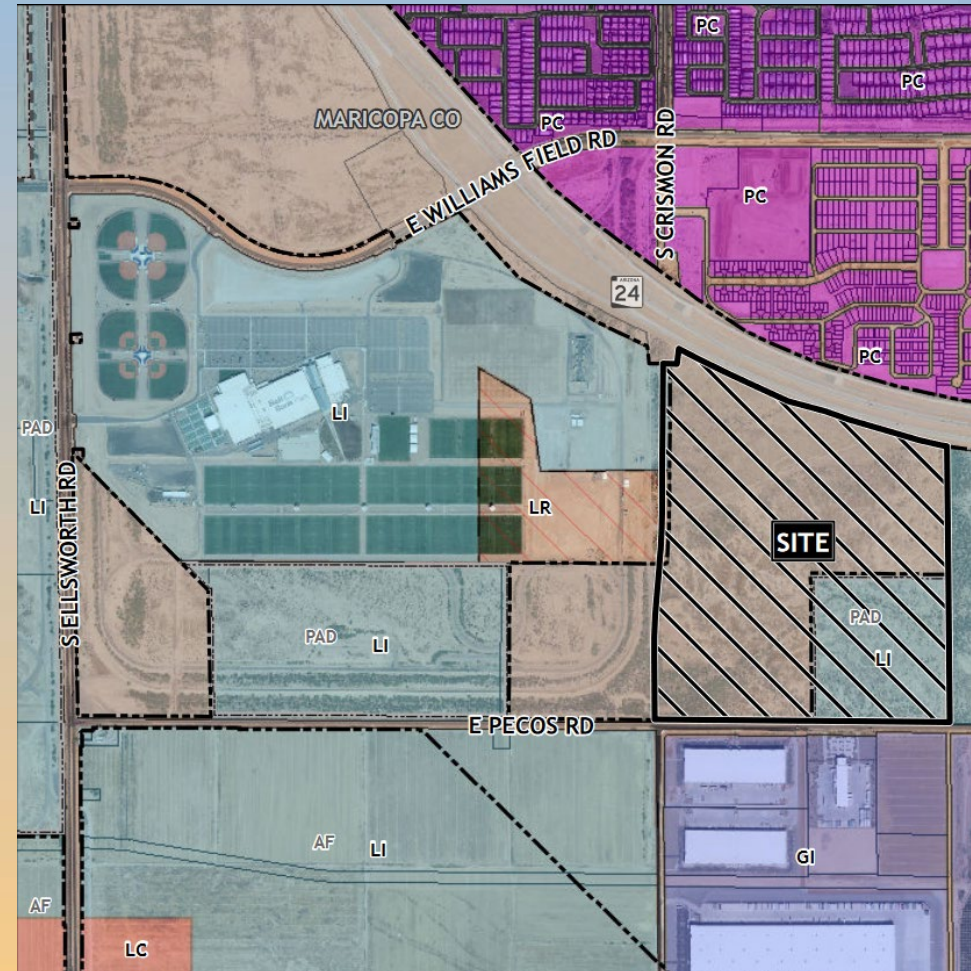






# Location

- NEC of Pecos Road and the future Crismon Road alignment
- South of SR-24
- East of Ellsworth Road

