



# Planning & Zoning Board



# ZON23-00549



# Request

- Site Plan Review and Special Use Permit
- To allow for a Data Center

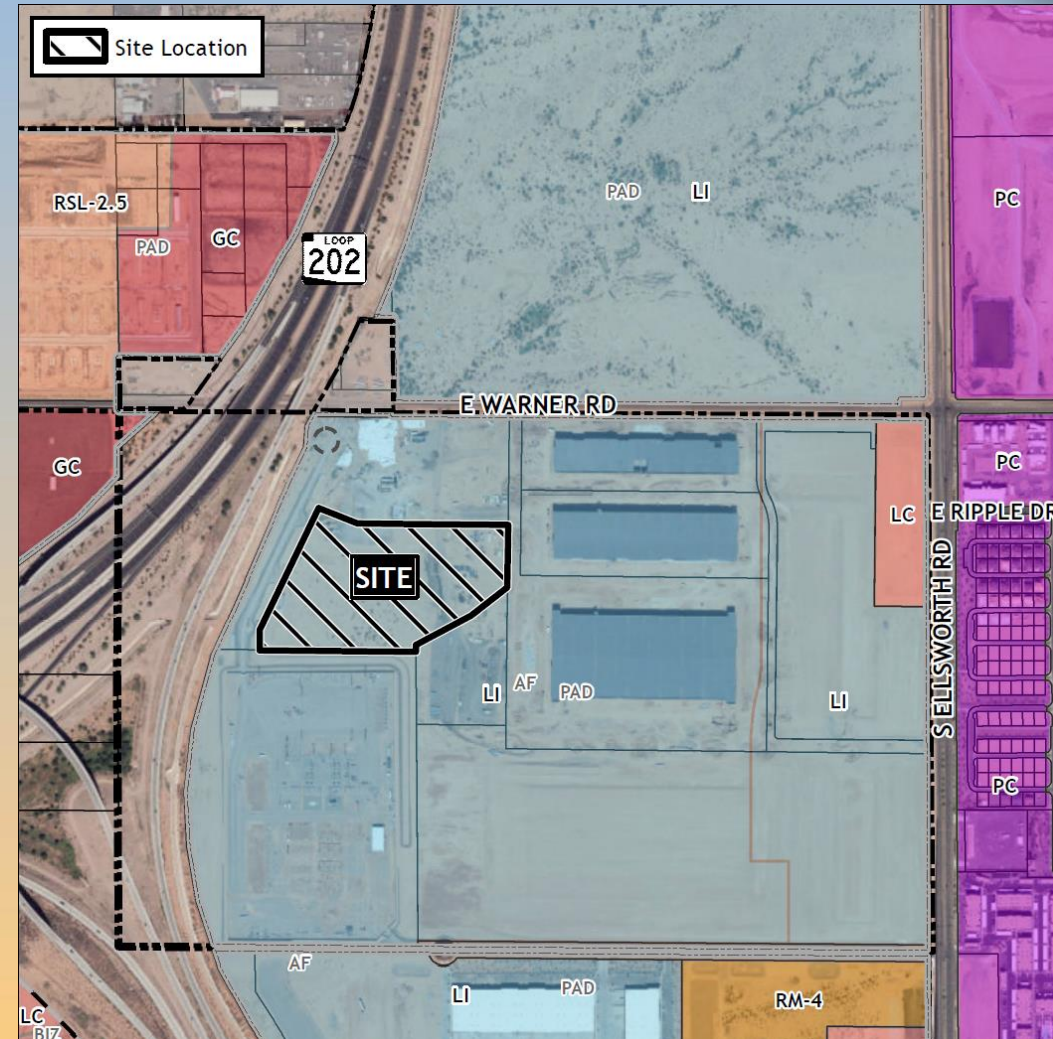






# Location

- West of Ellsworth
