



Planning & Zoning Board



ZON25-00535

Egdecore Mesa North Campus

Chloe Durfee Daniel, Planner II

March 11, 2026



Request

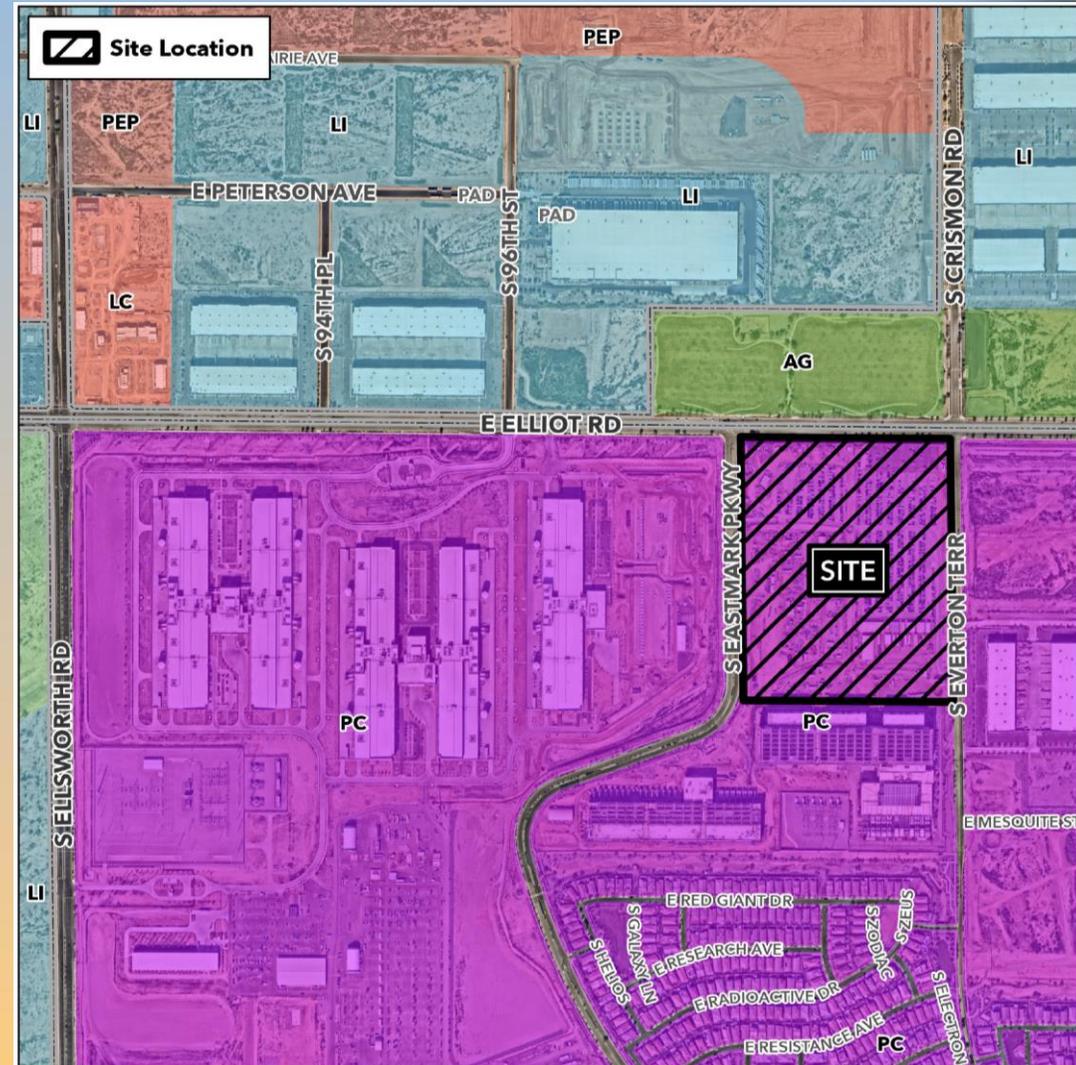
- Site Plan Review
- To allow for a Data Center development





Location

- South side of E Elliot Road
- East side of S Eastmark Parkway
- West side of S Everton Terrace
- Within Eastmark Development Unit 5/6 South





