



Planning and Zoning Report

Date	November 12, 2025		
Case No.	ZON25-00598		
Project Name	PHX 065 CUP		
Request	• Council Use Permit to allow for a Major Utility to support a previously approved Data Center		
Project Location	Approximately 1,300 feet west of the northwest corner of East Pecos Road and South Signal Butte Road		
Parcel No(s)	304-34-015F		
Project Area	71.3± acres		
Council District	District 6		
Existing Zoning	Light Industrial (LI)		
General Plan Designation	Industrial		
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 70 regarding Council Use Permits.

Staff recommends approval with conditions.

Project Overview

Request:

The applicant is requesting approval for a Council Use Permit to allow for an owner operated electrical substation to support a previously approved Data Center use (Proposed Project).

Site Context

General Plan:

- The Placetype for entire 71.3± acre site is Industrial with an Evolve Growth Strategy.
- Warehousing and Storage and Heavy Industrial are principal land uses in the Industrial Placetype. These use types 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.
- The Proposed Project is consistent with the Industrial 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.
 - ECEW4. Promote sustainable practices that foster resilient systems and reduce hazard risks.
 - PF4. Ensure that private development contributes its fair share towards the construction and maintenance of public infrastructure.

Sub-Area Plan:

- The proposed project is within the Logistics and Commerce District of the Mesa Gateway Strategic plan.
- The Logistics and Commerce District is intended for heavy industrial, business park and commercial uses, where the desired uses include manufacturing facilities, large warehouses, and similar uses.
- Greater intensity and higher density uses are encouraged for development approaching the now existing State Route 24 Highway/freeway.
- The data center and proposed Major Utility uses are consistent with the intent of this district of the Gateway Strategic Plan.

Zoning:

- The project site is zoned Light Industrial (LI).
- A Major Utility is a permitted use within the LI District with the approval of a Council Use Permit.

Surrounding Zoning & Use Activity:

The proposed Major Utility is compatible with surrounding land uses, which include places of industrial uses, and vacant land.

Northwest (Across SR E 24 Gateway) PC Single Residence	North (Across SR E 24 Gateway) PC Single Residence	Northeast (Across SR E 24 Gateway) Maricopa County C-3 Vacant
West LI Vacant	Project Site LI Vacant	East GC Berge Automall
Southwest (Across Pecos Road) GI Vacant	South (Across Pecos Road) GI Vacant	Southeast (Across Pecos Road) GI Vacant

Site History:

- **December 1, 2021:** City Council annexed 71.3± acres, including the project site, into the City of Mesa (Case No. ANX21-00728, Ordinance No. 5652).
- **December 1, 2021:** City Council approved a rezoning for 71.3± acres, including the project site, from Agricultural (AG) to Light Industrial (LI) to allow for a distribution center (Case No. ZON21-00730; Ordinance No. 5653).
- **May 22, 2024:** Planning and Zoning Board approved a site plan and two special use permits for the 71.3± acre site to allow for a Data Center (Case No. ZON24-00020)
- **December 2, 2024:** The Design Review Board reviewed the building elevations and landscape plan for the Proposed Project. The Elevations and Landscape design were approved by the Planning Director.

Project/Request Details

Site Plan:

- There are no proposed site plan changes as a part of this request, site plan was approved by the Planning and Zoning Board as a part of Case no. ZON24-00020 on May 22, 2024.

Council Use Permit:

This request includes a Council Use Permit to allow for a Major Utility to allow for an owner operated electrical substation to be placed adjacent to a Salt River Project own and operated electrical substation.

Approval Criteria - Section 11-70-6(D):

1. **Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the General Plan and any other applicable City plan and/or policies:** The proposed project is within the Logistics and Commerce District of the Mesa Gateway Strategic plan which is intended for heavy industrial, business park

and commercial uses. As discussed above, the Proposed Project is consistent with both the General Plan and the Mesa Gateway Strategic Development Plan.

2. **The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the district where it is located and conform with the General Plan and with any other applicable City plan or policies:** The Proposed Project aligns with the intent of the Light Industrial zoning district by providing an area for industrial uses. With the location of the substation on the northern side of the site and ample buffering from the northern property line, the proposed project is consistent with the intent of the zoning district and helps to reduce the impact of the use from view from State Route 24 as well as from Pecos Road.
3. **The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area of the proposed project or improvements in the neighborhood or to the general welfare of the City; and:** The addition of the proposed electric substation on site will not create any additional impact to the previously approved site plan which also includes a separate electrical substation owned and managed by the Salt River Project, located directly north of the applicant's proposed private substation. The Proposed Project will not be injurious or detrimental to surrounding properties or the welfare of the city.
4. **Adequate public services, public facilities and public infrastructure are available to serve the proposed project.:** The applicant has been working with the Salt River Project to create an electrical network that would supply this project site as well as sites located directly west to supply energy to meet the demands of this data center use, as well as the heavy electrical uses located west of this site. As a part of this project, the previously approved site plan also includes a regional drainage system to help improve the drainage along Pecos Road and Signal Butte to reduce the future possibility of flooding in the area. The applicant will be required to install any additional necessary offsite improvements and/or upgrades to support the Proposed Project.

Citizen Participation

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

Required Notification:

- Property owners within 1,000 feet, HOAs within ½ mile, and registered neighborhoods within one mile of the subject site were notified of the public hearing.
- Staff received has not received any phone calls with questions on the Proposed Project.

Conditions of Approval

Staff recommends **approval** of the Council Use Permit, subject to the following conditions:

1. Compliance with the final site plan submitted.

2. Compliance with all requirements of Design Review Case No. DRB24-00018.
3. 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.
4. 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."
5. Compliance with all City development codes and regulations.
6. Compliance with all City Drainage requirements, with allowances for modifications as approved by the City and specified in a City approved Grading and Drainage Plan.
7. Prior to issuance of a building permit, obtain approval of and record a final drainage agreement to address the drainage channel.
8. Installation of all off-site improvements and street frontage landscaping during the first phase of construction.
9. Prior to submittal of a building permit, obtain administrative approval for screening of the proposed substation, consistent with the requirements of MZO Section 11-30-9.

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