

Planning and Zoning Report

Date	March 11, 2026	
Case No.	ZON25-00535	
Project Name	Edgecore Mesa North Campus	
Request	<ul style="list-style-type: none"> Major Site Plan Modification to allow for an approximately 1,236,960± square foot Data Center development 	
Project Location	Located at the southwest corner of East Elliot Road and South Everton Terrace	
Parcel No(s)	304-31-002Q	
Project Area	43.8± acres	
Council District	District 6	
Existing Zoning	Planned Community (PC)	
General Plan Designation	Regional Employment Center	
Applicant	Alex Hayes, Withey Morris Baugh PLC	
Owner	Justin Taylor, EDI Mesa 2, LLC	
Staff Planner	Chloe Durfee Daniel, Planner II	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the criteria for Site Plan Review outlined in the Eastmark Community Plan Section 6(F). Staff reviewed the project based on the criteria in Section 8 of the Eastmark Community Plan and finds the project generally complies with the Design Guidelines of the Eastmark Community Plan.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Major Site Plan Modification to allow for an approximately 1,236,960± square foot Data Center development (Proposed Project).

Concurrent Applications:

- **Design Review Committee:** The Eastmark Design Review Committee reviewed the proposed site plan and elevations and provided preliminary design approval for this case.

Site Context

General Plan:

- The Placetype for the project site is Regional Employment Center and the Growth Strategy for the entire project site is Evolve.
- The Proposed Project was submitted prior to the text amendment that identified Data Centers as a specific use and at time of submittal, data centers were considered warehousing. Warehousing is a supporting land use in the Regional Employment Center, that when integrated with high-quality design which includes cohesive architecture and design themes, ample landscaping and open space, and amenity areas for employees and visitors, complements the surrounding area.
- The Proposed Project is consistent with the Regional Employment Center and furthers the implementation of, and is not contrary to, the Vision, Guiding Principles, Strategies, and applicable elements of the Mesa 2050 General Plan.
- Supporting General Plan Strategies:
 - HAC3. Promote and expand access to arts and culture opportunities across the City.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.

Sub-Area Plan:

- The Sub-Area Plan for the project site is the Mesa Gateway Strategic Development Plan. One of the general development guidelines of the plan is to provide for the infrastructure and public facilities that will be necessary for development of the area. The proposed data center will provide employment as well as cloud-based services for technology-oriented businesses in the area and throughout Mesa. The project site is located within the Mixed-Use Community District of the Mesa Gateway Strategic Development Plan, and business parks, light industrial, and higher-intensity employment uses, as well as regional community commercial uses are compatible with this designation. The proposed data center complies with the intent of the Mesa Gateway Strategic Development Plan.

Zoning:

- The project site is zoned Planned Community (PC).

- The project site is located within Development Unit 5/6 South (DU 5/6S) of the Eastmark Community Plan.
- The Land Use Group (LUG) assigned to the project site is Regional Center/Campus Land Use Group
- The Proposed Project was submitted prior to the text amendment that identified Data Centers as a specific use and at time of submittal, data centers were considered warehousing. Warehousing is a permitted use within this PC District and the Regional Center/Campus Land Use Group in this location.

Surrounding Zoning & Use Activity:

The proposed Data Center development is compatible with surrounding land uses, which include data centers, industrial uses, and vacant land.

Northwest (Across Elliot Road) AG City Park	North (Across Elliot Road) AG City Park	Northeast (Across Elliot Road) AG City Park
West (Across Eastmark Parkway) PC Meta Data Center	Project Site PC Vacant	East (Across Everton Terrace) PC Approved Industrial Use
Southwest (Across Eastmark Parkway) PC Approved Employment Use	South PC EdgeCore Data Center	Southeast (Across Everton Terrace) PC Approved Industrial Use

Site History:

- **September 22, 2008:** City Council approved a Major General Plan Amendment changing the land use designation on the property from Medium Density Residential, Community Commercial, Regional Commercial, Mixed Use Residential, Mixed Use Employment, Business Park, and Office to Mixed Use Community (Case No. GPMAJOR08-01; Ord. No. 9353).
- **November 3, 2008:** City Council approved an annexation of 3,136.58± acres, including the subject site, into the City of Mesa (Case No. A08-008; Ord. No. 4891) and established City of Mesa R1-43 zoning (Case No. Z08-55; Ord. No. 4892). The City Council also approved a rezoning of the property from R1-43 to Planned Community District (PCD) and established the Mesa Proving Grounds Community Plan (Eastmark Planned Community) (Case No. Z08-56; Ord. No. 4893).
- **May 17, 2017:** The Planning and Zoning Board approved a Development Unit Plan for Development Unit 5/6 South of the Mesa Proving Grounds Community Plan (Case No. Z17-019).
- **September 14, 2022:** The Planning and Zoning Board approved a request for Site Plan Review to allow a 44± acre industrial development consisting of three buildings on the project site (Case No. ZON22-00603).