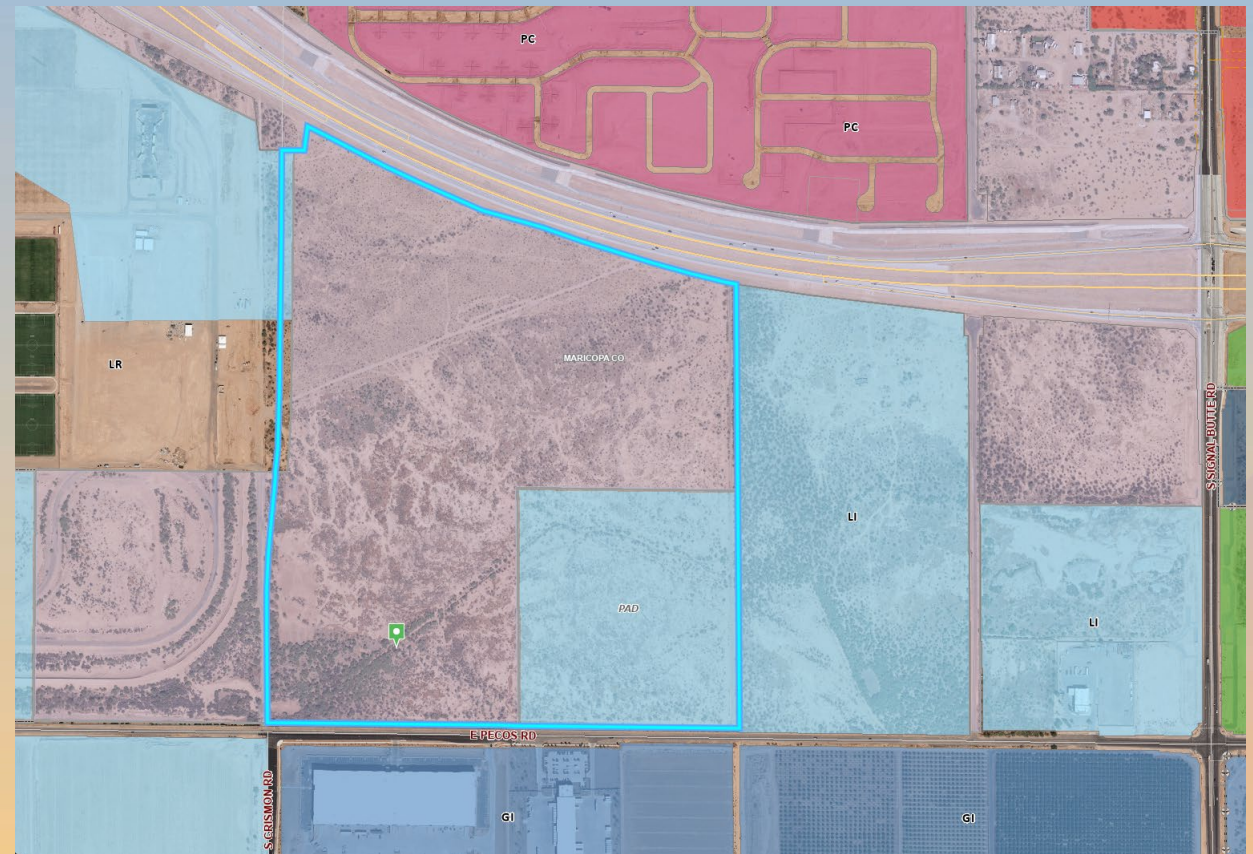






# Zoning

- ±37 acres currently zoned LI-PAD
- Remaining ±130 acres to-be annexed and initially zoned AG
- Subject request includes a rezoning from AG and LI-PAD to LI-PAD







