



**Condominium Plat Project Narrative**  
**EdgeCore Data Centers**  
**S/SWC of Elliot Road and Everton Terrace**

## **Request**

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This office represents MECP1 Mesa 1, LLC (EdgeCore) regarding its property located south of the southwest corner of Elliot Road and Everton Terrace and commonly known as Maricopa County Assessor's Parcel Number (APN) 304-31-033A (the Property). See Site Aerial, **Tab 1**. This application requests a preliminary plat review for a condominium plat establishing four (4) units and associated common areas. The proposed condominium plat will facilitate project financing and enable execution of the overall project vision that has already been reviewed and approved by the City of Mesa.

## **Zoning and General Plan Land Use Designation**

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The City of Mesa General Plan designation for the Property is "Mixed Use Community." According to the City's Zoning Map, the Property is zoned Planned Community District (PCD), pursuant to the Eastmark (Mesa Proving Grounds) Community Plan (Eastmark CP). See Maps, at **Tab 2**. The Eastmark Community Plan was originally established via Zoning Case No. Z08-056 and approved by City Council with Ordinance No. 4893. See Ordinance, **Tab 3**. The Eastmark CP is comprised of nine (9) Development Units (DUs), which each include General Development Standards and Land Use Groups (LUGs) that establish the permitted uses. The Property is located in DU 5 and is subject to the DU 5 & 6 South (DU 5/6S) Development Unit Plan (DUP), which was approved by the Planning and Zoning Commission in 2017 via Case No. Z17-019.

## **Purpose of Request**

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EdgeCore received initial site plan approval for a multi-building data center campus on December 12, 2017 via Case No. ZON17-00470. A subsequent minor site plan modification was approved for the proposed development on November 2, 2023 in Case No. ZON23-00610, which contemplated two (2) phases of development. The development will ultimately include three (3) buildings and an SRP electric substation. The Property is currently improved with one building (PH01) and the SRP substation. Improvement plans have been submitted and approved for PH02 (PMT23-18893). Improvement plans are currently under review for PH03 (PMT24-02625).

The proposed condominium plat will establish four (4) condominium units and a common area tract on the Property. The units will be as follows: three (3) units comprising the footprint of each of

the existing and under-construction buildings and their respective accessory dedicated backup power infrastructure and one (1) unit comprising the footprint of the existing SRP substation (labeled as Unit 4). Certain common areas will be shared among all the units (labeled as Tract A). See Conceptual Condominium Plat, **Tab 4**. Approval of this condominium plat will have no impact on the approved site plan (e.g. site access), utility plans, or drainage plans.

## **Utility Installation**

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The project will receive water services (domestic, landscape, and fire) from the City of Mesa. Domestic connections will be via mains in Everton Terrace (PH01 and PH02) and Eastmark Parkway (PH03). Meters are located in the Public Utility Easements (P.U.E.) adjacent to rights of way for both roads. Water for landscape services is received from the main in Eastmark Parkway with its meter also located in the P.U.E. The fire system is a private looped system that services both building sprinklers and onsite hydrants. The fire system has connections to both Everton Terrace and Eastmark Parkway to complete the loop. Backflow preventers after the P.U.E.s are installed to maintain the separation between public main and the private system for the fire, domestic, landscape connections.

The City of Mesa will also provide sewer service. Building PH01 connects to the sewer main within Everton Terrace. Building PH02 connects to sewer mains located in Eastmark Parkway and Everton Terrace. Lastly, Building PH03 connects to the sewer main in Eastmark Parkway.

Because this is a condominium plat, an exemption is requested per Section 24(c) of the City of Mesa's Terms and Conditions for the Sale of Utilities from the requirements of Sections 3(A) regarding water and sewer service from a public main. The Property will be governed by a Unit Owner's Association.

Storm retention for the project is contained within both surface and underground storage systems. Rainwater is collected through an onsite system using both surface flow to the retention basins and catch basins that pipe the water to the retention facilities. The collected water is bled off to the channel located along the south of the property, either through gravity flow or pumped.