- **January 24, 2024:** The Planning and Zoning Board approved a Major Site Plan Modification for a 2,100,000 square foot data center development (Case No. ZON23-00688).

Project/Request Details

Site Plan:

- **Building Design:** The site plan includes two 618,480 square foot multi-storied data center buildings totaling 1,236,960 square feet located on the northern portion of the site directly adjacent to Elliot Road and between Eastmark Parkway and Everton Terrace. An enlarged SRP-owned switchyard and substation are located on the southern portion of the site.
- **Access:** The site is accessed from the east side off Eastmark Parkway and from the west side from Everton Terrace.
- **Parking:** The Eastmark Community Plan does not have a parking ratio for large square footage, low occupant load users. The previous approved site plan parked the site per the square footage of provided office space. Per Section 14.3 of the Eastmark Community Plan, 192 parking spaces are required for the proposed development, with 197 parking stalls shown on the site plan. The Eastmark Community Plan does not have a maximum number of parking stalls and, according to the applicant, the parking proposed is consistent with the requirements of the proposed tenants.
- **Landscaping:** The landscape plan shows that the proposed site is meeting the required street and on-site planting requirements per the Eastmark Community Plan.
- **Open Space:** The proposed project provides outdoor amenity spaces to the east of the office area for both buildings. The site additionally provides large format sculptures on the north side of the site and on the south side of the site.

Citizen Participation

The applicant conducted a Citizen Participation process, notifying surrounding property owners, HOAs, and registered neighbors.

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff has not received any comments on the Proposed Project at the time of writing this report.

Conditions of Approval

Staff recommends **approval** of the Major Site Plan Modification, subject to the following conditions:

1. Compliance with the final site plan as submitted, except for the proposed locations of the solid waste enclosures, which will require final approval of their locations by time of Building Permit Issuance.
2. Following the completion of construction, but prior to the issuance of a certificate of occupancy, conduct a noise analysis to ensure that noise levels do not exceed those shown on the Noise Contour Exhibit. The study shall be provided to the City of Mesa Planning Department for review.
3. To minimize any disturbance to neighboring areas, generator testing shall only be conducted between 9:00 a.m. and 9:00 p.m.
4. Prior to the issuance of a certificate of occupancy, identify and provide contact information to the Development Services Department for a community liaison to address any noise concerns raised by residents, and provide signage listing contact information for the community liaison on all perimeter gates to the development.
5. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
6. Compliance with Eastmark Development Unit 5/6 South Development Unit Plan dated September 2017.
7. Compliance with any development agreement recorded on the property, and any future amendments.
8. Compliance with the design guidelines in Section 8 of the Eastmark Community Plan.
9. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
10. Compliance with all requirements of Chapter 19 of the Zoning Ordinance including:
 - a. Owner must execute the City's standard Avigation Easement and Release for Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Mesa Gateway Airport, any proposed permanent or temporary structure, as required by the FAA, is subject to an FAA filing for review in conformance with CFR Title 14 Part 77 (Form 7460) to determine any effect to navigable airspace and air navigation facilities. A completed form with a response by the FAA must accompany any building permit application for structure(s) on the property.
 - c. Prior to the issuance of any building permit, provide documentation by a registered professional engineer or registered professional architect demonstrating compliance with the noise level reductions required in Section 11-19-5 of the Mesa Zoning Ordinance.
 - d. Provide written notice to future property owners that the project is within 2.5 mile of Mesa Gateway Airport

- e. All Final Plats must include a disclosure notice in accordance with Section 11-19-5(C) of the Zoning Ordinance which must state in part: “This property, due to its proximity to Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals.”
11. Compliance with all City development codes and regulations.
12. Prior to the issuance of a certificate of occupancy, the applicant shall install all screening elements oriented to prevent visibility from the ground of any ground mounted or roof mounted equipment.
13. Prior to the issuance of a certificate of occupancy, the applicant shall install a total of four (4) murals on each of the buildings with two (2) on the front and one (1) on each side per the locations shown on the elevation plans submitted to the City and included as Exhibit 6.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Preliminary Grading and Drainage Report

Exhibit 6 – Elevations and Renderings

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Noise Contour Exhibit

Exhibit 10 – Eastmark Design Review Committee Approval Letter

Exhibit 11 – Power Point Presentation