



Planning and Zoning Report

Date	May 13, 2026	
Case No.	ZON25-00626	
Project Name	NTT Mesa PH10	
Request	<ul style="list-style-type: none"> • Rezone from Light Industrial with a Planned Area Development Overlay (LI-PAD) to Light Industrial with a new Planned Area Development Overlay (LI-PAD) • Council Use Permit (CUP) for a Major Utility for the proposed Private Substation • Major Site Plan Modification to allow for a 2,257,581 square foot Data Center campus 	
Project Location	Northeast corner of East Pecos Road and the South Crismon Road alignment.	
Parcel No(s)	313-25-962	
Project Area	170± acres	
Council District	District 6	
Existing Zoning	Light Industrial with a Planned Area Development (LI-PAD)	
General Designation	Industrial - Evolve	
Applicant	Asif Kazimi, Burns and McDonnell	
Owner	NTT Global Data Centers PH10 LLC	
Staff Planner	Josh Grandlienard, Senior Planner	

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan, the criteria in Chapter 22 of the Mesa Zoning Ordinance (MZO) regarding Planned Area Development (PAD)

overlays, the review criteria for a Council Use Permit outlined in Section 11-70-6(D) of the MZO and the review criteria for Site Plan Review outlined in MZO Section 11-69-5.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval of a rezoning from LI-PAD to LI with a new PAD, a Council Use Permit for a private substation and a Major Site Plan Modification to allow for the development of a data center campus.

On August 26, 2024, City Council approved an annexation, rezoning, and a CUP for a data center campus. However, that development never came to fruition and a new developer is seeking to revise the entitlements to develop a 2,257,581 data center campus consisting of seven data center buildings, a private substation and an SRP substation (Proposed Project).

Because the site was previously rezoned and approved for use as a Data Center and the requested rezoning does not modify the land uses allowed on site, the recently adopted text amendments that established Data Centers as a specific use in the MZO, Ordinance No. 5957, do not restrict the applicant's ability to use the parcel as a Data Center. Further, the applicant submitted their application on August 4, 2025, prior to the effective date of Ordinance No. 5957, which also provided specific development standards related to Data Center design. As a result, it is being processed according to the development standards in effect at the time the application was filed.

Concurrent Applications:

- Design Review: The Design Review Board reviewed the Proposed Project at their December 9, 2025, meeting. The Board provided minor comments related to the building design, which were addressed by the applicant (Case No. DRB25-00623).

Site Context

General Plan:

- The Placetype for the project site is Industrial with a Growth Strategy of Evolve.
- Warehousing and Storage, which is how Data Centers were classified at the time this application was submitted, is a principal land use in the Industrial Placetype, which are intended for high-intensity industrial activities such as warehousing and storage, data storage, freight, and distribution.
- The Proposed Project is consistent with the Industrial Placetype 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:
 - LU1. Promote a balance of land uses to enhance the quality of life for current and future generations.
 - PF2. Continue to implement Smart City Strategies in the planning, operation, and delivery of public facilities and services.
 - PF4. Ensure that private development contributes its fair share towards the construction and maintenance of public infrastructure.
 - ECEW3. Improve stormwater management and water quality through sustainable development practices.

Zoning:

- The project site is zoned Light Industrial with a Planned Area Development and Council Use Permit (LI-PAD-CUP).
- Because the site was previously rezoned and approved for use as a Data Center and the requested rezoning does not modify the land uses allowed on site, the recently adopted text amendments that established Data Centers as a specific use in the MZO, Ordinance No. 5957, do not restrict the applicant’s ability to use the parcel as a Data Center.

Surrounding Zoning & Use Activity:

The proposed Data Center use is compatible with surrounding land uses, which include Warehousing, Data Centers, General Industrial Uses, Large Scale Commercial Recreation and vacant land.

Northwest LI and LR Large Scale Commercial Recreation	North (Across SR 24 Gateway Freeway) PC Single Residence	Northeast (Across SR 24 Gateway Freeway) PC Single Residence
West LI Vacant	Project Site LI-PAD Vacant	East LI Data Center
Southwest (Across Pecos Road) LI General Industrial	South (Across Pecos Road) GI General Industrial and Warehousing	South (Across Pecos Road) GI Vacant

Site History:

- July 11, 2022: City Council annexed 37.8± acres, the southeast portion of the project site, into the City of Mesa (Case No. ANX22-00020, Ordinance No. 5713).