## **Conclusion**

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This development will create high quality employment opportunities, contribute to the burgeoning technology ecosystem in the area, and generate substantial revenue for the City. With a site plan already approved and the initial phase already complete, the proposed condominium plat will help facilitate project financing and enable execution of the overall visions for the Property that has already been reviewed and approved by the City. We look forward to your feedback.

**TAB 1**

# Aerial Map



South of SWC Elliot Road and Everton Terrace (3856 S Everton Terrace) – Mesa, AZ

**TAB 2**

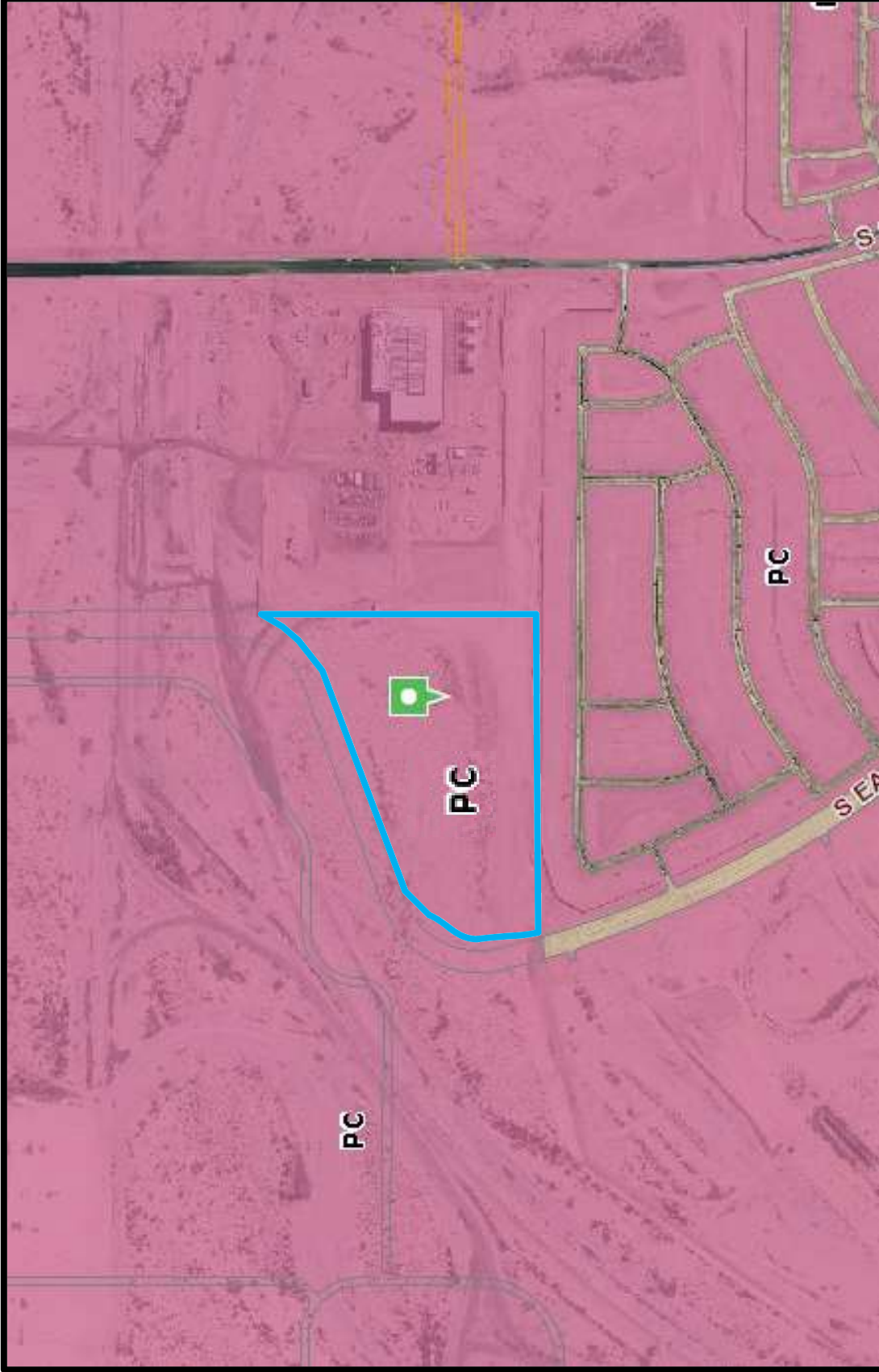
General Plan Map



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South of SWC Elliot Road and Everton Terrace – Mesa, AZ