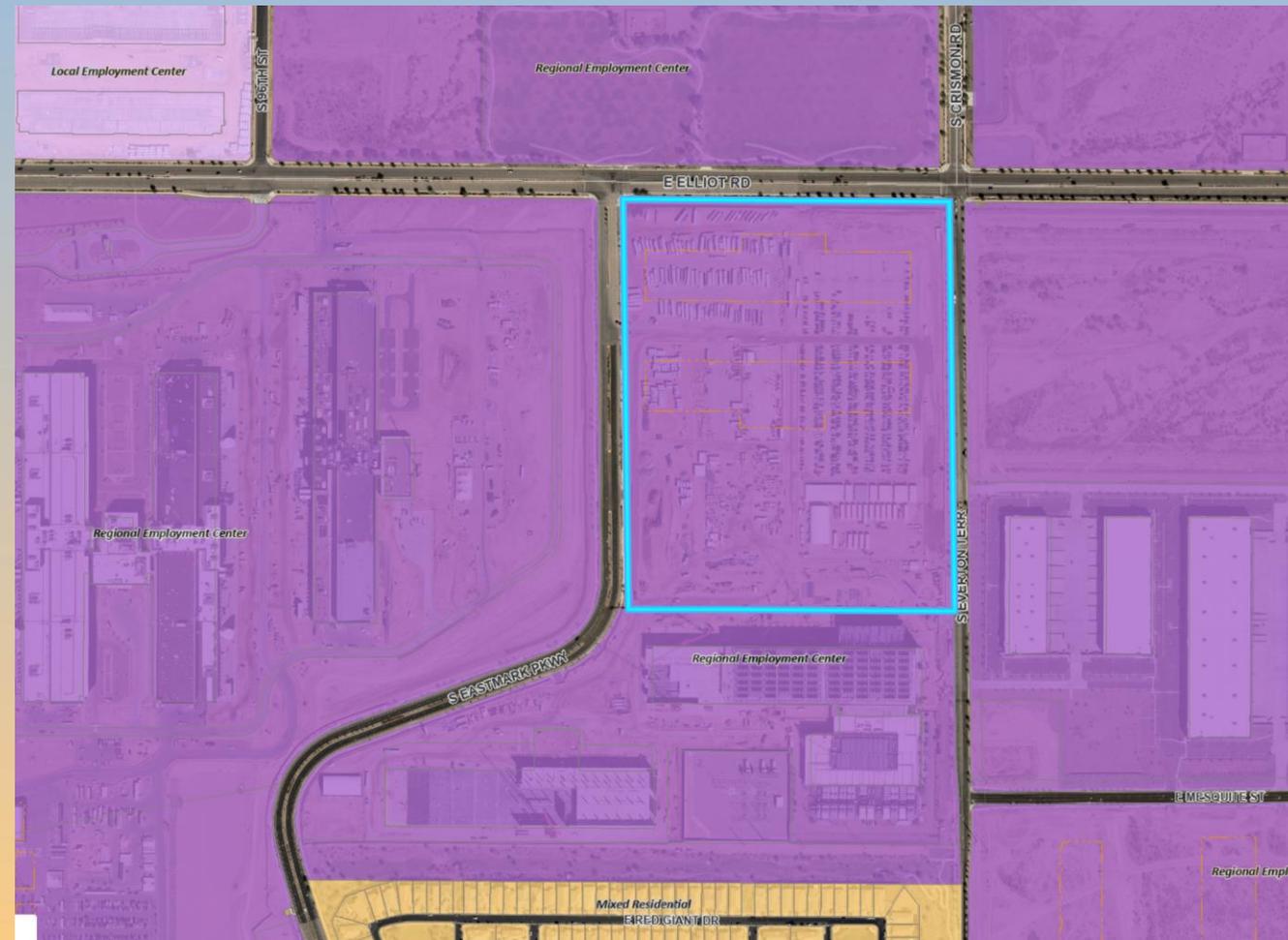
General Plan

Regional Employment Center - Evolve

- Wide range of employment opportunities
- Warehousing is a supporting land use

Mesa Gateway Strategic Development Plan

