



PLANNING DIVISION  
STAFF REPORT

Planning and Zoning Board

March 26, 2025

CASE No.: <b>ZON24-01019</b>	PROJECT NAME: <b>PHX062</b>
Owner’s Name:	Amazon.com Services LLC
Applicant's Name:	Josh Tracy, Ryan Companies, Applicant
Location of Request:	Located approximately 1,850 feet west of the southwest corner of South Signal Butte Road and East Elliot Road
Parcel No(s):	314-10-777
Request:	Modification of Conditions of Approval No. 2 and 3 for Case No. ZON24-00019
Existing Zoning District:	Planned Community (PC)
Council District:	6
Site Size:	36.9± acres
Proposed Use(s):	Data Center
Existing Use(s):	Vacant
P&Z Hearing Date(s):	March 26, 2025 / 4:00 p.m.
Staff Planner:	Josh Grandlienard, AICP, Senior Planner
Staff Recommendation:	Removal of Conditions of Approval No. 2 and 3 from Case No. ZON24-00019 and the addition of new Conditions of Approval

**Background:**

On May 22, 2024, the Planning and Zoning Board approved an Initial Site Plan and a Special Use Permit for a reduction to the required number of parking spaces to allow for the development of a data center on the project site (Case No. ZON24-00019). The applicant is seeking to change two of the conditions of approval on the project site to clarify the City’s design review process.

The applicant is requesting the following changes to Conditions of Approval No. 2 and 3 for Case No. ZON24-00019:

- Condition of Approval No. 2 states: “Prior to the issuance of any building permit, obtain final approval from the Eastmark Design Review Committee.”
  - The applicant is requesting to modify the condition to read “Prior to the issuance of any building permit, comply with the requirements of Mesa’s Design Review Process.”
- Condition of Approval No. 3 states: “Compliance with all requirements of the Eastmark Design Review Committee.”

- The applicant is requesting the condition be removed in its entirety.

### **Staff Recommendation**

Staff recommends the removal of Conditions of Approval No. 2 and 3 from case ZON24-00019. Staff also recommends adding a modified condition of approval that states: "Prior to the issuance of any building permit, complete an administrative design review with the City, and comply with the requirements of the administrative design review case." This is summarized below.

Staff recommends the following **Conditions of Approval:**

1. Compliance with the final site plan approved with ZON24-00019.
2. Prior to the issuance of any building permit, complete an administrative design review with the City, and comply with the requirements of the administrative design review case.
3. Compliance with Ordinance No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
4. Compliance with Eastmark Development Unit 6 North Development Unit Plan dated April 20, 2011.
5. 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.
6. 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."
7. Compliance with all City development codes and regulations.

**Exhibits:**

Exhibit 1 – ZON24-01019 Staff Report

Exhibit 2 – ZON24-00019 Staff Report

Exhibit 3 – Vicinity Map

Exhibit 4 – Project Narrative

Exhibit 5 – ZON24-00019 Site Plan

Exhibit 6 – ZON24-00019 Landscape Plan

Exhibit 7 – ZON24-00019 Preliminary Grading and Drainage Plan

Exhibit 8 – ZON24-00019 Elevations

Exhibit 9 – Citizen Participation Plan

Exhibit 10 – Citizen Participation Report

Exhibit 11 – PowerPoint Presentation