

**Edged Data Center**  
**Within the 8700 and 8800 blocks of East Warner Road**  
**Citizen Participation Report**  
**November 7, 2023**

**Purpose:**

The purpose of the Citizen Participation Plan is to provide the City of Mesa staff with information regarding the efforts made by the Applicant to inform citizens and property owners in the vicinity concerning the Applicant's request to the City of Mesa for the following:

1. Approval of a Site Plan for a Data Center and related site improvements (ZON23-00549)
2. Design Review Approval (DRB23-00547)

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed development plans for this property.

**Contact Information:**

Those coordinating the Citizen Participation activities have been:

Sean B. Lake  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
Sean.lake@pewandlake.com

Vanessa MacDonald  
Pew & Lake, PLC.  
1744 S. Val Vista Drive, Suite 217  
Mesa, AZ 85204  
(480)461-4670 (office)  
(480)461-4676 (fax)  
vanessa.macdonald@pewandlake.com

**Actions:**

In order to provide effective citizen participation in conjunction with this application, the following actions were taken to provide opportunities for feedback from surrounding property owners:

1. A notification list of Property Owners within 1000' of the subject parcel was developed using the Maricopa County Assessor Parcel View tools. There were 10-Property Owners in total. There were no registered neighborhood contacts or HOA's within 1-mile of the property. A copy of the notification list and map is attached to this report.
2. On October 27, 2023, a Public Notice sign was posted on the property in compliance with the specifications provided by the City of mesa Planning Staff. A copy of the sign posting affidavit is attached to this report.

3. On October 30, 2023, notification letters for the Planning & Zoning Board and Design Review Board meetings were sent to the Property Owners on the above notification list. A copy of the notification letter is attached to this report.

A single inquiry was made to the applicant regarding the proposed development: Maura Anderson from SRP contacted the applicant to provide information on developing in proximity to existing 69KV and 230KV power corridors.

**Schedule:**

Pre-Submittal Conference- March 28, 2023

Formal Site Plan and Design Review Submittals- July 10, 2023

2<sup>nd</sup> Submittal- August 28, 2023

3<sup>rd</sup> Submittal- September 25, 2023

4<sup>th</sup> Submittal- October 4, 2023

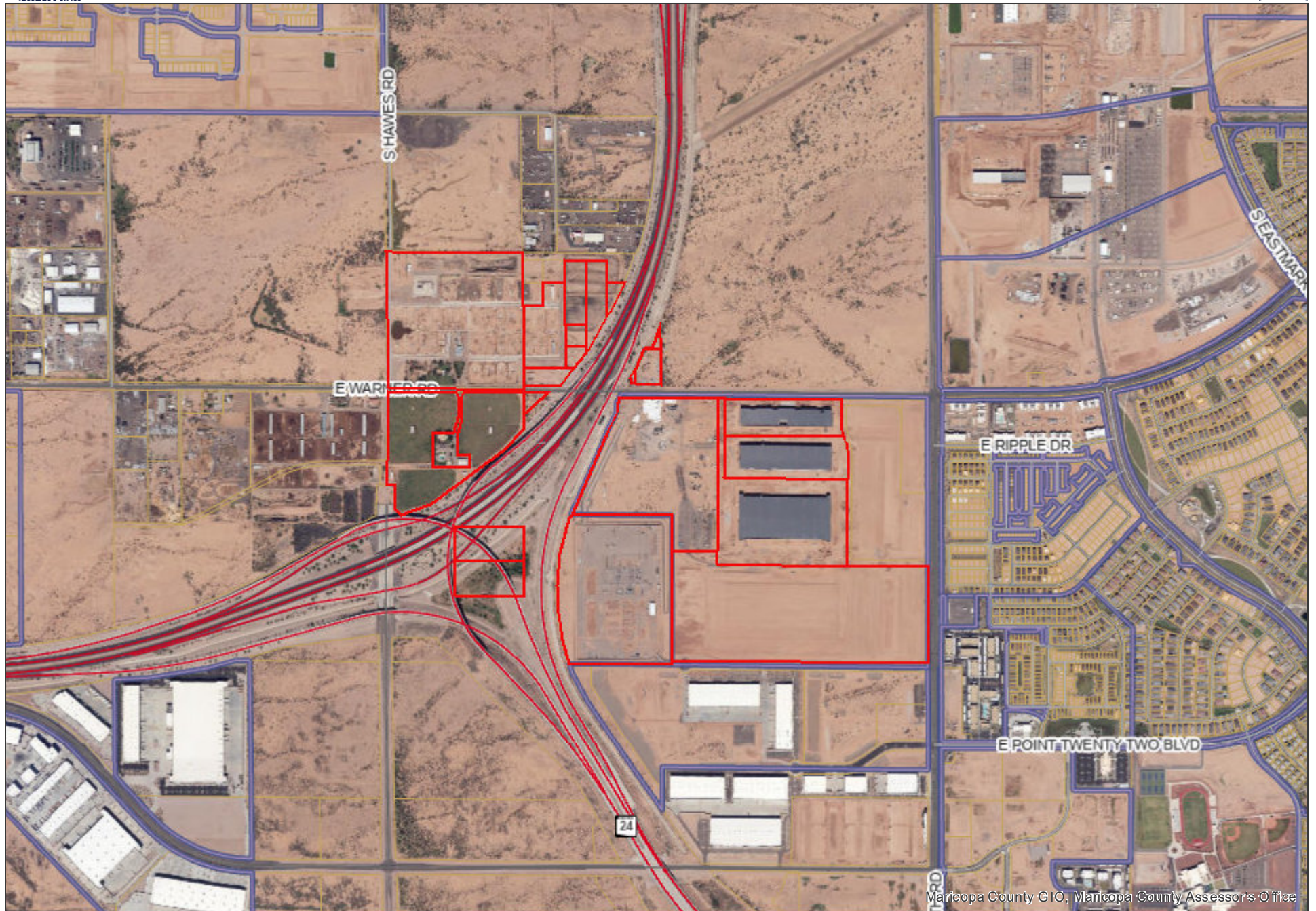
Mesa Design Review Board Meeting- November 14, 2023