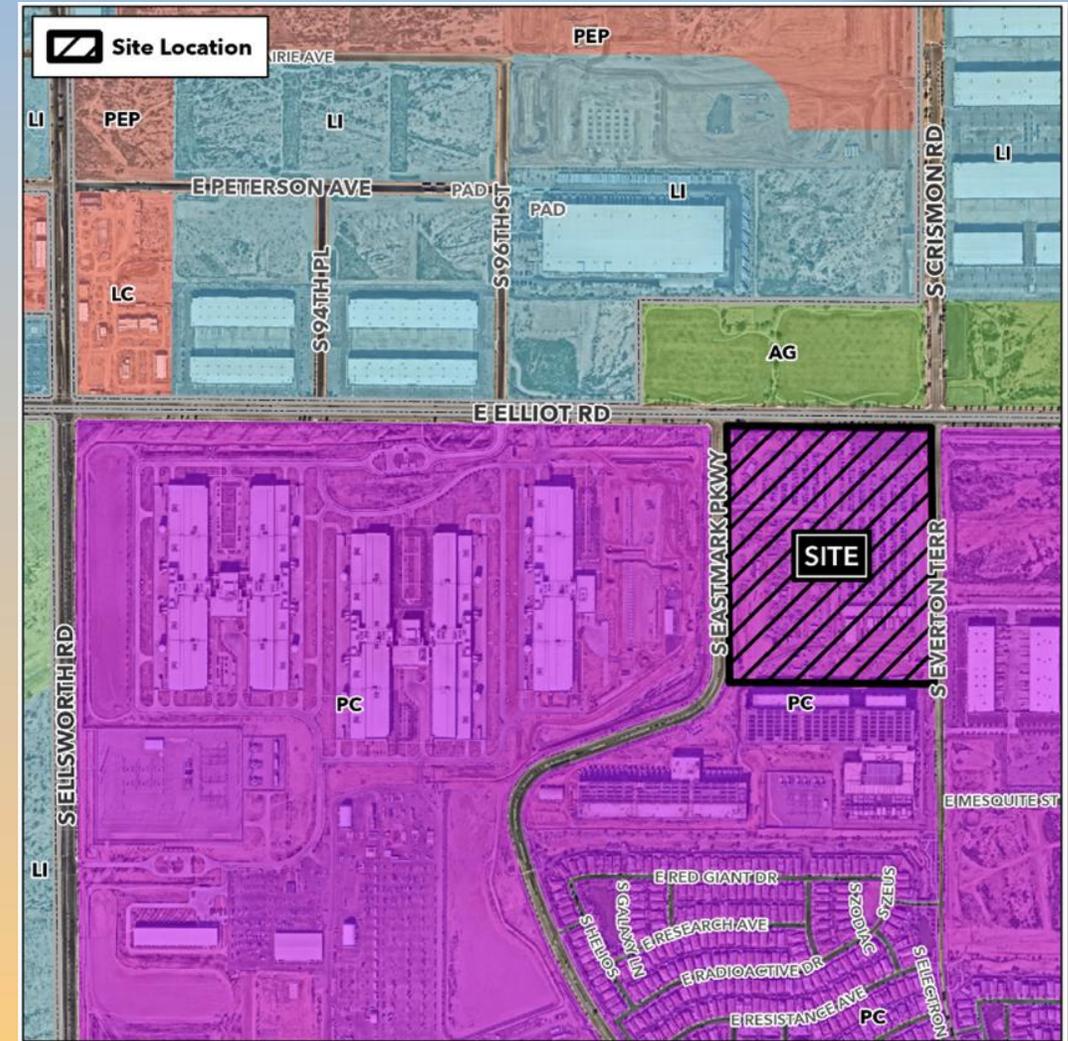
- Located within the Mixed-Use Community District





Zoning

- Planned Community (PC)
- Within the Regional Center/Campus Land Use Group (LUG-C)
- Proposed warehouse use is allowed by right within LUG-C