- August 26, 2024: City Council annexed 129.7± acres, the remaining portion of the project site, into the City of Mesa (Case No. ANX24-00192, Ordinance No. 5868).
- August 26, 2024: City Council approved a Site Plan for 170.1± acres, and a rezoning from IND-1 (Maricopa County Light Industrial) to Light Industrial with a Planned Area Development and a Council Use Permit (LI-PAD-CUP) to allow for a Data Center with a Major Utility for an Electrical Substation. (Case No. ZON24-00190, Ordinance No. 5869)

Project/Request Details

Site Plan:

- **Building Design:** The Site Plan includes a total of seven data center buildings ranging in size from 309,638 to 399,753 square feet with a total of 2,257,581 square feet of building area on site. In addition to a Salt River Project substation, the site plan also includes a private substation and a location for a City of Mesa well site.
- **Access:** Access to the site is provided from a central entry along Pecos Road. The site plan also shows additional access for both substations from the Crismon Road alignment, which will be constructed as part of this project.
- **Parking:** Per Ordinance 5869, 1,157 parking spaces are required. The Applicant is requesting a PAD modification to reduce the amount of parking required for this Data Center use to a total of 385 parking spaces, at a ratio of 1 space per 7,270 square feet of Warehousing, Storage or Office use (which was the applicable use type for Data Center development standards at the time the application was submitted).
- **Landscaping:** The site plan includes a walking path that meanders throughout the site and passes through multiple nodes that include open space amenities such as seating areas that are both covered and uncovered with spaces for activities throughout the site.

Planned Area Development Overlay:

Per Section 11-22 of the MZO, the purpose of a PAD overlay is to permit flexibility in the application of zoning standards and requirements where it can be demonstrated that the proposed development provides equivalent or superior standards in a creative way to meet the intent of the underlying zoning district and general plan. The existing PAD on site includes the following deviations:

Development Standards	Existing PAD
Maximum Building Height – MZO Section 11-7-3	70 feet

Development Standards	Existing PAD
Foundation Base – MZO Section 11-33-5(A)(1) <ul style="list-style-type: none"> - Width Along Exterior Walls with a Public Entrance Adjacent to Parking Stalls 	10 feet
Required Parking Spaces by Use – <i>MZO Table 11-32-3.A</i> <ul style="list-style-type: none"> - Warehousing and Storage - General Offices, Retail, and Services 	1 Space Per 3,830 square feet 1 space Per 375 square feet
Required Solid Waste and Recycling Container Enclosures – MZO Section 11-30-12(A)(1)	Solid Waste and Recycling Container Enclosures not required when located inside eight-foot perimeter wall
Service Area Location – MZO Section 11-30-13(B)	Truck Docks, Loading Areas and service areas shall be screened from public view with a solid 8’ wall
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 11-feet
Outdoor Storage – MZO Table 11-7-2	Accessory Outdoor Storage is permitted throughout the lot

As part of the applicant for a new PAD, the applicant is proposing to maintain all of the above listed deviations, with the exception of a modification to the required parking ratio to meet the specific needs of their site plan. The new proposed deviation is as follows:

Development Standards	Proposed PAD Modification
<p>Required Parking Spaces by Use – <i>MZO Table 11-32-3.A</i></p> <ul style="list-style-type: none"> - Warehousing and Storage - General Offices, Retail, and Services 	<p>1 Space Per 7,270 square feet</p> <p>1 Space Per 7,270 square feet</p>

Per the applicant’s narrative, the proposed Data Center utilizes a different employment structure from the previously approved Data Center, which reduces the overall office space. Due to the operating characteristics of the proposed Data Center and associated office space, a total of 55 parking spaces are required for each building. Based on Table 11-32-3.A of the MZO, Data Center uses a ratio of 1 space per 5,000 square feet for the first 200,000 square feet, and then 1 space per 10,000 square feet thereafter, which would require a total of 246 based on the site plan provided. The Proposed Project will provide 385 parking spaces, which is consistent with the operating characteristics for this site and the overall Data Center use.