- South of Warner Road







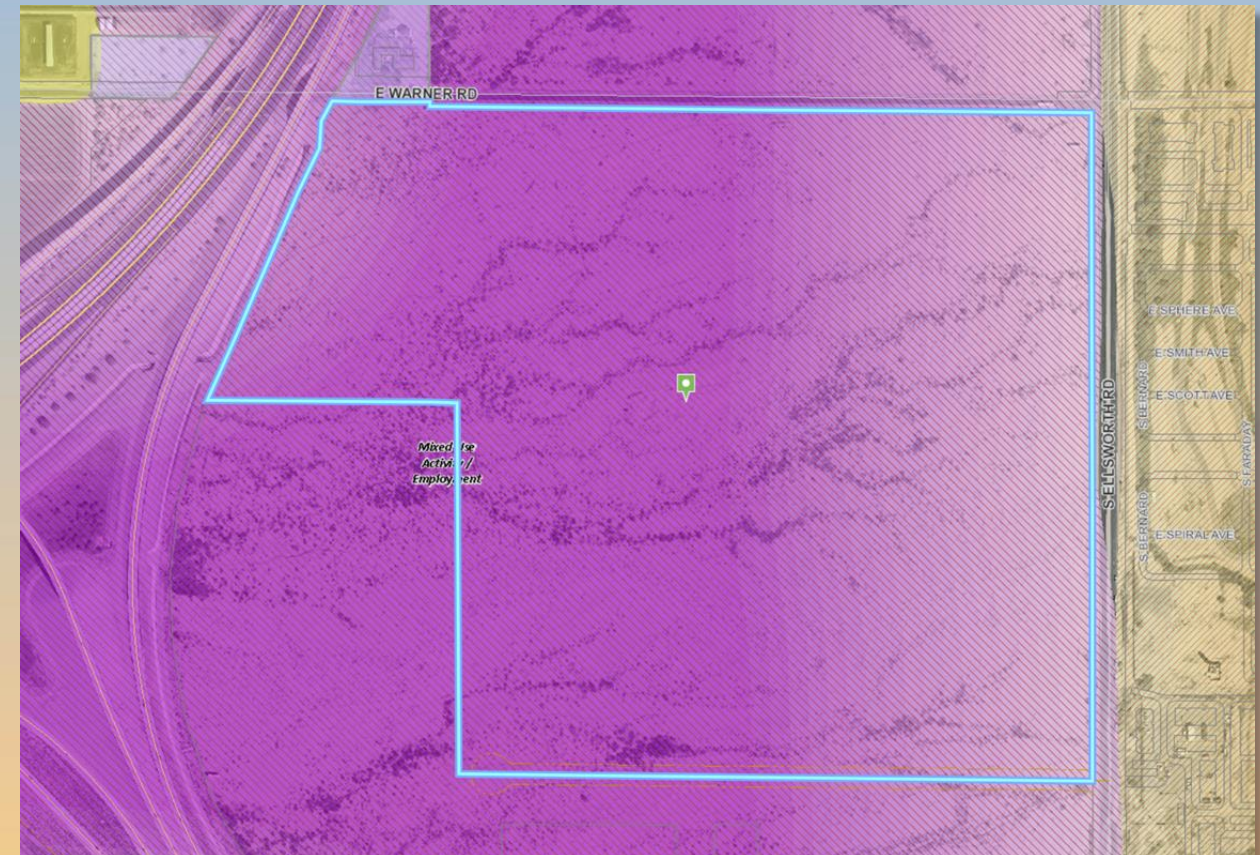
# General Plan

## Employment

- Wide range of employment of employment opportunities in high-quality settings

## Mixed Use Activity

- Community and regional activity area