Site Photo

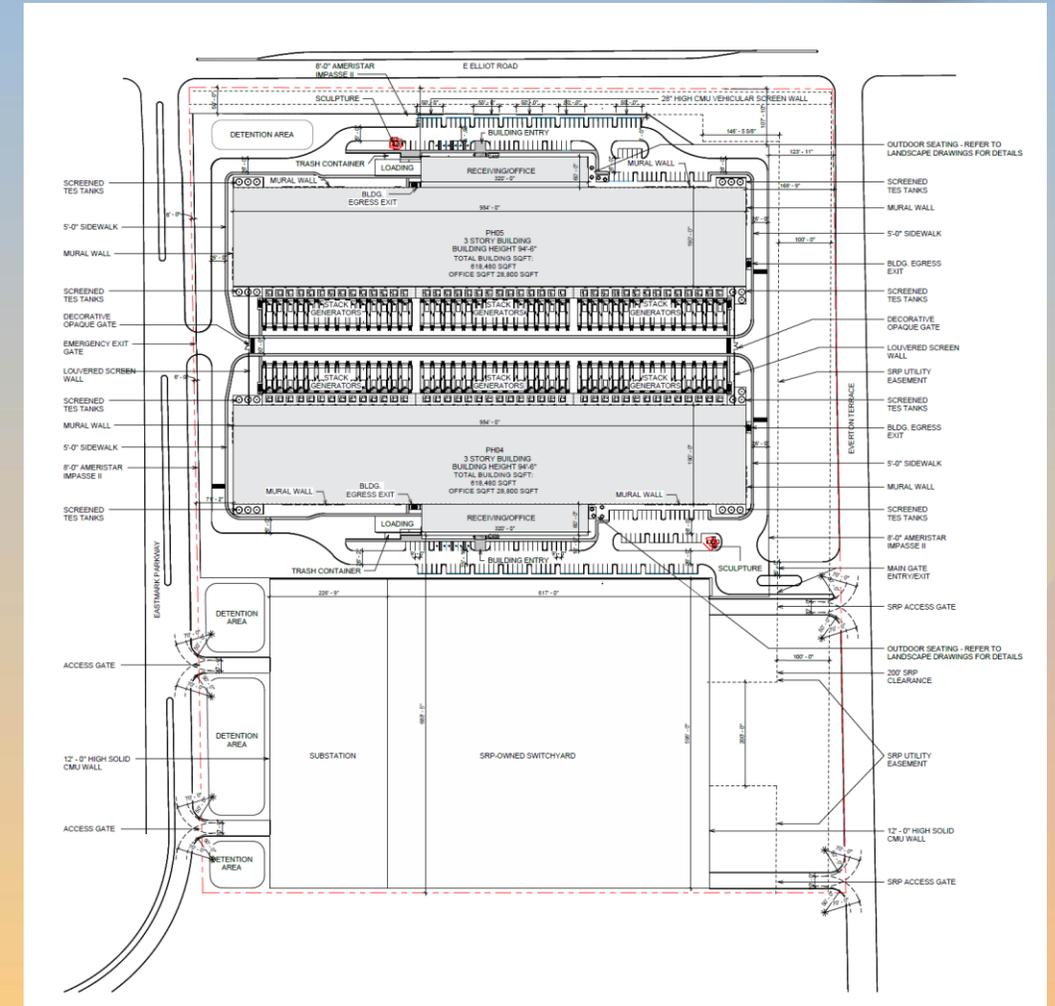


Looking south from Elliot Road



Site Plan

- Two 618,480 square foot buildings
- Generators within internal court
- Vehicular access to the site is provided from Everton Terrace and Eastmark Parkway
- 192 parking spaces required; 197 spaces proposed