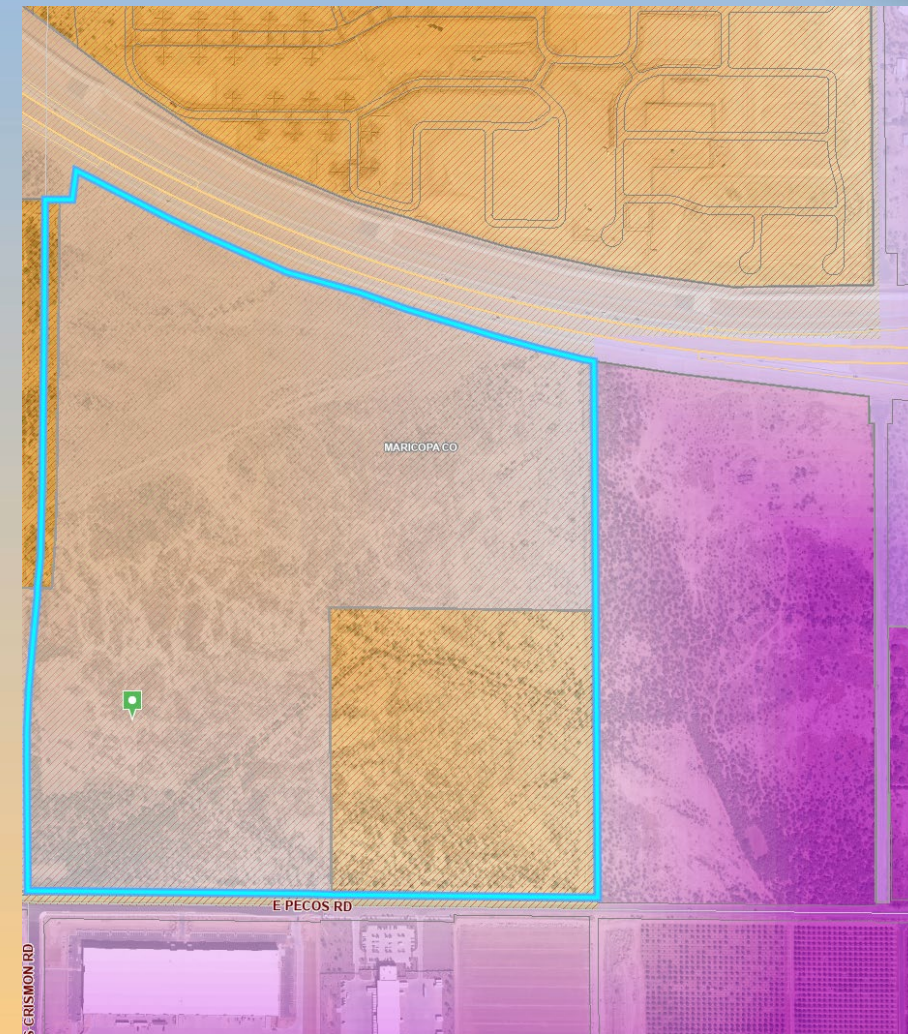
# General Plan

## Current - Mixed Use Community

- Cohesive urban village with a mix of residential and non-residential uses

## Proposed - Employment

- Provide a wide range of employment opportunities in high quality settings







# Site Photo

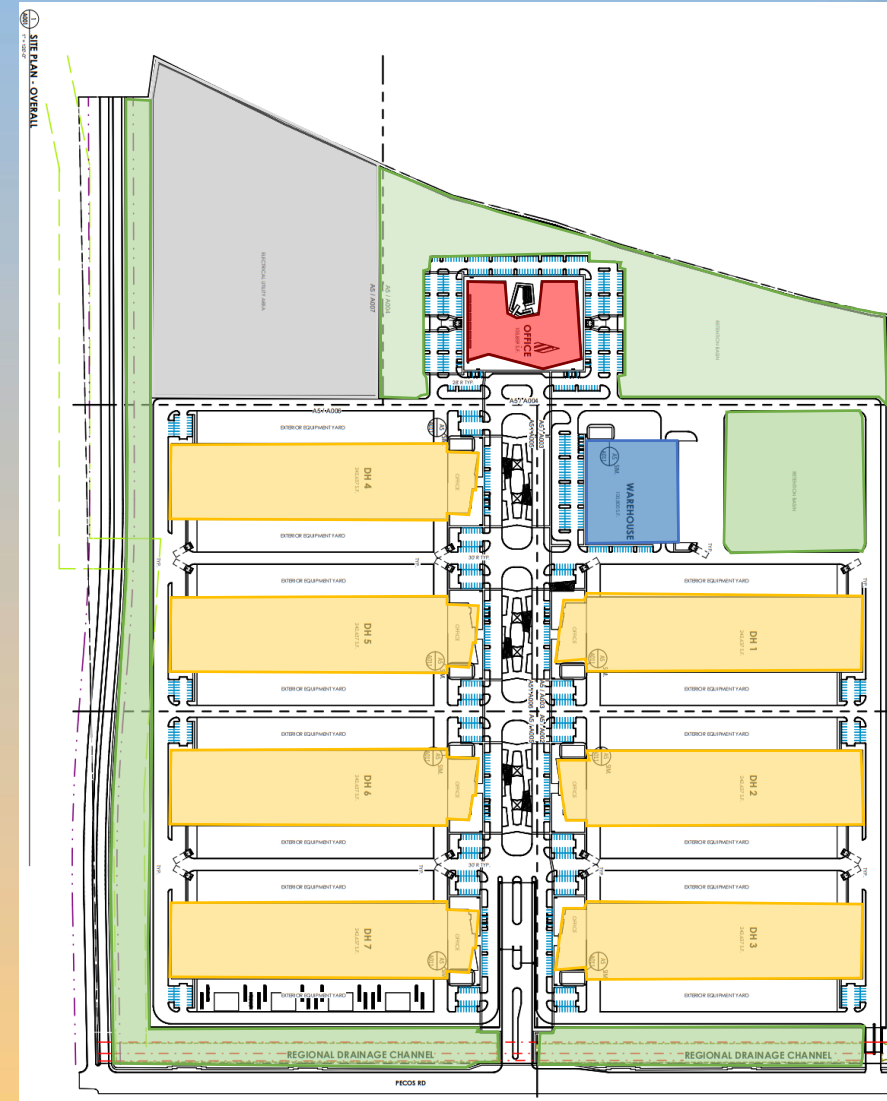


North from Pecos Road



# Site Plan

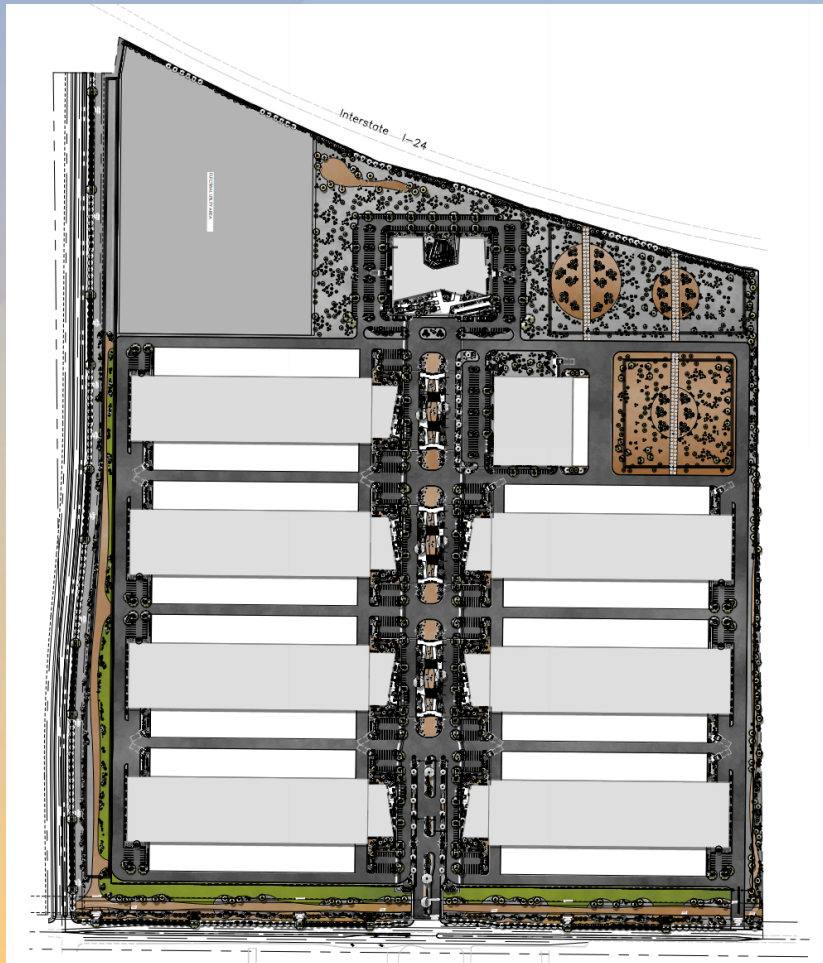
- Seven data halls (1,698,459sf of GFA)
- One warehouse building (100,800sf)
- One, two-story office building (105,859sf of GFA)
- 2,470 parking spaces required;  
1,104 parking spaces proposed







# Landscape Plan



**PLANT LEGEND**

**CONIFERS**

	CAG 30	Cedrus atlantica 'Blue Ice'	36" x 36"	5-6'
	CXC 240	Cedrus sempervirens 'Classical'	24" x 24"	6-7'