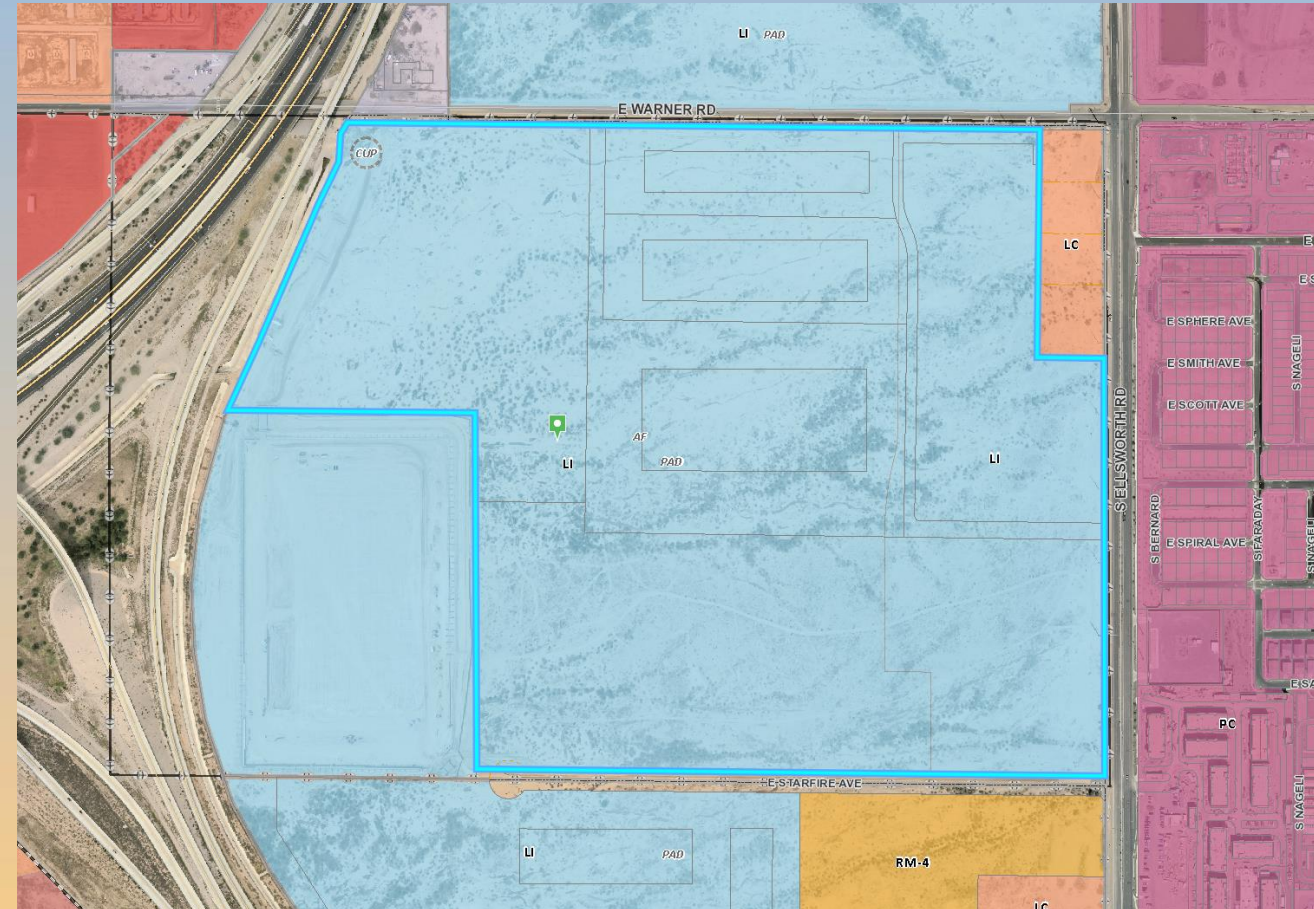






# Zoning

- Light Industrial with a Planned Area Development Overlay (LI-PAD)
- Data Center is an allowed use within the LI zone