Landscape Plan

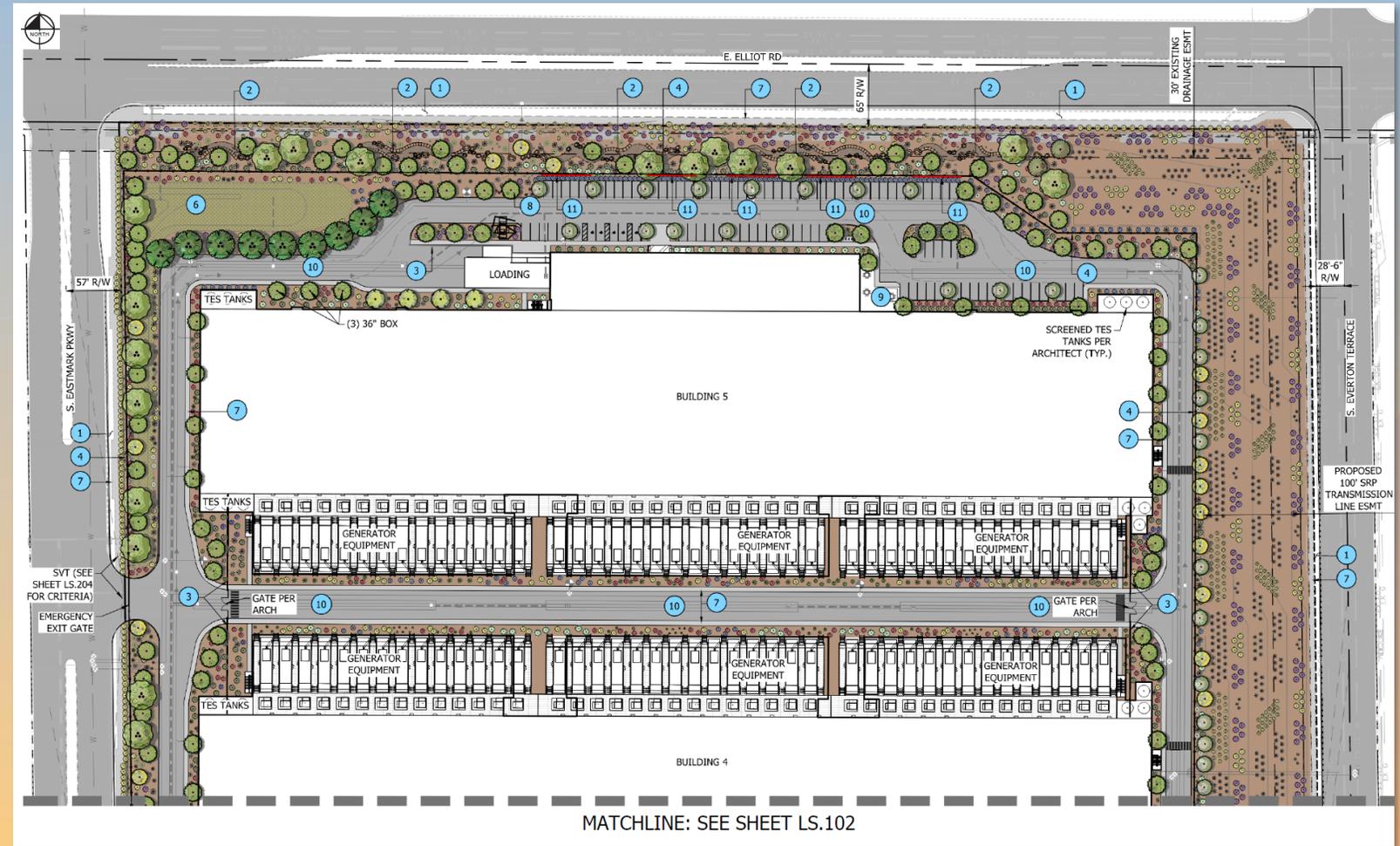
TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA ANEURA	MULGA	24" BOX
	ACACIA FARNESIANA	SWEET ACACIA	24" BOX
	ACACIA SALICINA	WILLOW ACACIA	36" BOX AS NOTED
	CAESALPINIA CACALACO 'SMOOTHIE'	SMOOTHIE THORNLESS CASCALOTE	24" BOX
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX
	OLNEYA TESOTA	DESERT IRONWOOD	24" BOX
	PROSOPIA X 'AZT'	AZT THORNLESS MESQUITE	24" BOX

NOTE: SEE SHEET LS-201 TOP OF PLANT LEGEND FOR TREE CANOPY SQUARE FOOTAGE AND TOTALS FOR SITE.

UNDERSTORY PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS		
AMBROGIA DELTOIDEA	TRIANGLELEAF BURSAE	5 GAL
CALLIANDRA CALIFORNICA	RED BAJA FAIRY DUSTER	5 GAL
CORDIA PARVIFOLIA	LITTLE LEAF CORDIA	5 GAL
ERICAMERIA LARICIFOLIA 'AGUIRRE'	AGUIRRE TURPENTINE BUSH	5 GAL
JUSTICIA CALIFORNICA	CHUPAROSA	5 GAL
LARREA TRIDENTATA	CREOSOTE BUSH	5 GAL
LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO'	RIO BRAVO LANGMAN'S SAGE	5 GAL
RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL
SIMMONDSIA CHINENSIS 'VISTA'	COMPACT JOJOBA	5 GAL
ACCENTS		
AGAVE DESMETIANA	SMOOTH AGAVE	5 GAL
ALOE BARBADENSIS	BARBADOS ALOE	5 GAL
ASCLEPIAS SUBULATA	DESERT MILKWEED	5 GAL
DASYLIRION WHEELERI	GREY DESERT SPOON	5 GAL
FEROCACTUS WISLIZENI	FISH HOOK BARREL CACTUS	15 GAL
FOUQUIERIA SPLENDENS	OCOTILLO	6'-8" HT. 6 CANES
HESPERALOE PARVIFLORA 'PERPA'	BRAKELIGHTS® RED YUCCA	5 GAL
PHOCEREUS SCHOTTII MONSTROSUS	TOTEM POLE CACTUS	15 GAL
JHLENBERGIA RIGENS	DEER GRASS	5 GAL
JHLENBERGIA RIGIDA 'NASHVILLE'	NASHVILLE PURPLE MUHLY	5 GAL
UNITA SANTA-RITA	SANTA RITA PRICKLY PEAR	5 GAL
ICCA RUPICOLA	TWISTLEAF YUCCA	5 GAL
ROUND COVER		
EMOPHILA PROSTRATA 'OUTBACK SUNRISE'	EMU BUSH	5 GAL
NTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	5 GAL
NTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL
IDELIA TRILOBATA	YELLOW DOT	5 GAL