**DECIDUOUS TREES**

	AWP 182	Acacia villosissima 'Palo Verde'	24" x 24"	27' gal
	CDD 24	Chilopsis linearis 'New York Green'	24" x 24"	Multi-trunked 6-7'
	G61 7	Catalpa baccata 'Texas Redbud'	24" x 24"	Multi-trunked 6-7'
	CLL 136	Chilopsis linearis 'Burgundy Lace'	24" x 24"	Multi-trunked
	LTD 54	Lagerströmia indica 'White IF'	20" gal	Clamp
	PDM 140	Parkinsonia 'Desert Museum'	24" x 24"	Multi-trunked 6-7'
	PCR 118	Pithecellobium 'Red Palm'	36" x 24"	27' gal
	PCT 89	Prosopis juliflora 'Thomson's'	36" x 24"	27' gal
	PFB 51	Parkinsonia florida 'Blue Palm Yucca'	36" x 24"	Multi-trunked

**EVERGREEN TREES**

	ASW 45	Acacia villosissima 'Willow Acacia'	24" x 24"	27' gal
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**PALMS**

	BNP 6	Borassus aethiops 'Borassus Palm'	48" x 24"	10-12'
	GFM 95	Chamaedorea humilis 'Mediterranean Fan Palm'	48" x 24"	Clamp
	PVA 6	Phoenix carolinensis 'Candy Island Date Palm'	48" x 24"	10-12'
	PVD 44	Phoenix dactyloides 'Date Palm'	48" x 24"	10-12'
	WFO 2	Washingtonia robusta 'Mexican Fan Palm'	48" x 24"	10-12'

**HOT DESERT EVERGREEN**

	AAM 175	Acacia aneura 'Majesty'	24" x 24"	27' gal
	FNL 10	Ficus nitida 'Indian Laurel Ficus'	24" x 24"	27' gal
	OWE 11	Olea europaea 'Wild Olive'	24" x 24"	27' gal

**DECIDUOUS SHRUBS**

	CEP 208	Calliandra eriophylla 'Pink Fairy Duster'	5 gal
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**EVERGREEN SHRUBS**

	CMB 1,074	Carissa macrocarpa 'Borrowed Beauty'	5 gal
	EFB 974	Eucalyptus fulgens 'Bottlebrush'	5 gal
	EIB 1,700	Eucalyptus leucophylla 'Blue Bell'	5 gal
	EMV 89	Eucalyptus maculata 'Valentine'	5 gal
	LHC 178	Leucophaea 'Heavenly Cloud'	5 gal
	LFG 171	Leucophaea frutescens 'Green Cloud'	5 gal
	LYC 392	Larrea tridentata 'Creosote Bush'	5 gal
	MBT 7	Myrica communis 'Bottlebrush'	5 gal
	PE 16	Phoraea x fraxi 'Red Tip Phoraea'	5 gal
	RFB 261	Rhapidochloa indica 'Ballerina'	5 gal
	RIP 64	Rhapidochloa indica 'Pink Lady'	5 gal
	ROY 26	Rosa rugosa 'Tuscan Blue'	5 gal
	SCJ 456	Santanderia chinensis 'Joyful'	5 gal
	SSL 159	Sophora secundiflora 'Texas Mountain Laurel'	5 gal

**FERNS**

	ALM 53	Asparagus densiflorus 'Myer'	1 gal
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**GRASSES**

	MCL 1,049	Muhlenbergia capillaris 'Lemon'	1 gal
	MLL 209	Muhlenbergia lindheimeri 'Lemon'	1 gal
	MLI 128	Muhlenbergia lindheimeri 'Lemon'	1 gal
	MKD 399	Muhlenbergia rigens 'Deer Grass'	1 gal

**PERENNIALS**

	GLR 10	Gaura lindheimeri 'Rosey Jane'	1 gal
	SGR 1,205	Salvia greggia 'Raspberry'	1 gal
	Sgr 70	Salvia greggia 'Raspberry'	1 gal
	ZEG 66	Zantedeschia eliotiana 'Golden Calla'	Ball













# PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Foundation Base – <b>MZO Section 11-33-5(A)(1)</b></u>                      -Width along exterior walls with a public entrance adjacent to parking stalls</p>	<p>15 feet</p>	<p>10 feet</p>
<p><u>Required Parking Spaces by Use – <b>MZO Table 11-32-3(A)</b></u>                      - Warehousing and Storage (exclusive of Mini-Storage)                       -General offices, retail, and services</p>	<p>1 space per 900 sq. ft. (1,865 spaces required)                       1 space per 375 sq. ft. (605 spaces required)                       (2,470 total required)</p>	<p>1 space per 3,830 sq. ft. (436 spaces provided)                       1 space per 375 sq. ft. (666 spaces provided)                       (1,104 total proposed)</p>