Zoning Map



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South of SWC Elliot Road and Everton Terrace – Mesa, AZ

**TAB 3**



ORDINANCE NO. 4893

AN ORDINANCE AMENDING SECTION 11-2-2 OF THE MESA CITY CODE, CHANGING THE ZONING OF CERTAIN PROPERTY DESCRIBED IN ZONING CASE Z08-56, ADOPTING AN OFFICIAL SUPPLEMENTARY ZONING MAP, APPROVING CERTAIN ALTERNATIVE ENGINEERING STANDARDS FOR THE PC DISTRICT, AND PROVIDING PENALTIES FOR THE VIOLATION THEREOF.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MESA, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That Section 11-2-2 of the Mesa City Code is hereby amended by adopting the Official Supplementary Zoning Map for Zoning Case (Z08-56), signed by the Mayor and City Clerk, which accompanies and is annexed to this ordinance and declared a part hereof.

Section 2: The Official Supplementary Zoning Map annexed hereto is adopted subject to compliance with the following conditions:

1. Compliance with the basic development as described in the project narrative and the redlined Community Plan ("CP") as prepared and submitted by staff.
2. The Planning Director is authorized and directed to correct the Community Plan for grammatical, formatting, and other errors that do not affect or change the meaning of the CP's substantive requirements or standards.
3. With respect to the handling of technical engineering issues and standards all of the Master Reports are currently in draft format. All of the Master Plans must be finally approved by the City Engineer and/or the City Traffic Engineer before approval of the first Development Unit Plan.
4. Any amendment to a site plan will be determined to be major when the aggregate of minor amendments to that site plan have exceeded the criteria for a major amendment.
5. The appeal of decisions made in the approval of, or amendment to, the CP, a Development Unit Plan, or a Site Plan will be per the requirements and procedures set forth in the City of Mesa Zoning Ordinance.
6. The General Development Standards (as defined in §11-1-6) contained in the CP are complete and apply to the property within the PC District for the Mesa Proving Grounds. Because the General Development Standards contained in the CP are complete §11-9.1-2(D)2 does not apply to the Mesa Proving Ground property.

Section 3: Some provisions of Sections 9, 10, and 13 of the CP describe proposed alternatives to the City of Mesa Engineering Standards. These alternatives are recommended for Council approval by the City Engineer and/or the City Traffic Engineer. These alternatives are hereby approved for application in the area depicted on the Supplementary Zoning Map for Zoning Case Z08-56.

Section 4: PENALTY.

CIVIL PENALTIES:

Upon finding that a person is responsible for a civil violation of this Title, the Civil Hearing Officer shall impose a civil sanction of not less than fifty dollars (\$50.00) nor more than five hundred dollars (\$500.00) for each violation. In determining the appropriate sanction the Civil Hearing Officer may assess against the responsible party the City's personnel, mailing, and other costs incurred in investigating and hearing the case, not to exceed a maximum of five hundred dollars (\$500.00).

EACH DAY SEPARATE VIOLATION:

Each day in which a violation of this Title continues, or the failure to perform any act or duty required by this Title or by the Civil Hearing Officer continues, shall constitute a separate civil offense.

HABITUAL OFFENDER:

- A. A person who commits a violation of this Title after previously having been found responsible for committing three (3) or more civil violations of this Title within a twenty-four (24) month period – whether by admission, by payment of the fine, by default, or by judgment after hearing – shall be guilty of a criminal misdemeanor. The Mesa City Prosecutor is authorized to file a criminal misdemeanor complaint in the Mesa City Court against habitual offenders. For purposes of calculating the twenty-four (24) month period under this Subsection, the dates of the commission of the offenses are the determining factor.
- B. Upon conviction of a violation of this Section, the Court may impose a sentence of incarceration not to exceed six (6) months in jail; or a fine not to exceed two thousand five hundred dollars (\$2,500.00), exclusive of penalty assessments prescribed by law; or both such fine and imprisonment. The Court shall order a person who has been convicted of a violation of this Section to pay a fine of not less than five hundred dollars (\$500.00) for each count upon which a conviction has been obtained. A judge shall not grant probation to or suspend any part or all of the imposition or execution of a sentence required by this Subsection except on the condition that the person pay the mandatory minimum fines as provided in this paragraph.
- C. Every action or proceeding under this Section shall be commenced and prosecuted in accordance with the laws of the State of Arizona relating to criminal misdemeanors and the Arizona Rules of Criminal Procedure.

PASSED AND ADOPTED by the City Council of the City of Mesa, Maricopa County, Arizona, this 3<sup>rd</sup> day of November 2008.

APPROVED:

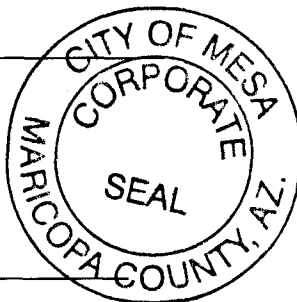


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Mayor

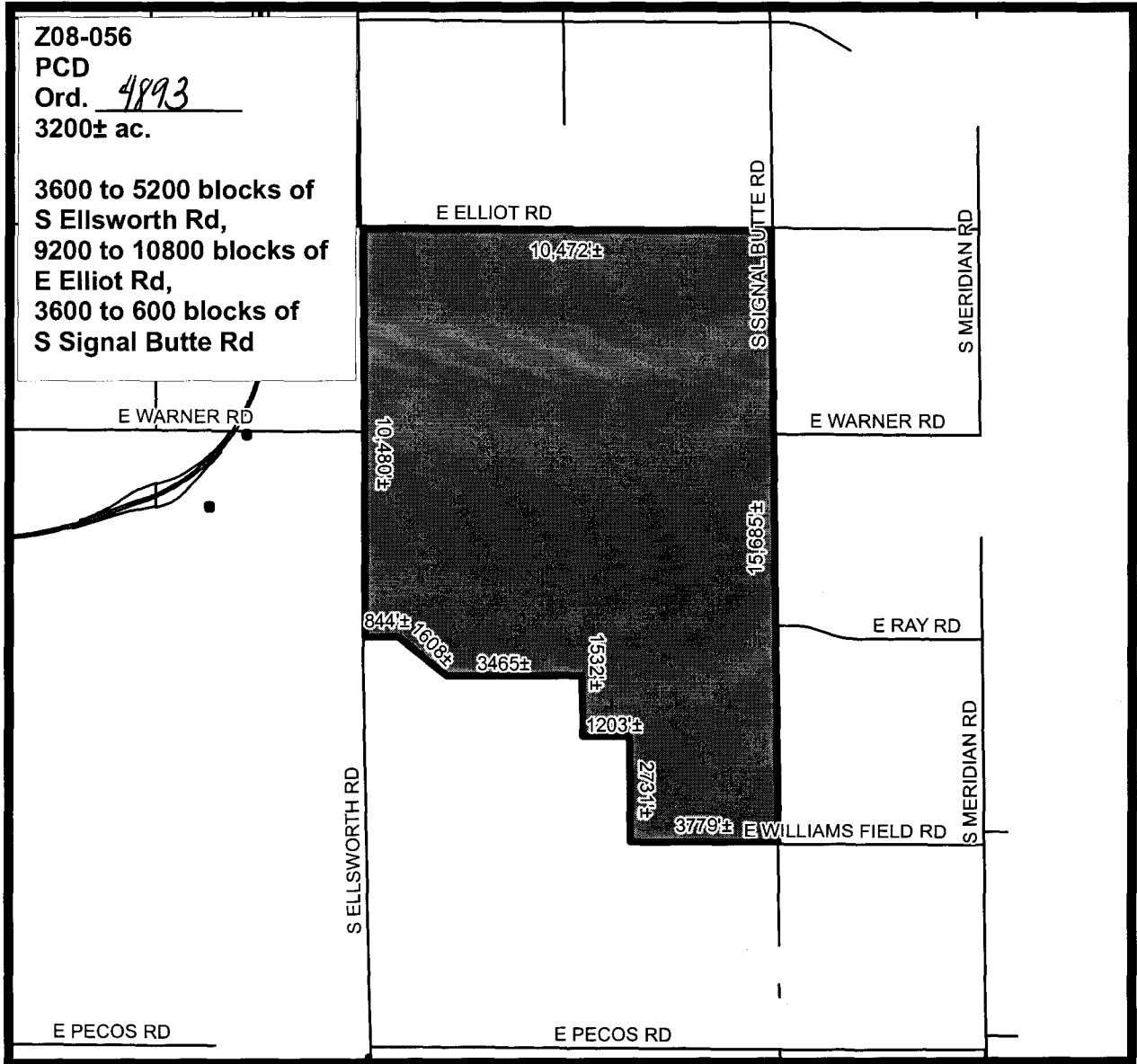
ATTEST:



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City Clerk



OFFICIAL SUPPLEMENTARY ZONING MAP  
 AMENDING THE CITY OF MESA ZONING MAP



Please be advised that the attached zoning changes were approved by the Mesa City Council on *November 3*, 2008 by Ordinance # *4893*. If you have any questions concerning these changes, contact the City of Mesa Planning Division at 480-644-2385.

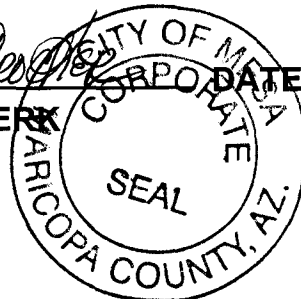
  
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 MAYOR

ATTEST:



CITY CLERK

DATE: *11-3-08*



**TAB 4**



**LEGEND**

- FIND MON. IN REMOVAL AS NOTED
- FIND MON. AS NOTED

**TRACT USE TABLE**  

TRACT	USE	AREA (SQ. FT.)	AREA (AC)
A	OVER SPACE, LANDSCAPE, COMMON ELEMENTS, LIMITED COMMON AREAS, UTILITY & FACILITY EASEMENT, TRANSMISSION EASEMENT, POWER DISTRIBUTION EASEMENT, TELEVISION, LANDSCAPE, UTILITY, ACCESS, & REUSE ACCESS.	800,228	18.5894