Landscape Plan

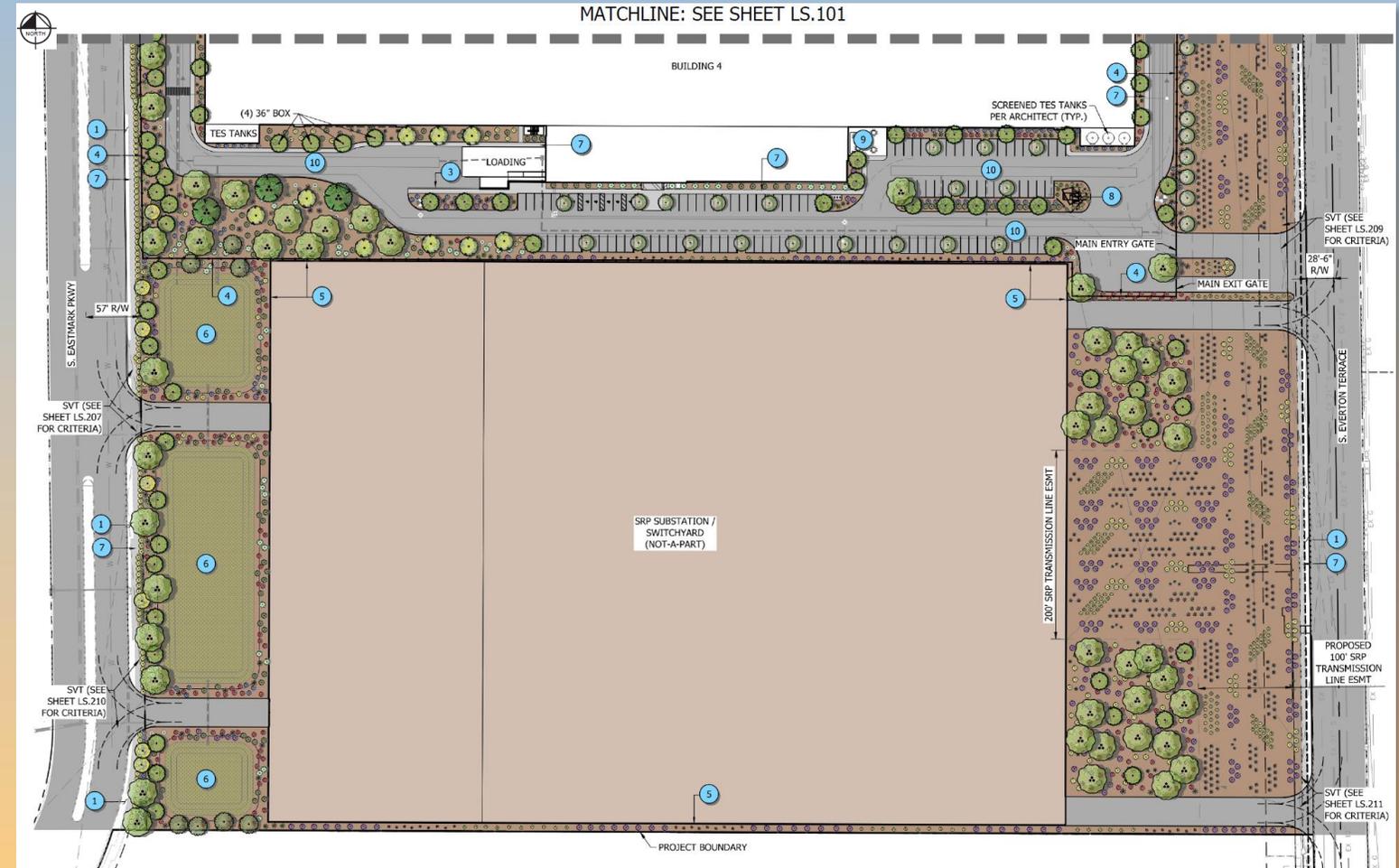
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Rendering