# PAD Overlay

Development Standard	MZO Required	PAD Proposed
<p><u>Required Solid Waste and Recycling Container Enclosures -</u>  <b>MZO Section 11-30-12(A)(1)</b></p>	<p>Solid waste and recycling container enclosures required for all industrial development over 10,000 square feet of gross floor area</p>	<p>Solid waste and recycling container enclosures not required when located inside eight-foot perimeter wall</p>
<p><u>Service Area Location -</u> <b>MZO Section 11-30-13(B)</b></p>	<p>Truck docks, loading areas and service areas must be located at the rear or side of buildings, rather than facing a street</p>	<p>Truck docks, loading areas and service areas shall be screened from public view with a solid 8' wall</p>





# PAD Overlay

## Development Standard

## MZO Required

## PAD Proposed

Fences and Freestanding Wall Height -  
***MZO Section 11-30-4(B)***

No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 8-feet

No fence or freestanding wall within or along the exterior boundary of the required interior side or rear yards shall exceed a height of 11-feet

Outdoor Storage -  
***MZO Table 11-7-2***

Accessory outdoor storage must be confined to the rear one-half of the lot

Accessory outdoor storage is permitted throughout the lot



# Council Use Permit

## Section 11-70-6: Council Use Permit Required Findings

- ✓ Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies;
- ✓ 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 and with any other applicable City plan or policies
- ✓ The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and
- ✓ Adequate public services, public facilities and public infrastructure are available to serve the proposed project.





# Citizen Participation

- Notified property owners within 1,000 feet, HOAs and registered neighborhoods
- Neighborhood meeting held on May 21, 2024, with no citizen attendees





# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Chapter 69 of the MZO for Site Plan Review
- ✓ Complies with Chapter 22 of the MZO for a PAD Overlay
- ✓ Complies with the review criteria for a Council Use Permit outlined in Section 11-70-6 of the MZO

