



Planning and Zoning Board



ZON25-00598 PHX065 AWS



Request

- Council Use Permit (CUP)
- To allow for the addition of a Privately Owned Electrical Substation (Major Utility) to support the previously approved Data Center





Location

- West of Signal Butte Road
- North side of Pecos Road

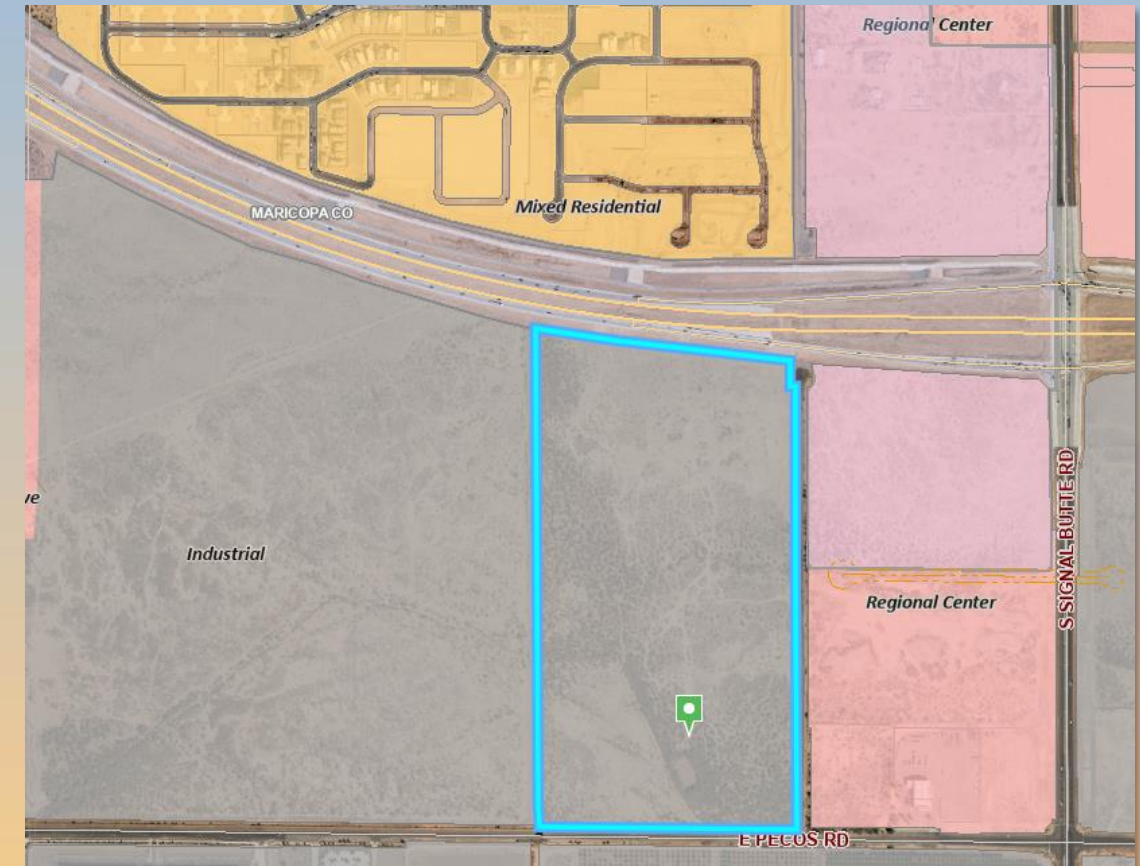




General Plan

Industrial - Evolve

- Warehousing and Storage and Heavy Industrial are principal land uses
- Typically include uses that have special infrastructure needs such as power or utility equipment, large truck delivery, air handling/venting systems, transmission corridors for power,





Zoning

- Light Industrial (LI)