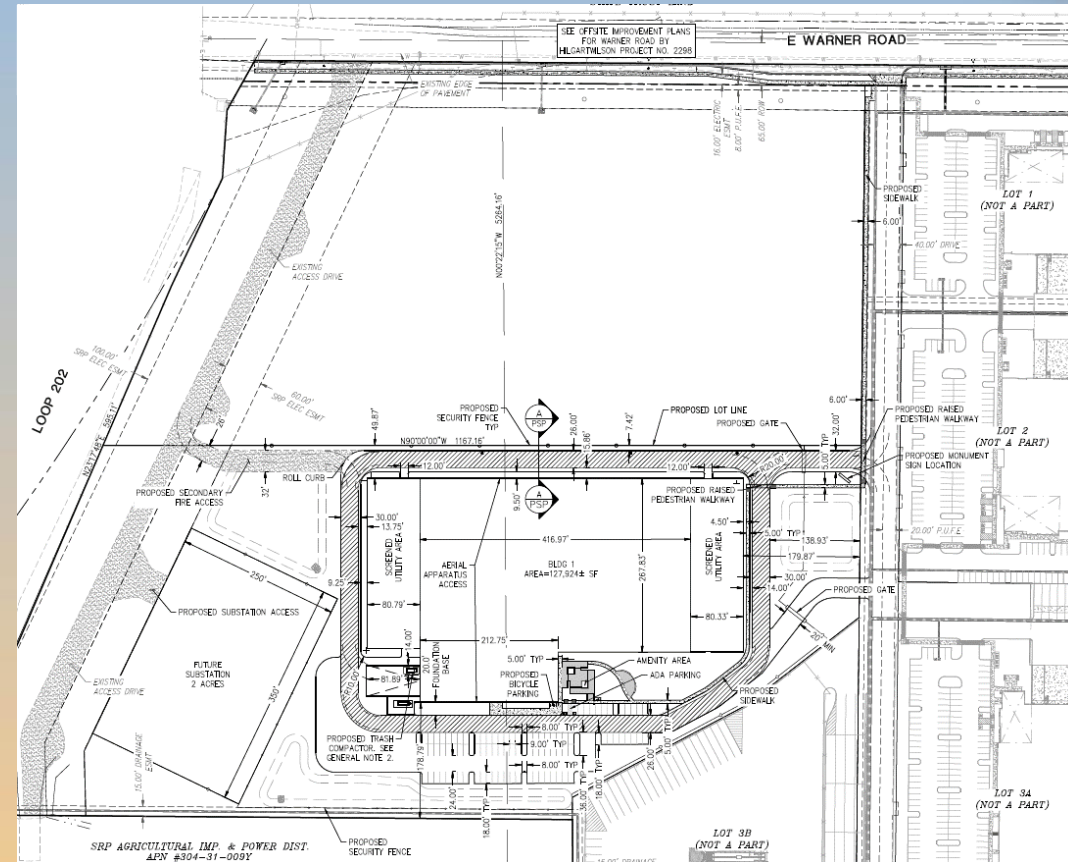
# Site Photo



Looking south from Warner Road



- Shared Access from Warner Road
- 127,924 SF building
- 93 Parking spots proposed