***Staff recommends Approval with Conditions  
Planning and Zoning Board recommends Approval with Conditions (6-0)***

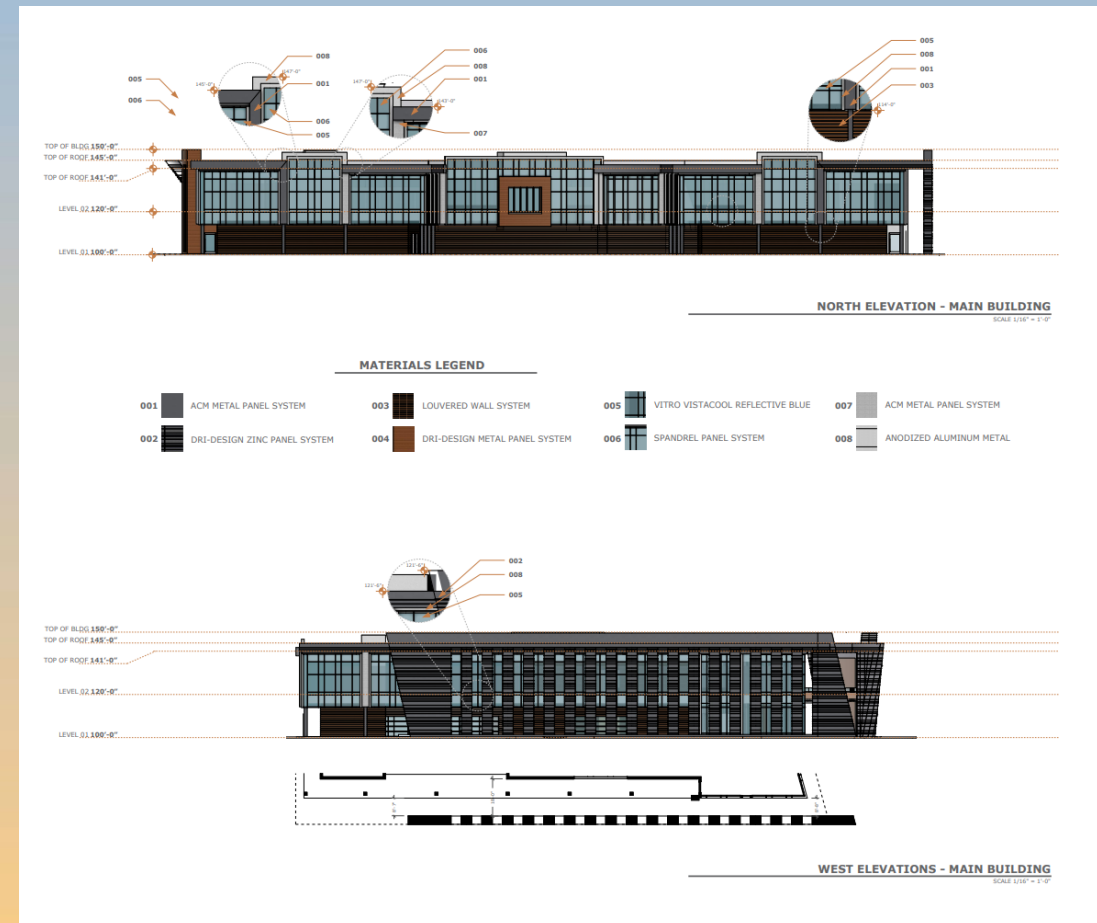
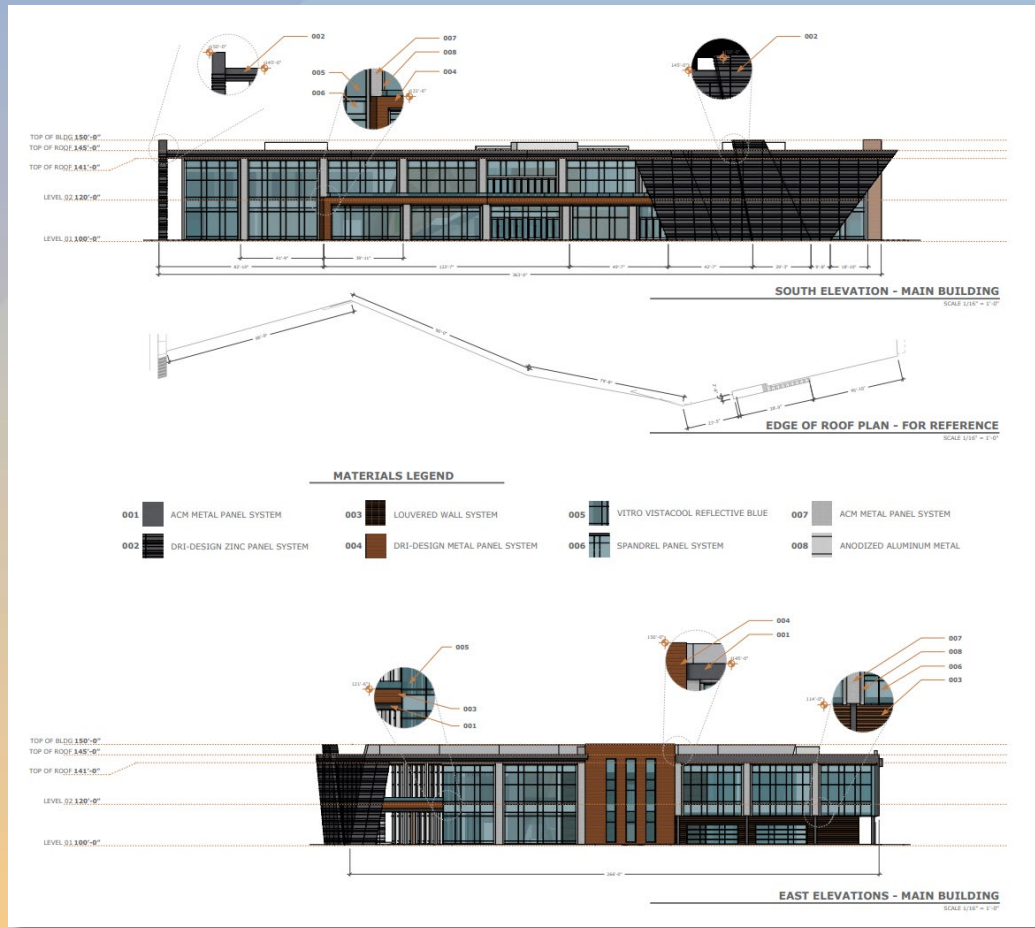