Planning and Zoning Board Hearing- November 15, 2023

City Council Introduction- TBD

City Council Final Action- TBD

# 1000' Prop Owner Map



1000' Prop Owner List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
ARIZONA STATE OF TRANSPORTATION DEPT OF	205 S 17TH AVE	PHOENIX	AZ	850073212
DAIRY VAN RIJN	20102 E WARNER RD	MESA	AZ	85212
S R P AGRICULTURAL IMP & POWER DIST	PO BOX 52025	PHOENIX	AZ	85072
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT A	PO BOX 52025	PHOENIX	AZ	850722025
SCANNELL PROPERTIES 583 LLC	8801 RIVER CROSSING BLVD 300	INDIANAPOLIS	IN	46240
SCANNELL PROPERTIES 584 LLC	8801 RIVER CROSSING BLVD STE 300	INDIANAPOLIS	IN	46240
SCANNELL PROPERTIES 585 LLC	8801 RIVER CROSSING BLVD STE 300	INDIANAPOLIS	IN	48340
SCANNELL PROPERTIES NO 507 LLC	8801 RIVER CROSSING BLVD 300	INDIANAPOLIS	IN	46240
TUFFLY FREDERICK M	7606 E AKRON ST	MESA	AZ	85207
VAN RIJN DAIRY	20102 E WARNER RD	MESA	AZ	85212

City of Mesa Planning Division

## AFFIDAVIT OF PUBLIC POSTING

Date: 10/27/23

I, Meghan Liggett, being the owner or authorized agent for the zoning case below, do hereby affirm that I have posted the property related to case # ZON23-00549, on W of SWC Warner Rd & Ellsworth Rd. The posting was in one place with one notice for each quarter mile of frontage along perimeter right-of-way so that the notices were visible from the nearest public right-of-way.

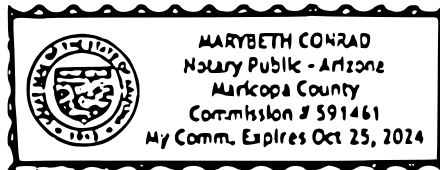
**SUBMIT PHOTOGRAPHS OF THE POSTINGS MOUNTED ON AN 8.5" BY 11" SHEET OF PAPER WITH THIS AFFIDAVIT.**

Applicant's/Representative's signature:

*Meghan Liggett*

SUBSCRIBED AND SWORN before me on 10/27/23

*Marybeth Conrad*  
Notary Public





CITY OF MESA  
PUBLIC NOTICE  
**ZONING HEARING**  
PLANNING & ZONING BOARD  
57 EAST FIRST STREET  
MESA, ARIZONA

TIME: 4:00 PM DATE: November 15, 2023

CASE: ZON23-00549

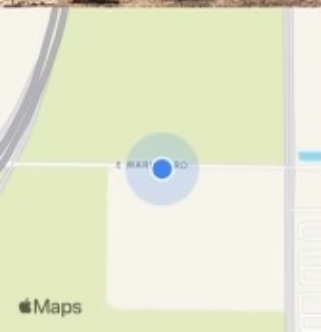
Request: Site Plan Review and Special Use  
Permit. This request will allow for the  
development of a data center.

APPLICANT: Sean Lake

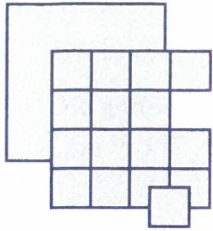
PHONE: 480-461-4670

Planning Division 480-644-2385

Posting date: 10/27/2023



Oct 27, 2023 09:52AM  
9063 E Warner Rd  
Maricopa County



**Pew & Lake, P.L.C.**  
Real Estate and Land Use Attorneys

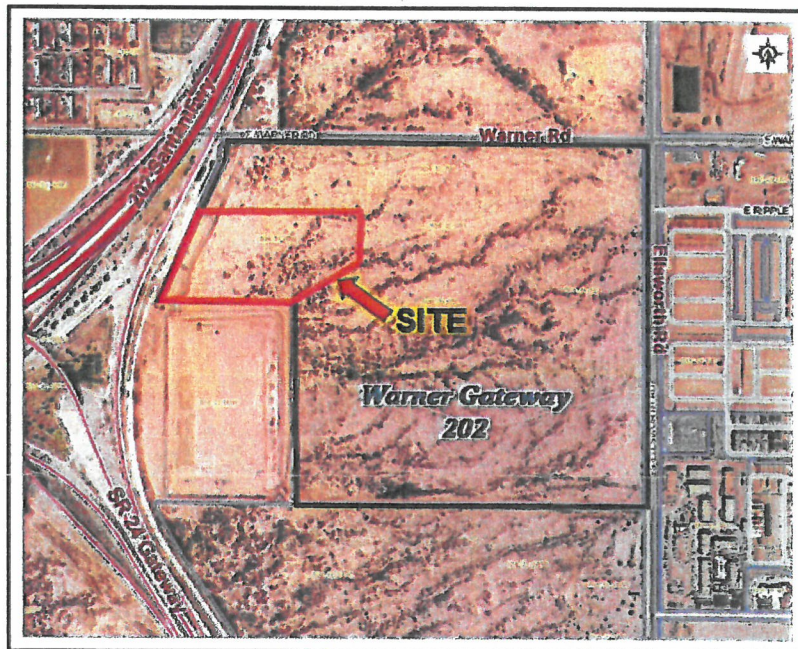
W. Ralph Pew  
Certified Real Estate Specialist  
Sean B. Lake  
Reese L. Anderson

October 30, 2023

### NOTICE OF PUBLIC HEARING

Dear Neighbor:

Pew & Lake, PLC, on behalf of Edged Energy, has applied for Site Plan Approval, Design Review Approval and a Special Use Permit to allow for a reduction in parking for the approximate 12-acre property located west of the southwest corner of Ellsworth and Warner Roads in the City of Mesa. The property is shown below and is also known as a portion of Maricopa County Assessor parcel number 304-31-054, the approximate boundaries of which are shown below.



Approval of these requests will allow for the development of a Data Center in the Mesa Gateway 202 business park.

This letter is being sent to all property owners within 1000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan, landscape plan and elevations of the proposed development. If you have any questions regarding this proposal, please call me or Vanessa MacDonald at 480-461-4670 or e-mail one of us at [sean.lake@pewandlake.com](mailto:sean.lake@pewandlake.com) or [vanessa.macdonald@pewandlake.com](mailto:vanessa.macdonald@pewandlake.com).