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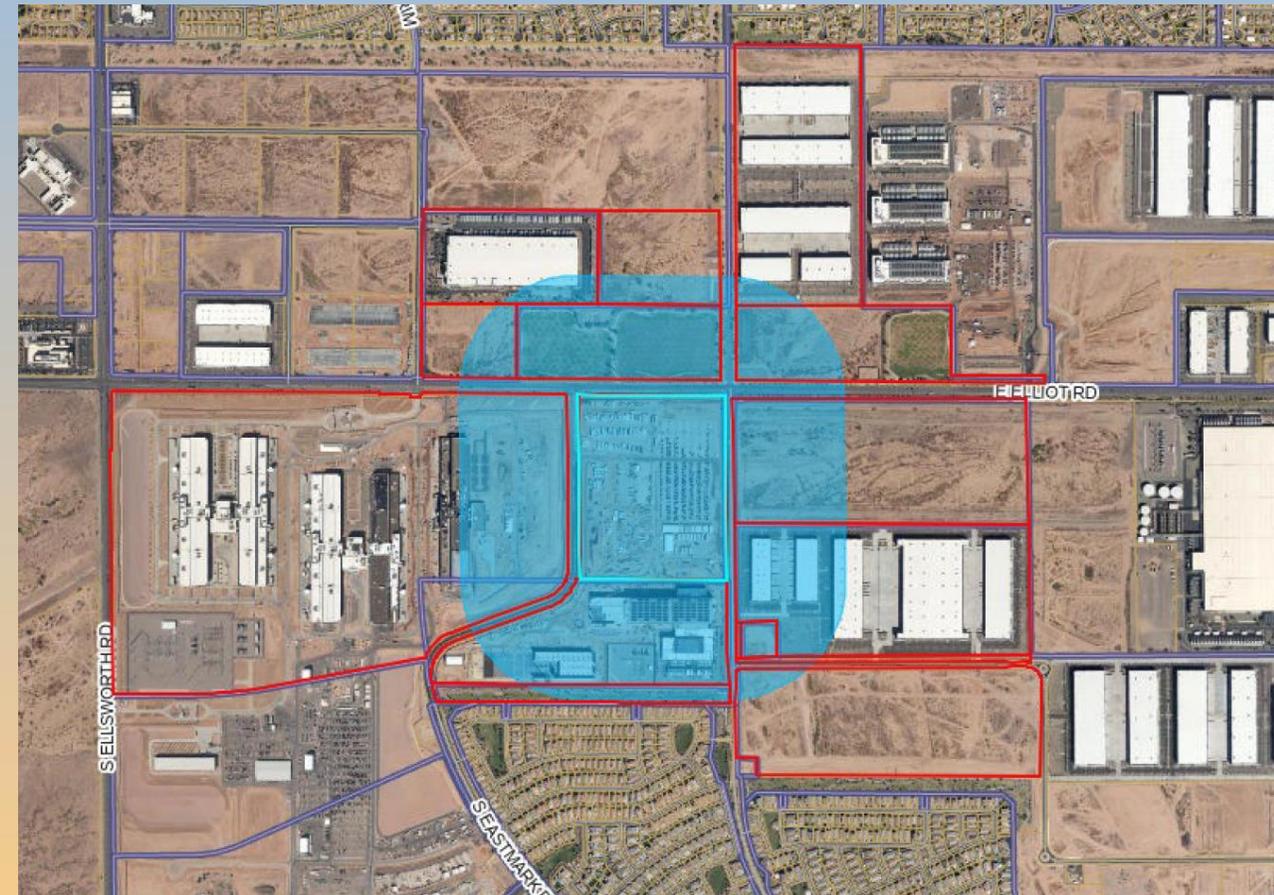
Rendering





Citizen Participation

- Notified property owners within 750 feet, HOAs and registered neighborhoods
- No comments received from neighboring property owners





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with the Gateway Strategic Development Plan
- ✓ Meets the review criteria in Section 6.1 of the Eastmark Community Plan for Site Plan Review

Staff recommends Approval with Conditions



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