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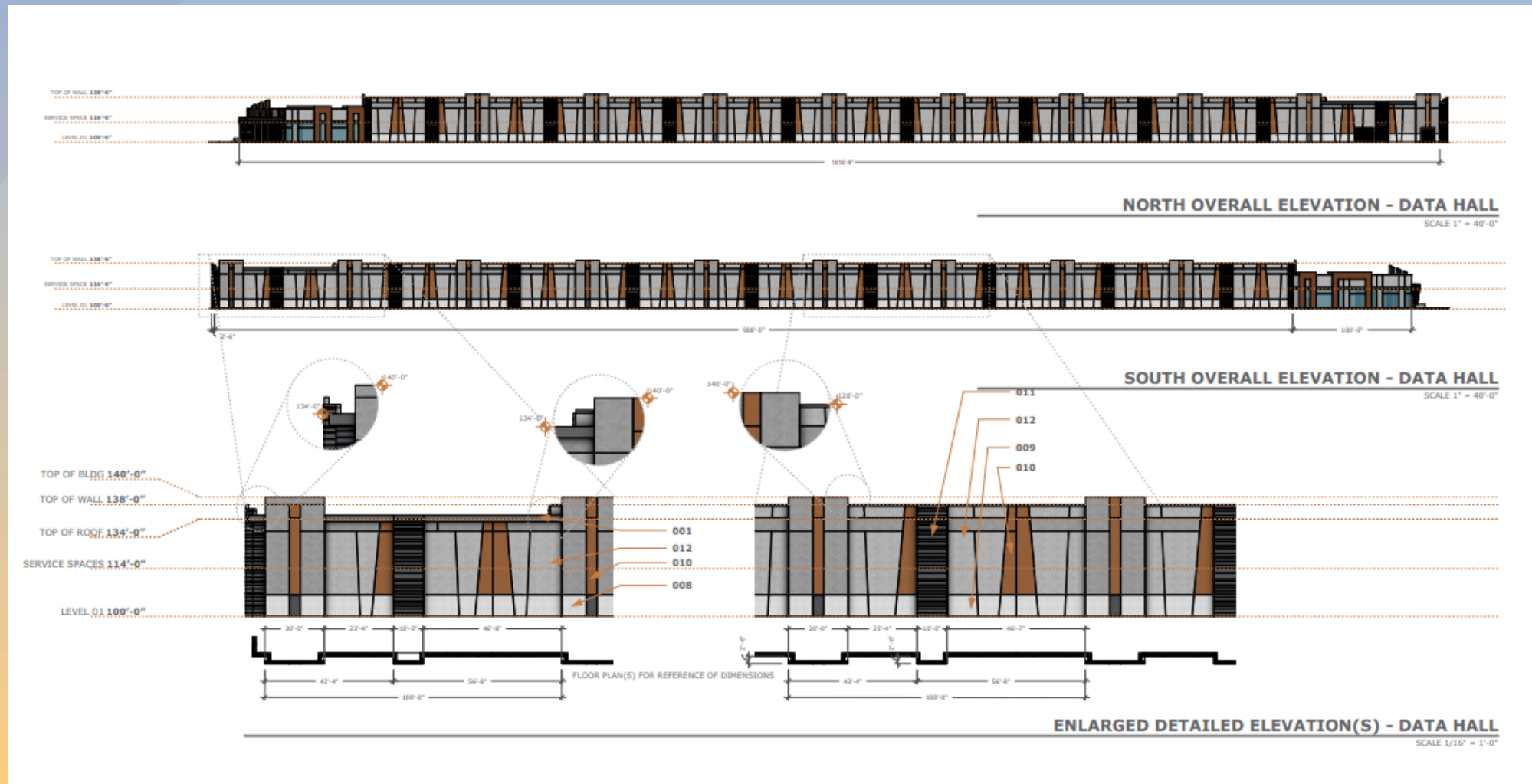
# Office Elevations







# Data Hall Elevations





# Warehouse Elevations







# Warehouse Elevations

