



City Council

ZON25-00598

Mary Kopaskie-Brown, Planning Director
Evan Balmer, Assistant Planning Director

December 8, 2025
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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

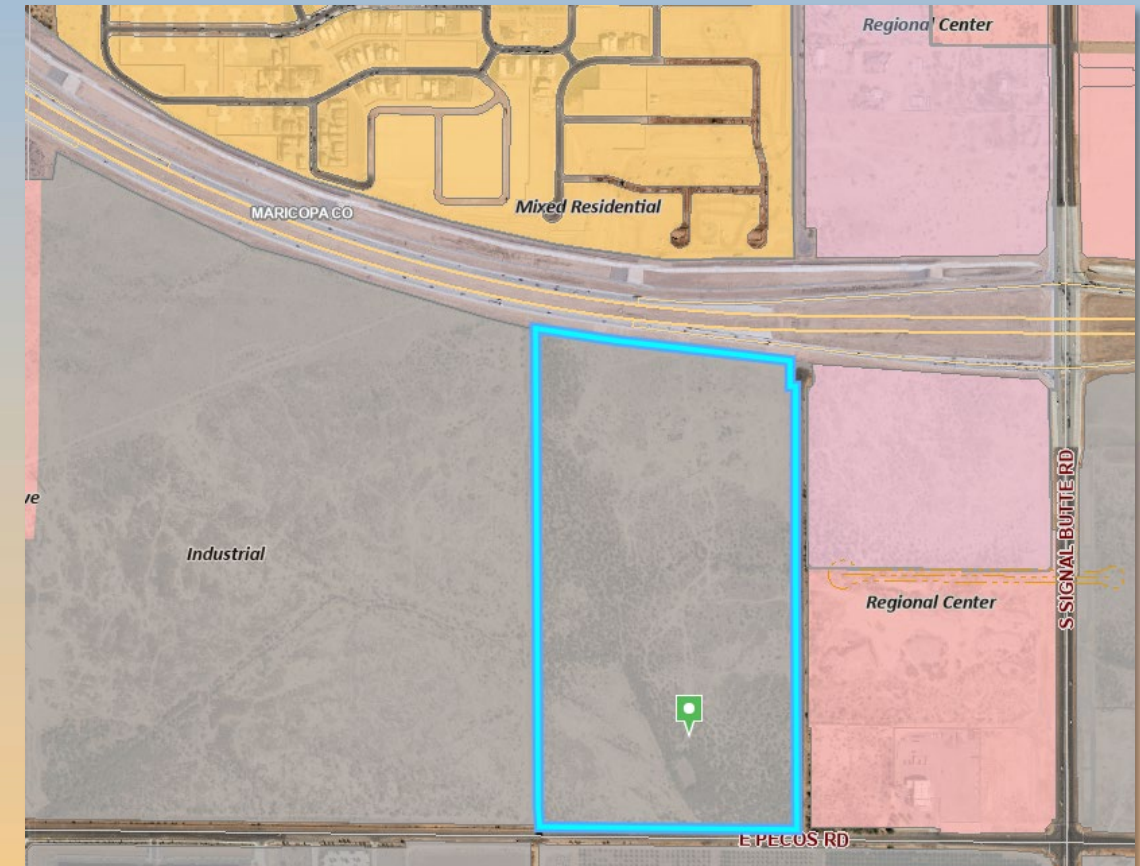




General Plan

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, and water.





Zoning

- Light Industrial (LI)





Site Photo

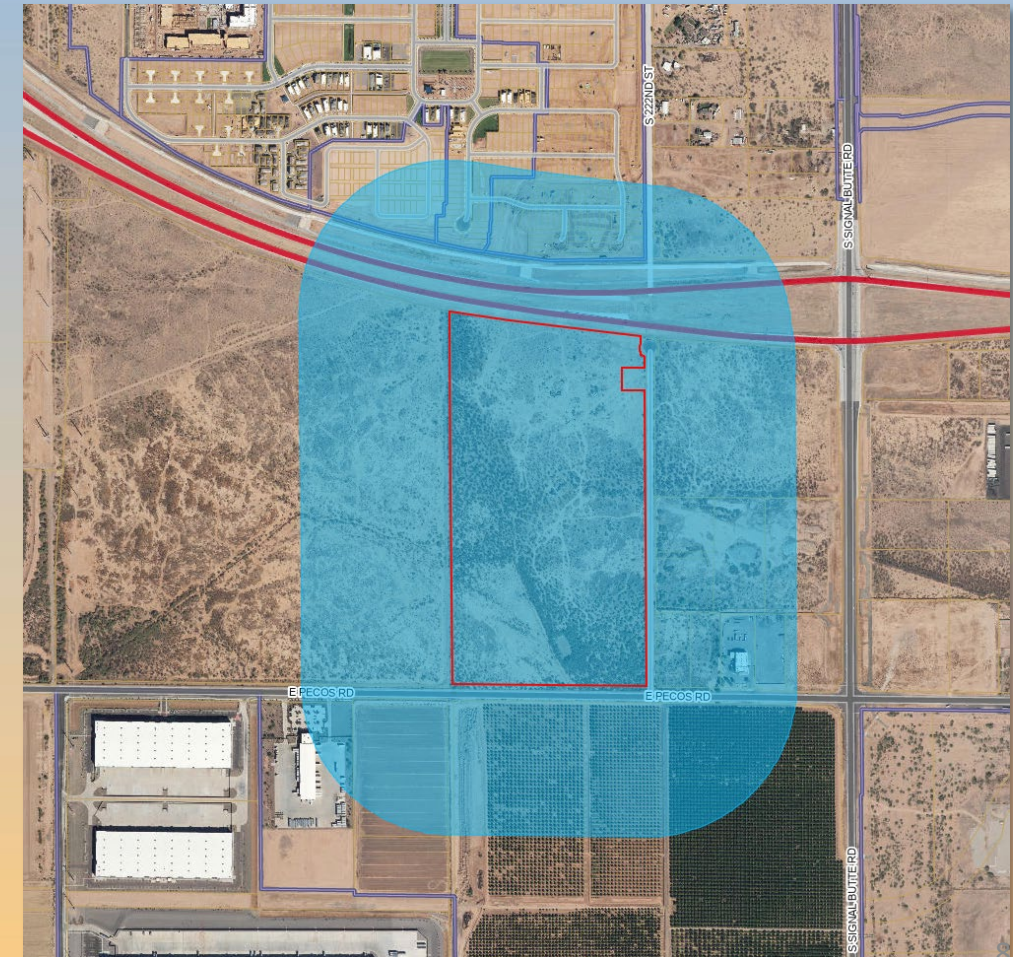


Looking north from Pecos Road



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
Planning and Zoning Board recommends Approval with Conditions (5-0)***



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Previously Approved Site Plan

