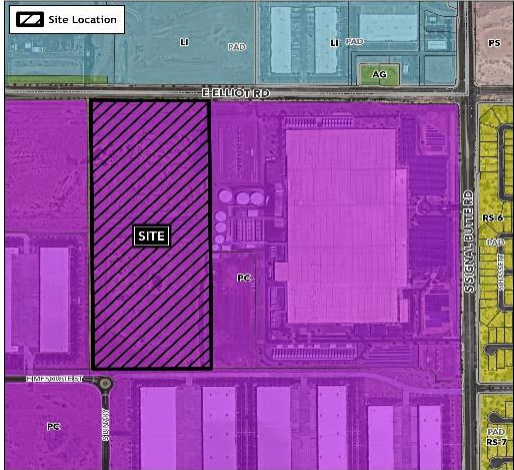




Planning and Zoning Report

Date	November 12, 2025		
Case No.	ZON25-00599		
Project Name	AWS PHX 062 – Site Plan Update		
Request	Major Site Plan Modification to allow for the addition of an Electric Substation		
Project Location	Approximately 1,840 feet west of the southwest corner of East Elliot Road and South Signal Butte Road		
Parcel No(s)	314-10-777		
Project Area	43± acres		
Council District	District 6		
Existing Zoning	Planned Community (PC)		
General Plan Designation	Regional Employment Center		
Applicant	Kimley-Horn		
Owner	Amazon Data Services, Inc		
Staff Planner	Josh Grandlienard, Senior Planner		

Recommendation

Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and the criteria in Chapter 6 of the Eastmark Community Plan for Site Plan Review.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Major Site Plan Modification to allow for an electric substation which will be located on the southeast side of the project site (Proposed Project).

Concurrent Applications:

- Design Review: The applicant is working with City Staff for an Administrative Design Review of the building elevations, landscape and wall designs(Case no. DRB25-00276)

Site Context

General Plan:

- The Placetype for the project site is Regional Employment Center; the Growth Strategy for the entire project site is Evolve.
- Warehousing and Storage is a supporting land use in the Regional Employment Center Placetype, while Heavy Industrial uses are not identified as either a principal or supporting land uses. The Regional Center Placetype is intended to provide for excellent access to major arterial roadways and freeways and provide for high-quality design which includes cohesive architecture and design themes, ample landscaping and open space, and amenity areas for employees. Per Section 7 of the Eastmark Community Plan, Warehousing and Storage and an Electric Substation, which would be classified as a Heavy Industrial use in the 2050 Mesa General Plan, are permitted uses within the Regional Center / Campus Land Use Group the of the Eastmark Community Plan and are consistent with the underlying zoning.
- The Proposed Project is consistent with the Regional Employment Center 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.
 - LU3. Encourage infill and redevelopment to meet the community's strategic needs.
 - PF4. Ensure that private development contributes its fair share towards the construction and maintenance of public infrastructure.

Sub-Area Plan:

- The Proposed Project is located in the Mixed Use Community District of the Mesa Gateway Strategic Development Plan.
- The Mixed Use Community District is envisioned to be the area that solidifies the goal to balance land uses and provide sustainability through the creation of a live/work/play community and will contain a wide variety of land uses.
- The Mixed Use Community District should be developed with the mix of uses needed to attract the “knowledge workers” associated with the aerotropolis concept.

- The electric substation proposed to support the previously approved data center furthers the vision of the Mesa Gateway Strategic Development Plan by providing data storage to support the technology users in the area.

Zoning:

- The project site is zoned Planned Community (PC).
- A Warehousing and Storage facility is a permitted use within the PC District, specifically within the Regional Center/Campus Land Use Group.

Surrounding Zoning & Use Activity:

The Data Center with the proposed electric substation is compatible with surrounding land uses, which include Industrial Business Parks and Data Centers.

