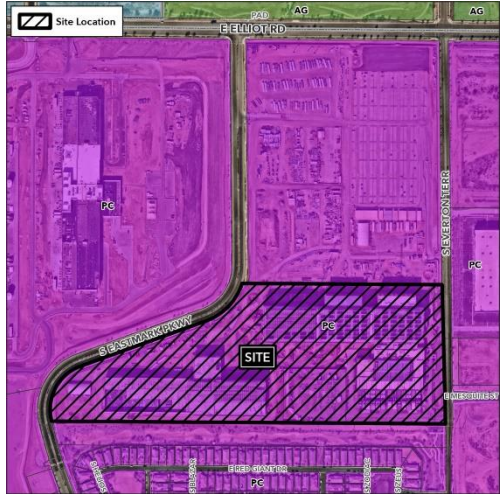


Planning & Zoning Board Staff Report  
2025

April 23,

<b>Case No.</b>	ZON25-00054	
<b>Project Name</b>	EdgeCore Condo Plat	
<b>Request</b>	Preliminary Plat for the creation of a four-unit condominium plat	
<b>Project Location</b>	Located approximately 1,600 feet south of the southwest corner of East Elliot Road and South Everton Terrace	
<b>Parcel No(s)</b>	304-31-033A	
<b>Project Area</b>	40± acres	
<b>Council District</b>	District 6	
<b>Existing Zoning</b>	Planned Community (PC)	
<b>General Plan Designation</b>	Regional Employment Center	
<b>Applicant</b>	Alex Hayes, Withey Morris Baugh, P.L.C.	
<b>Owner</b>	MECP1 Mesa 1, LLC	
<b>Staff Planner</b>	Kwasi Abebrese, Planner II	

## Recommendation

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Staff finds that the Proposed Project is consistent with the Mesa 2050 General Plan and meets the review criteria for approval of a Preliminary Plat outlined in Section 9-6-2 of the Mesa Subdivision Regulations.

**Staff recommends approval with conditions.**

## Project Overview

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### Request:

The applicant is requesting approval of a Preliminary Plat titled “EdgeCore PH01, PH02, and PH03 Industrial Condo” to create a four-unit commercial condominium subdivision (Proposed Project). The four units proposed correspond with the three buildings and the electric sub-station shown on the approved site plan.

## Site Context

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### General Plan:

- The Placetype for the project site is Regional Employment Center and the Growth Strategy is Evolve.
- The Proposed Project will facilitate the development of the existing industrial use, generating employment opportunities that strengthen Mesa’s economic base. By attracting quality jobs, the project will contribute to long term economic vitality and enhance the quality of life of residents.
- The Proposed Project is consistent with Regional Employment Center 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.

### Zoning:

- The site is zoned Planned Community (PC) with an approved Community Plan.
- Specifically, the site is located within Development Unit 5/6 South (DU 5/6S) of the Eastmark Community Plan.
- The designated Land Use Group (LUG) for the project site is Regional Center/Campus (C).
- Per Section 7.16 of the Eastmark Community Plan, the existing data center is permitted within the Regional Center/Campus Land Use Group.

### Site History:

- **November 3, 2008:** The City Council annexed 3,136.6± acres, including the project site, into the City of Mesa (Case No. A08-08; Ordinance No. 4891).

- **November 3, 2008:** The City Council approved a rezoning of 3,136.6± acres, including the project site, from Maricopa County Single Residence-43 (RU-43) to City of Mesa Single Residence-43 (R1-43, equivalent to current RS-43) (Case No. Z08-055; Ordinance No. 4892).
- **November 3, 2008:** The City Council approved a rezone of 3,136.6± acres, including the project site, from R1-43 to Planned Community (PC) to establish the Mesa Proving Grounds (Eastmark) Community Plan (Case No. Z08-056; Ordinance No. 4893).
- **May 17, 2017:** The Planning and Zoning Board approved a Development Unit Plan for Development Unit 5/6 South (DU 5/6S) of the Mesa Proving Grounds (Eastmark) Community Plan (Case No. Z17-019).
- **December 12, 2017:** The Planning Director approved a Site Plan to allow for the development of a data center on the project site (Case No. ZON17-00470).
- **June 20, 2018:** The Planning and Zoning Board approved a Preliminary Plat to allow for the subdivision of a 52± acre parcel, including the project site, to create a two-lot industrial subdivision (Case No. ZON18-00436).
- **November 2, 2023:** The Planning Director's Designee approved a Minor Site Plan Modification to allow for the development of a data center on the project site (Case No. ZON23-00610).

## Project/Request Details

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### Preliminary Plat:

- **Plat Name:** The applicant is requesting approval of a Preliminary Plat titled "EdgeCore PH01, PH02, and PH03 Industrial Condo".
- **Units:** The Preliminary Plat shows the creation of four condominium units. Units 1, 2, and 3 align with building footprints; Unit 4 will contain a Salt River Project (SRP) substation.
- **Tracts:** The Plat includes one tract (Tract "A") dedicated for common elements, limited common elements, open space, landscaping, parking, public utilities easements, drainage and retention. EdgeCore Mesa 1 Condominium Association is responsible for the maintenance of the tract.

## Conditions of Approval

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Staff recommends **approval** of the Preliminary Plat, subject to the following conditions:

1. Compliance with Ord. No. 4893 and the adopted Eastmark (Mesa Proving Grounds) Community Plan.
2. Compliance with all conditions of approval of Case No. ZON23-00610.
3. Compliance with the Preliminary Plat submitted.
4. Compliance with the Subdivision Regulations.

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 applicable City development codes and regulations.
7. Development within the proposed plat shall be in conformance with the approved Development Unit Plan for Development Unit 5/6 South (DU 5/6S) of the Eastmark (Mesa Proving Grounds) Community Plan.
8. 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 Mesa Gateway Airport prior to or concurrently with the recordation of the Final Plat or the issuance of a building permit, whichever occurs first.
  - b. Due to the proximity to 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. Prior to the 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.
  - d. Provide written notice to future property owners that the project is within 3 miles of Mesa Gateway Airport
  - e. All Final 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 Mesa Gateway Airport, will experience aircraft overflights, which are expected to generate noise levels that may be of concern to some individuals."

## **Exhibits**

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Exhibit 1 – Staff Report

Exhibit 2 – Vicinity Map

Exhibit 3 – Project Narrative

Exhibit 4 – Preliminary Plat

Exhibit 5 – Power Point Presentation