- The City of Mesa Design Review Board will consider this item and offer input at its meeting on **November 14, 2023**, in the City Council Chambers located at 57 East First Street. The Work Session will begin at 4:30 p.m.
- The Site Plan and Special Use Permit is scheduled for consideration by the Mesa Planning and Zoning Board at its meeting held on **November 15, 2023**, also in the City Council Chambers located at 57 East First Street. The meeting will begin at 4:00 p.m.

You are invited to attend either of these meetings and provide any input you may have regarding these proposals. You may do so either in-person, electronically, or telephonically. The live meeting may be watched on local cable Mesa channel 11, online at [Mesa11.com/live](https://Mesa11.com/live) or [www.youtube.com/user/cityofmesa11/live](https://www.youtube.com/user/cityofmesa11/live), or listened to by calling **888-788-0099 or 877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts. If you want to provide a written comment or speak telephonically at the meeting, please submit an online comment card by scanning one of the QR codes below or visiting <https://www.mesaaz.gov/government/advisory-boards-committees/planning-zoning-board/online-meeting-comment-card> at least **1 hour prior to the start of the meeting**. If you want to speak at the meeting, you will need to indicate on the comment card that you would like to speak during the meeting, and you will need to call **888-788-0099 or 877-853-5247 (toll free)** using meeting ID **825 0808 5605** and following the prompts, prior to the start of the meeting. You will be able to listen to the meeting; and when the item you have indicated that you want to speak on is before the Board, your line will be taken off mute and you will be given an opportunity to speak. For help with the online comment card, or for any other technical difficulties, please call 480-644-2099.

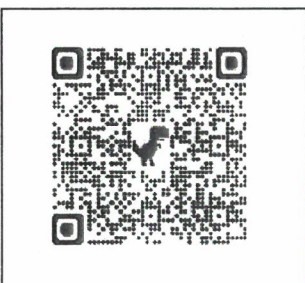
The City of Mesa has assigned this case to Mr. Josh Grandlienard of their Planning Division staff. He may be reached at 480-644-4691 or [Joshua.grandlienard@mesaaz.gov](mailto:Joshua.grandlienard@mesaaz.gov), should you have any questions regarding the public hearing process. If you have recently sold this property, please forward this correspondence to the new owner.

Sincerely,



Sean B. Lake  
Pew & Lake, PLC

Design Review QR Code:



Planning & Zoning QR Code:





# SITE PLAN

## EDGED DATA CENTER

### 8811 E WARNER ROAD

#### MESA, ARIZONA

##### SEC SCANNEL 202 & WARNER ROAD

A PORTION OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 7 EAST  
OF THE GILA AND SALT RIVER MEDIAN, MARICOPA COUNTY, ARIZONA

**OWNER/DEVELOPER**  
EDGED ENERGY  
1500 N. GILBERT AVENUE, SUITE 1000  
DURHAM, NC 27701  
PHONE: (919) 487-4641  
CONTACT: KYLE CANLEY

**ARCHITECT**  
HKS INC.  
350 N. SAINT PAUL ST. SUITE #100  
DALLAS, TX 75201  
PHONE: (214) 761-2714  
CONTACT: MARY HART

**ENGINEER**  
HILBARTWILSON  
2141 E. HIGHLAND AVE. SUITE #200  
PHOENIX, AZ 85016  
PHONE: (602) 490-0535  
CONTACT: CASEY WHITMAN

**BENCHMARK**  
BENCHMARK IS A FOUND P.K. NAIL W/ TAG AT THE NORTHWEST CORNER OF HAWES  
ROAD & ELMO ROAD ON THE SOUTH SIDE OF A HEADWALL  
ELEVATION: 1377.52  
DATUM: NAVD83

**BASIS OF BEARING**  
BASIS OF BEARING IS S89°33'07" ALONG THE EAST-WEST MID-SECTION LINE OF  
EDGED DATA CENTER, TOWNSHIP 1 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER  
MEDIAN, MARICOPA COUNTY, ARIZONA.