Northwest (Across Elliot Road) LI-PAD Data Center	North (Across Elliot Road) LI-PAD Data Center	Northeast (Across Elliot Road) LI-PAD Data Center
West PC Industrial Business Park	Project Site PC Vacant	East PC Data Center
Southwest (Across Mesquite Street) PC Industrial Business Park	South PC Industrial Business Park	Southeast PC Industrial Business Park

Site History:

- **November 3, 2008:** City Council annexed 3,136.6± acres, including the project site, into the City of Mesa (Case No. A08-08, Ordinance No. 4891).
- **November 3, 2008:** City Council approved a rezoning for 3,136.6± acres, including the project site, from Maricopa County RU-43 to the City of Mesa Planned Community district with the concurrent approval of a Community Plan for Eastmark (Case No. Z08-55, and Z08-056; Ordinance No. 4892, and 4893).
- **April 28, 2011:** The Planning and Zoning Board approved a Development Unit Plan (DUP) for Development Unit 6 North (DU6) on 262± acres, including the project site. (Case No. Z11-011)
- **May 22, 2024:** The Planning and Zoning Board approved a Special Use Permit for a parking reduction and Site Plan Review for the proposed data center use (Case No. ZON24-00019).
- **March 26, 2025:** The Planning and Zoning Board approved a modification of the conditions of approval for case no. ZON24-00019 to allow for City of Mesa staff to review the building and landscape design through an Administrative Design Review process. (Case No. ZON24-01019).

Project/Request Details

Site Plan:

- **Building Design:** The proposed Major Site Plan Modification includes the construction of a new owner operated Electric Substation in addition to an associated control house building and two “sunrooms” to allow for direct access to above ground fiber vaults for the previously approved data center. The proposed control house is 4,250 square feet with two 100 square foot sunrooms for a net change of 4,450 square feet on site from the previously approved 465,541 square feet site plan which included two data center buildings and an associated security office building.
- **Access:** The primary access to the Proposed Project is from Elliot Road, with a secondary entrance located on Mesquite Street. The access on Mesquite Street will be utilized to service both the proposed SRP switchyard and the owner operated equipment yard.
- **Parking:** Per Exhibit 14.3 of the Eastmark Community Plan, 232 parking spaces are required. Due to the operational characteristics of a data center, the parking demand is less than typical warehouse and storage uses. Consequently, the proposed site plan shows 152 parking spaces provided on site. Per Section 14(f) of the Eastmark Community Plan, a reduction in the minimum parking required may be approved by the Planning Director for uses that do not typically utilize as much parking as suggested by the table.
- **Landscaping:** The landscape shows significant landscape screening along Elliot Road with additional landscaping on the south side of the project adjacent to Mesquite to help screen the proposed use from public view.

Citizen Participation

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

Required Notification:

- Property owners within 750 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff received no phone calls with questions on the Proposed Project.

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.
2. Compliance with all requirements of Design Review Case No. DRB25-00276.
3. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
4. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.

5. Compliance with Eastmark Development Unit 6 North Development Unit Plan dated April 20, 2011.
6. Dedicate the right-of-way and easements required under the Mesa City Code at the time of application for a building permit, at the time of recordation of the subdivision plat, or at the time of the City's request for dedication, whichever comes first.
7. 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 Phoenix-Mesa Gateway Airport prior to or concurrently with the recordation of the final subdivision map or the issuance of a building permit, whichever occurs first.
 - b. Due to the proximity to Phoenix-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. Provide written notice to future property owners that the project is within two miles of Phoenix-Mesa Gateway Airport.
 - d. Prior to 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.
 - e. All final subdivision 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 the Phoenix-Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."
8. Compliance with all City development codes and regulations.
9. Prior to the submittal of a building permit, submit an Administrative Review application for a parking reduction to be reviewed and approved by the Planning Director.

Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Project Narrative

Exhibit 3 – Site Plan

Exhibit 4 – Landscape Plan

Exhibit 5 – Citizen Participation Plan

Exhibit 6 – Citizen Participation Report

Exhibit 7 – Power Point Presentation