Council Use Permit:

This Proposed Project includes the request for a Council Use Permit to allow for a Major Utility to allow for an owner operated electrical substation to be placed adjacent to a Salt River Project own and operated electrical substation, which is required in the LI pursuant to MZO Table 11-7-2. A CUP shall only be granted if the project conforms to all of the following criteria:

Approval Criteria - Section 11-70-6(D):

1. **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 Proposed Project is within the Logistics and Commerce District of the Mesa Gateway Strategic plan which is intended for heavy industrial, business park and commercial uses. The Proposed Project is consistent with both the General Plan, as discussed in the Site Context section of this report, and the Mesa Gateway Strategic Development Plan.

2. **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 aligns with the intent of the Light Industrial zoning district by providing an area for industrial uses. With the location of the substation on the northern side of the site and ample buffering from the northern property line, the Proposed Project is consistent with the intent of the zoning district and helps to reduce the impact from State Route 24, Pecos Road, and Crismon Road.

3. **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:**

The Proposed Project will not create any additional impact from the previously approved site plan, which also includes a separate electrical substation owned and managed by the Salt River Project located directly north of the applicant's proposed private substation. The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city.

4. **Adequate public services, public facilities and public infrastructure are available to serve the proposed project:**

The applicant has been working with the Salt River Project to create an electrical network that would supply the project site as well as sites located directly west of the project site. The site plan includes a regional drainage system to help improve the drainage along Pecos Road to reduce the future possibility of flooding in the area. The applicant will be required to install any necessary offsite improvements and/or upgrades to support the Proposed Project.

Citizen Participation

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

Neighborhood Meeting:

A neighborhood meeting was held on October 15, 2025, where two attendees raised questions and concerns about the following:

- Noise from substation and generators.
- Impact of Data Centers near their home.
- During the meeting, the applicant provided information about industry standard impacts of the electrical substation and overall Data Centers.

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 public comments at time of writing this report

Conditions of Approval

Staff recommends **approval** of the Rezoning, Council Use Permit and Major Site Plan Modification subject to the following conditions:

1. Compliance with the final site plan as submitted.
2. Compliance with all requirements of Design Review Case No. DRB25-00623.
3. Compliance with development agreement, DA24-00023, and all future amendments to it.
4. Prior to the issuance of any building permit, execute a drainage agreement with the City of Mesa and record the drainage agreement with the Maricopa County Recorder's Office.
5. Compliance with the drainage easement and all future amendments to it.
6. Compliance with the City's Design and Engineering Standards, except as may be modified by the drainage agreement.
7. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
8. Compliance with all City development codes and regulations, except the modifications to the development standards as approved with this PAD overlay as shown in the following table:

Development Standards	Approved PAD
Maximum Building Height – MZO Table 11-7-3	70 feet
Foundation Base – MZO Section 11-33-5(A)(1) - Width Along Exterior Walls with a Public Entrance Adjacent to Parking Stalls	10 feet

Development Standards	Approved PAD
<p>Required Parking Spaces by Use – MZO Table 11-32-3.A</p> <ul style="list-style-type: none"> - Warehousing and Storage - General Offices, Retail, and Services 	<p>1 Space Per 7,270 square feet</p> <p>1 Space Per 7,270 square feet</p>
<p>Required Solid Waste and Recycling Container Enclosures – MZO Section 11-30-12(A)(1)</p>	<p>Solid Waste and Recycling Container Enclosures not required when located inside eight-foot perimeter wall</p>
<p>Service Area Location – MZO Section 11-30-13(B)</p>	<p>Truck Docks, Loading Areas and service areas shall be screened from public view with a solid 8' wall</p>
<p>Fences and Freestanding Wall Height – MZO Section 11-30-4(B)</p>	<p>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</p>
<p>Outdoor Storage – MZO Table 11-7-2</p>	<p>Accessory Outdoor Storage is permitted throughout the lot</p>

9. 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 Falcon Field 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 the Falcon Field 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 structures(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 three miles of Falcon Field 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 Falcon Field Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Grading and Drainage Plan

Exhibit 6 – Elevations

Exhibit 7 – Citizen Participation Plan

Exhibit 8 – Citizen Participation Report

Exhibit 9 – Power Point Presentation