**LEGEND**

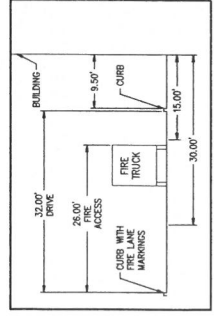
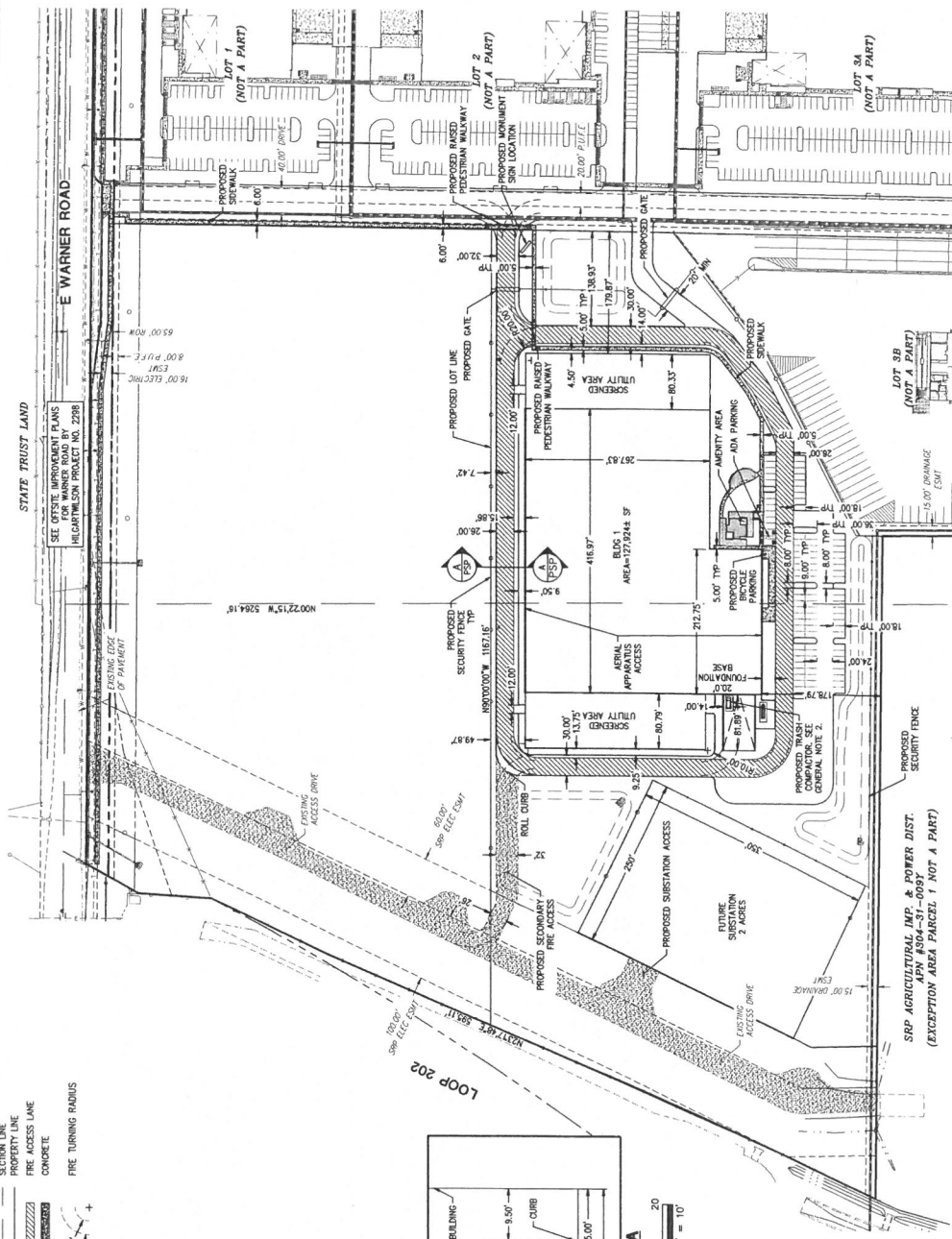
UTILITY POLE	CHAIN LINK FENCE
OUT ANCHOR	BARB WIRE FENCE
ELECTRIC PULL BOX	STORM DRAIN
ELECTRIC CABINET	BOUNDARY LINE
LIGHT POLE	EASEMENT LINE
TRAFFIC SIGNAL WITH ARM	SECTION LINE
TRAFFIC SIGNAL	PROPERTY LINE
TRAFFIC SIGNAL PULL BOX	FIRE ACCESS LANE
WATER METER	CONCRETE
GAS MANHOLE	FIRE TURNING RADIUS
SANITARY SEWER MANHOLE	
WATER BACK FLOW PREVENTER	
FIRE HYDRANT	
MANHOLE (UNKNOWN TYPE)	
TELEPHONE PRESTAL	
FIBER OPTICS PULL BOX	
CURB INLET	
STORM DRAIN MANHOLE	
RELEASE VALVE	
GAS VALVE	
FACE OF CURB	
RIGHT OF WAY	
FIRE HYDRANT	
FIRE CASHEM	
PUBLIC UTILITY	
FACILITY EASEMENT	