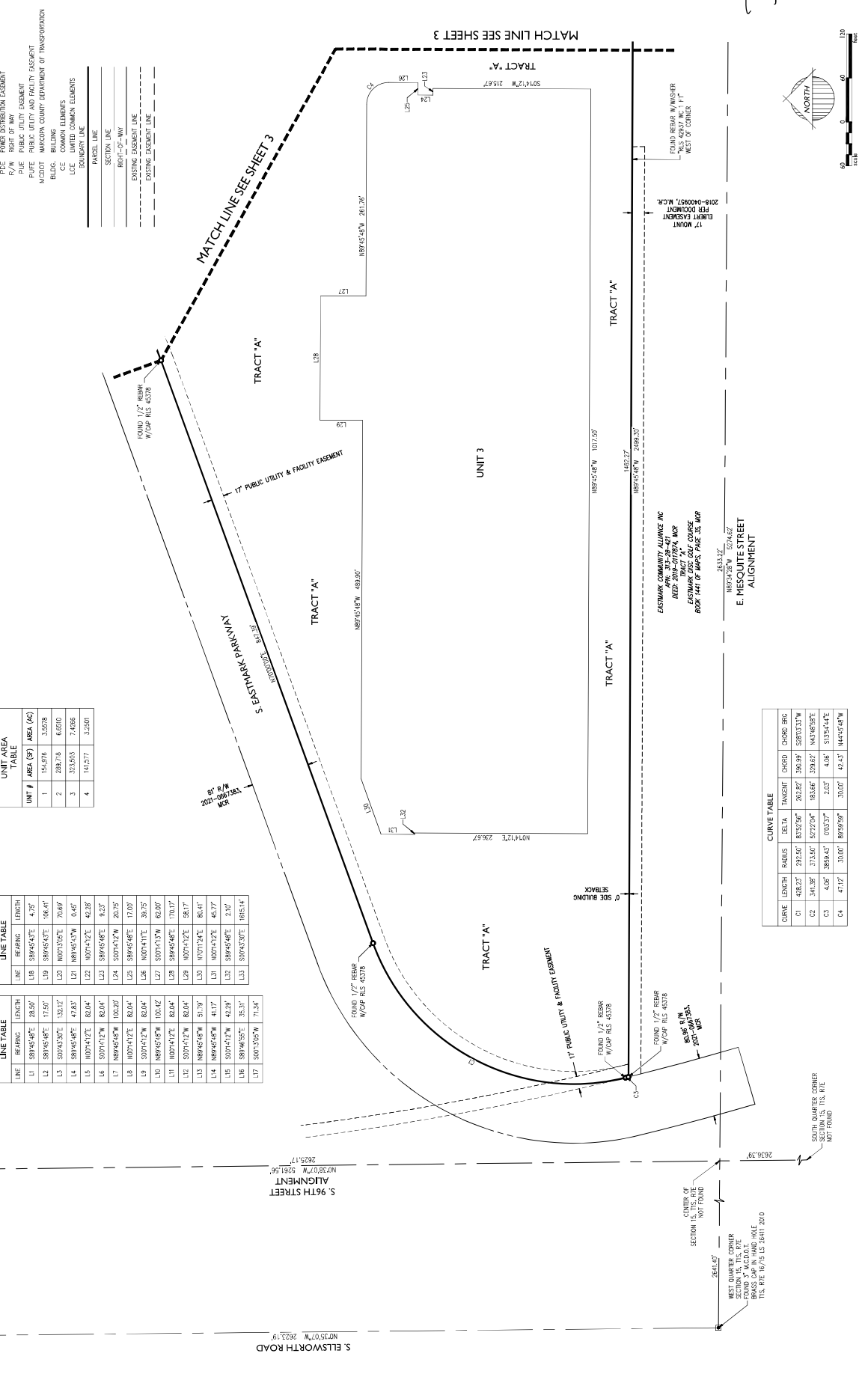
**UNIT AREA TABLE**  

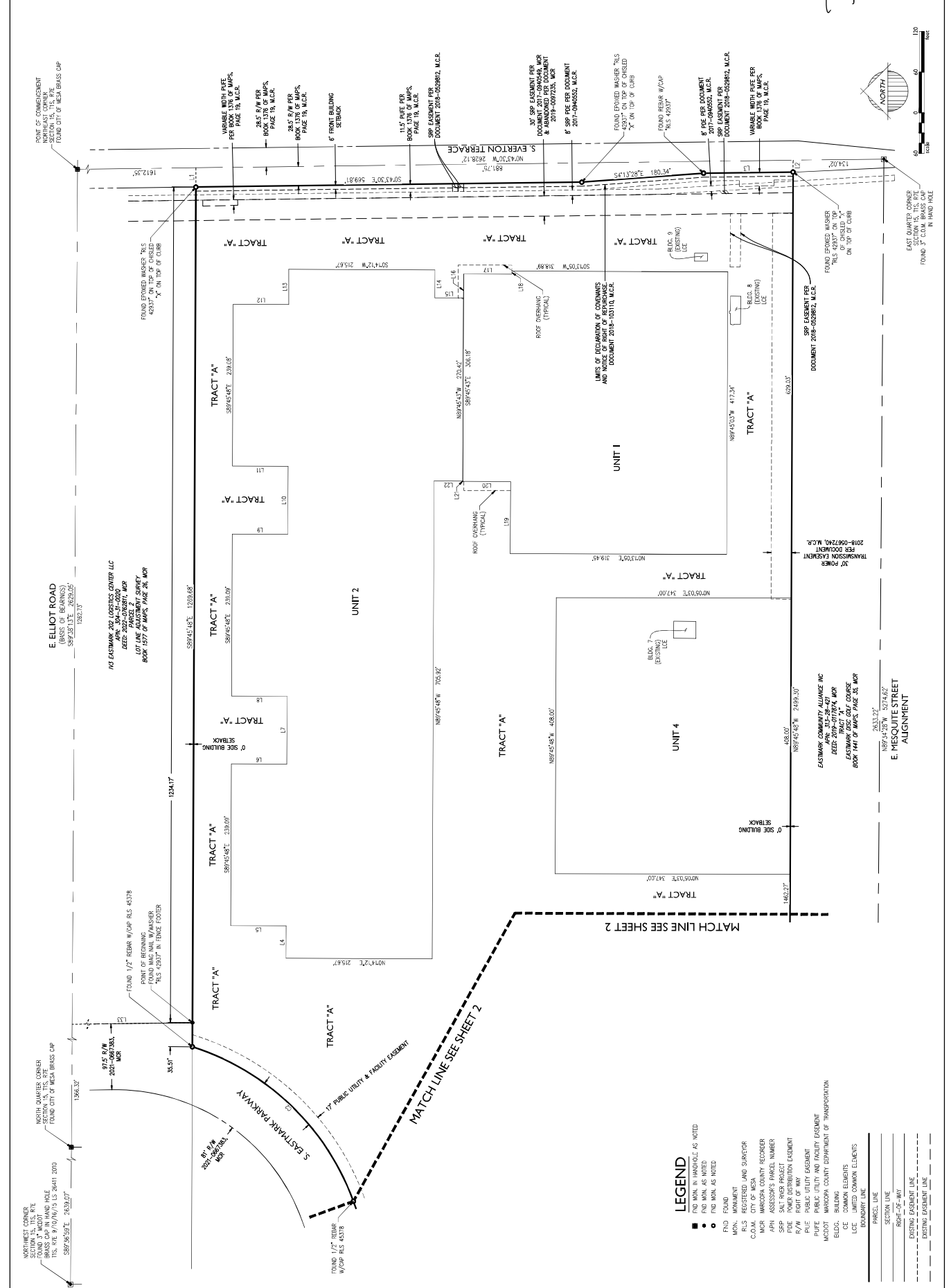
UNIT #	AREA (SQ. FT.)	AREA (AC)
1	14,678	3.3578
2	288,778	6.6510
3	373,503	7.4986
4	144,577	3.2501

**LINE TABLE**  

LINE	BEARING	LENGTH
L1	S89°45'48"E	28.50'
L2	S89°45'48"E	17.50'
L3	S20°44'30"E	133.12'
L4	S89°45'48"E	47.83'
L5	N00°14'12"E	82.04'
L6	S00°14'12"W	82.04'
L7	N89°45'48"E	100.20'
L8	N00°14'12"E	82.04'
L9	S00°14'12"W	82.04'
L10	N89°45'48"E	100.42'
L11	N00°14'12"E	82.04'
L12	S00°14'12"W	82.04'
L13	N89°45'48"E	51.79'
L14	N89°45'48"E	41.17'
L15	S00°14'12"W	42.29'
L16	S89°46'59"E	35.31'
L17	S00°14'12"W	71.34'

**SECTION LINE**  
 RIGHT-OF-WAY  
 EXISTING EASEMENT LINE  
 EXISTING EASEMENT LINE





- LEGEND**
- FND MON. IN HAND/1/2 AS NOTED
  - FND MON. AS NOTED
  - FND MON. AS NOTED
  - FND FOUND
  - MON. MONUMENT
  - RLS RESERVED JAG SURVEOR
  - CL. CL. CORNER
  - MCR MARICOPA COUNTY RECORDER
  - APN ASSESSOR'S PARCEL NUMBER
  - SRP SALT RIVER PROJECT
  - PDE POWER DISTRIBUTION EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - PUE PUBLIC UTILITY EASEMENT
  - MCDOT MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION
  - BUILD. BUILDING
  - CE COMMON ELEMENTS
  - LCE LIMITED COMMON ELEMENTS
  - ACE ADJACENT ELEMENTS
  - PRCSE LINE
  - SECTION LINE
  - RPT-75-MPT
  - EXISTING EASEMENT LINE
  - EXISTING EASEMENT LINE
  - EXISTING EASEMENT LINE