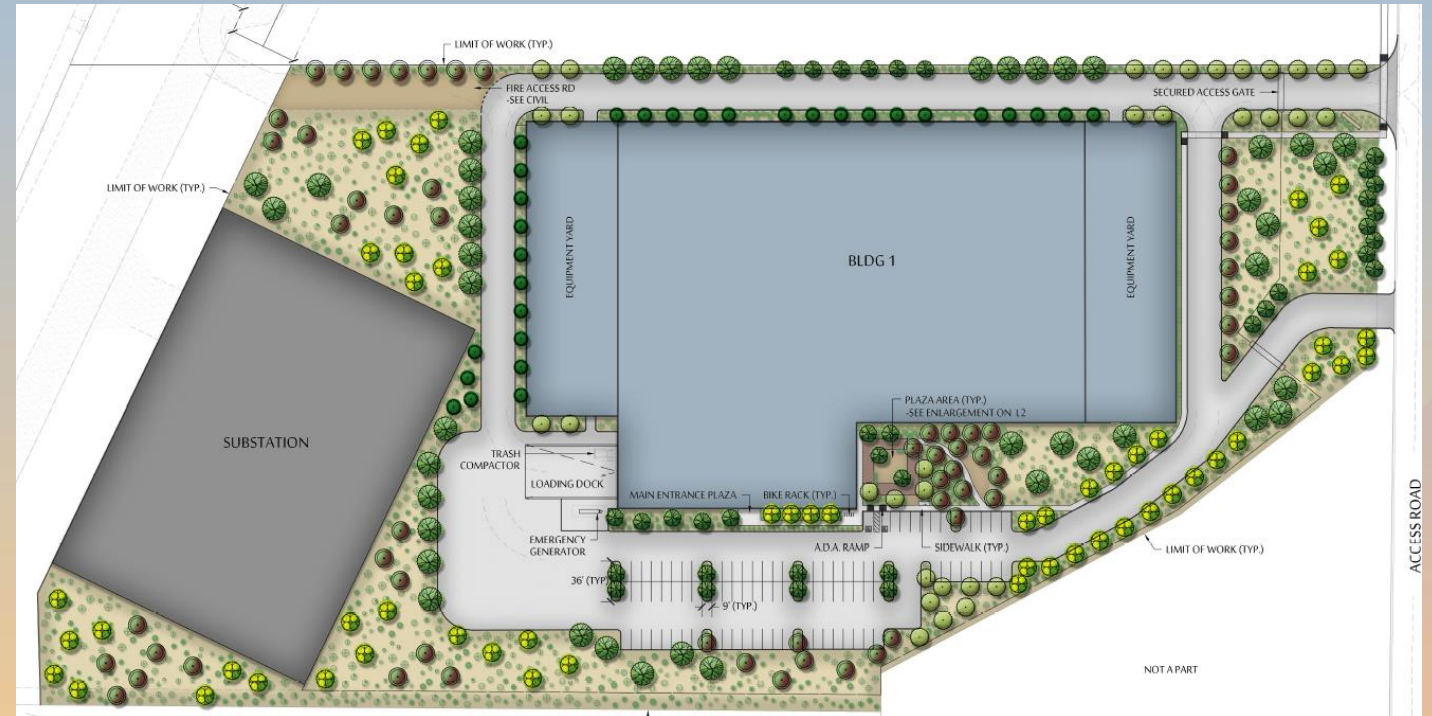




# Landscape Plan

## PLANT LEGEND

SYMBOL	BOTANICAL NAME - COMMON NAME	SIZE	QTY.
<b>TREES</b>			
	ACACIA ANEURA - MULGA ACACIA	24" BOX	33
	ACACIA SALICINA - WILLOW ACACIA	24" BOX	45
	CAESALPINIA CACALACO - CASCALOTE 'SMOOTHIE'	24" BOX	56
	PISTACIA CHINENSIS - CHINESE PISTACHE	24" BOX	58
	PISTACIA LENTISCUS - MASTIC TREE	24" BOX	30
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX	35
<b>SHRUBS</b>			
	BOUGAINVILLEA SPP. - BOUGAINVILLEA	5 GAL	39
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	5 GAL	64
	EREMOPHILA GLABRA SSP. CARNORA - WINTER BLAZE	5 GAL	77
	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	167
	EREMOPHILA MACULATA 'VALENTINE' - VALENTINE SHRUB	5 GAL	102
	JUSTICIA SPICIGERA - MEXICAN HONEYSUCKLE	5 GAL	95
	LARREA TRIDENTATA - CREOSOTE	5 GAL	85
	LEUCOPHYLLUM FRUTESCENS - PURPLE SAGE	5 GAL	74
	MYRTUS COMMUNIS 'COMPACTA' - COMPACTA MYRTLE	5 GAL	58
	SIMMONDSIA CHINESE - JOJOBA	5 GAL	53
	TECOMA X LYDIA - LYDIA TECOMA	5 GAL	49
<b>ACCENTS</b>			
	AGAVE WEBERI - BLUE AGAVE	5 GAL	45
	AGAVE PARRYI - PARRY'S AGAVE	5 GAL	85
	ALOE SPECIES - BLUE ELF	5 GAL	88
	BOUTELOUA GRACILIS - BLONDE AMBITION	5 GAL	95
	DASYLIRION WHEELERI - DESERT SPOON	5 GAL	73
	HESPERALOE PARVIFLORA - RED HESPERALOE	5 GAL	81
	MUHLENBERGIA RIGENS - DEER GRASS	5 GAL	92
	PORTULACARIA AFRA - ELEPHANT FOOT	5 GAL	105
<b>GROUND COVERS</b>			
	ACACIA REDOLENS 'LOW BOY' - TRAILING ACACIA	5 GAL	101
	LATANA MONTEVIDENSIS - PURPLE TRAILING LANTANA	5 GAL	98
	LATANA X 'NEW GOLD'	5 GAL	76
	WEDELIA TRILOBATA - YELLOW DOT	5 GAL	103
	1/2" SCREENED DECOMPOSED GRANITE - COLOR 'PAINTED DESERT'. DG TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL LANDSCAPE AREAS. CONTRACTOR TO VERIFY EXISTING DEVELOPMENT DG SIZE AND COLOR PRIOR TO PURCHASING AND INSTALLING.		