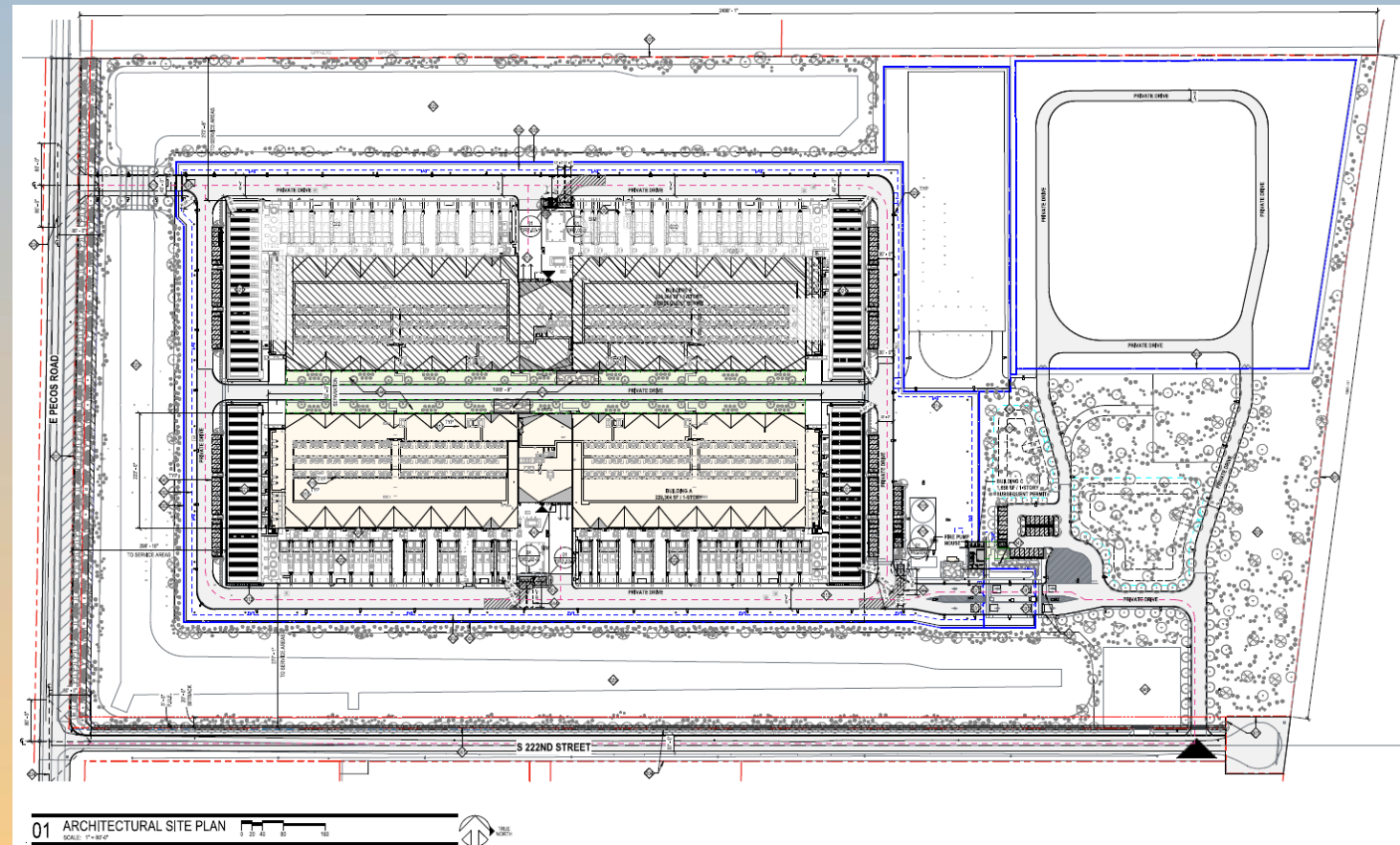
Site Photo



Looking north from Pecos Road



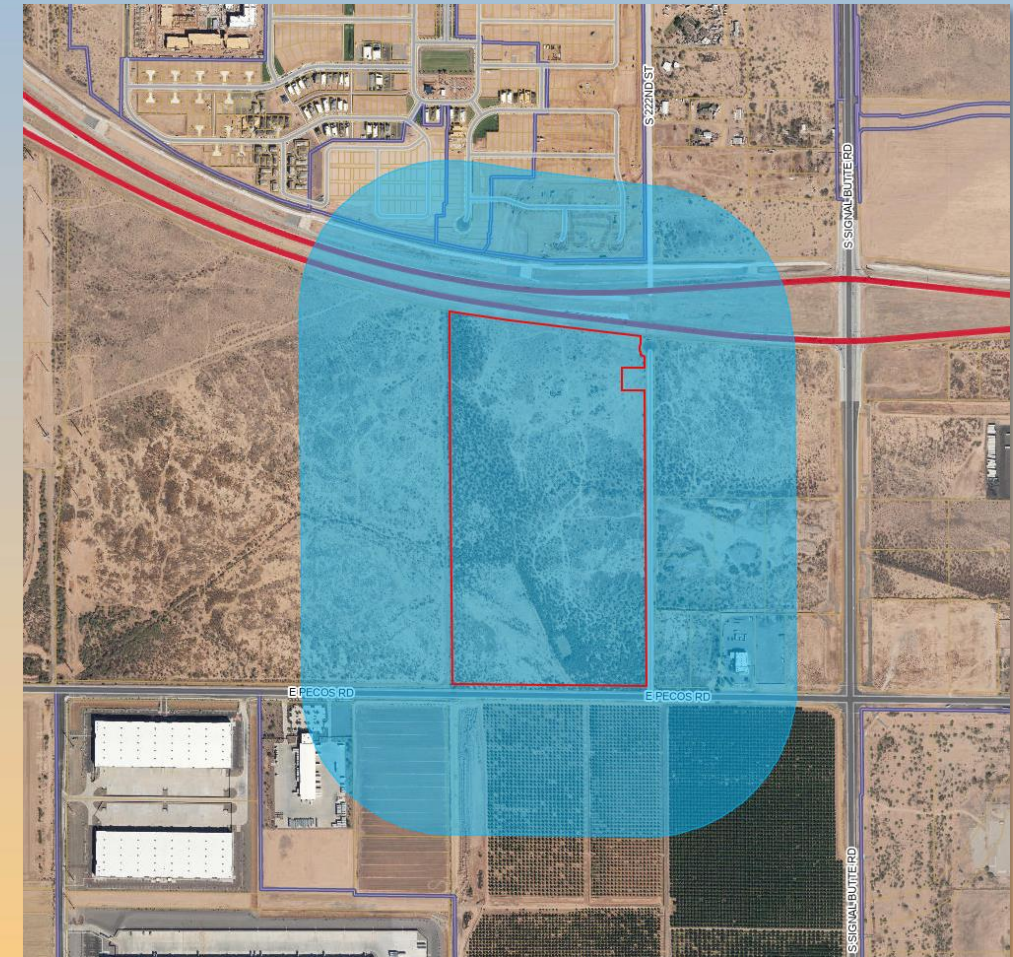
Previously Approved Site Plan





Citizen Participation

- Notified property owners within 1000 feet, HOAs and registered neighborhoods
- No correspondence received by staff





Findings

- ✓ Complies with the 2050 Mesa General Plan
- ✓ Complies with Chapter 70 of the MZO for a CUP

Staff recommends Approval with Conditions



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