# Special Use Permit

## Section 11-70-5(E): Special Use Permit Required Findings

- ✓ #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 plans and/or policies;
- ✓ #2 The location, size, design, and operating characteristics of the proposed project are consistent with the purpose of the district where it is located and conform with the General Plan and any other applicable plans and/or policies;
- ✓ #3 The proposed project will not be injurious or detrimental to the adjacent or surrounding properties in the area, the greater neighborhood, or the general welfare of the City; and
- ✓ #4 Adequate public services, public facilities and public infrastructure are available to serve the proposed project





# Special Use Permit

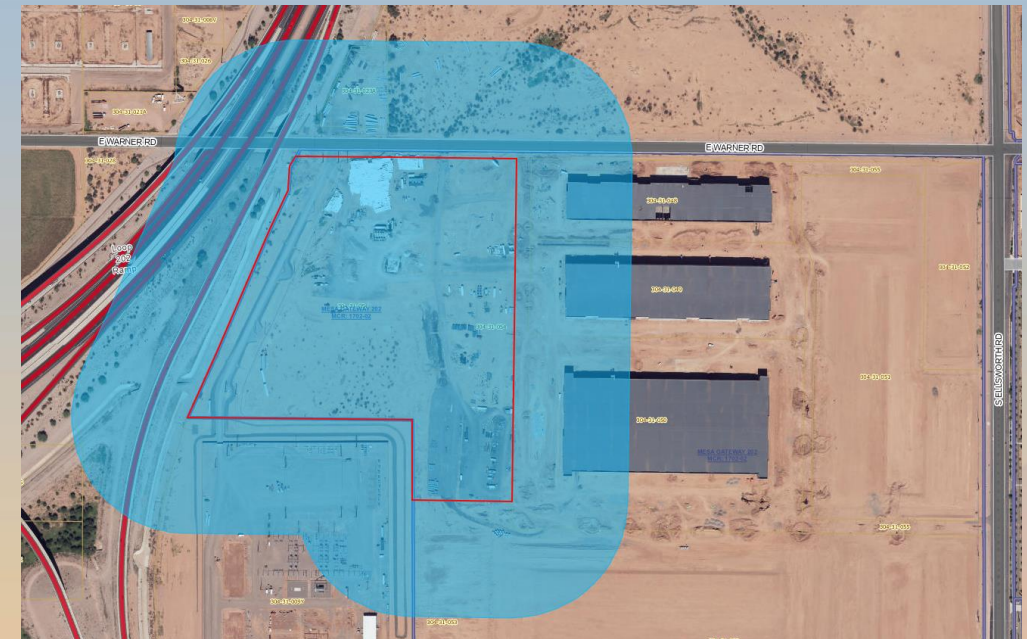
## Section 11-32-6(A): Special Use Permit Required Findings

- ✓ #1 Special conditions—including but not limited to the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site—exist that will reduce parking demand at the site;
- ✓ #2 The use will adequately be served by the proposed parking; and
- ✓ #3 Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.



# Citizen Participation

- Notified property owners within 500 ft., HOAs, and registered neighborhoods
- Staff has been not contacted from any interested parties on the proposed development







# Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with the review criteria in Section 11-70-5 of the MZO for Special Use Permit and Section 11-32-6 for Parking Reductions
- ✓ Criteria in Chapter 69 of the MZO for Site Plan Review

*Staff recommends Approval with Conditions*



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