**SITE DATA**  
CURRENT ZONING: U  
PROPOSED ZONING: U  
PAD ORDNANCE #6777  
APN: 304-31-054, 304-31-050  
GROSS SITE AREA = 667,688 SF, 15.3 AC  
NET SITE AREA = 667,688 SF, 15.3 AC  
BUILDING AREA = 127,524 SF (FOOTPRINT)  
MAX BUILDING HEIGHT ALLOWED: 65'  
PROPOSED BUILDING HEIGHT: 52'  
BUILDING COVERAGE: (127,524/667,688) = 19.2%  
OPEN SPACE REQUIRED (15): 6,677 SF  
OPEN SPACE PROVIDED: 10,992 SF  
PARKING SPACES REQUIRED:  
WAREHOUSE (1/800 SF): 166 SPACES  
OFFICE (1/275 SF): 80 SPACES  
TOTAL PARKING SPACES REQUIRED: 246 SPACES  
PARKING SPACES PROVIDED: 93 EMPLOYEE/VISITOR\*  
BICYCLE PARKING REQUIRED:  
1/10 VEHICLE PARKING = 93/10 = 9 SPACES  
BICYCLE PARKING PROVIDED: 10 SPACES  
\* A PARKING VARIATION WILL BE REQUESTED

**GENERAL NOTES:**  
1. ALL BATTERIES AND GENERATORS ARE TO BE INSTALLED IN THE DESIGNATED AREA.  
2. TRASH COMPACTOR TO BE INSTALLED PER COM STD. DTL M-62.06. MINIMUM 25' OVERHEAD CLEARANCE.



EDGED DATA CENTER	
8811 E WARNER ROAD	
MESA, ARIZONA	
SITE PLAN	
PROJ. NO.	2258-03
DATE	OCT 2023
SCALE	1"=80'
DESIGNED BY	HC
DRAWN BY	BS
CHECKED BY	CW
APPROVED BY	
DATE	
DWG. NO.	
SHEET NO.	SP
SHEET 1 OF 1	



STREET FRONTAGE LANDSCAPE CALCULATIONS	
PER AZO TABLE 11-33-3.1 GUIDELINES:	
TOTAL STREET FRONTAGE = 264' LIN. FT.	
(1) TREE & (6) SHRUBS PER 25' REQUIRED	
TREES PROVIDED: 12	
SHRUBS PROVIDED: 67	

OPEN SPACE LANDSCAPE CALCULATIONS	
PER AZO TABLE 11-33-3.2 GUIDELINES:	
TOTAL OPEN SPACE AREA = 10,218 SQ. FT.	
50% MIN. PLANT MATERIAL REQUIRED = 5,277 SQ. FT.	
TOTAL PROVIDED = 5,430 SQ. FT.	
PERCENTAGE PROVIDED = 53%	

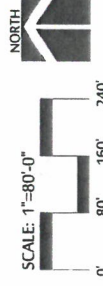
PLANT LEGEND		SIZE	QTY.
TREES	ACACIA ANEUBA - MILLEA ACACIA	24" BOX	33
	ACACIA SALICINA - WILLOW ACACIA	24" BOX	45
	CAESALPINIA CACALACO - CASALOTE "SMOOTHIE"	24" BOX	56
	PISTACHIA CHINESSIS - CHINESE PISTACHE	24" BOX	58
	PISTACHIA LENTISCUS - MASTIC TREE	24" BOX	30
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX	35
	SHRUBS		
	BOUGAINVILLEA SPP. - BOUGAINVILLEA	5 GAL	39
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	5 GAL	64
	EREMOPHILA GLABRA SPP. - CARNORA - WINTER BLAZE	5 GAL	77
ACCENTS	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	167
	EREMOPHILA MACULATA - VALENTINE - VALENTINE SHRUB	5 GAL	102
	JUSTICIA SPICIGERA - MEXICAN HONTSUCKLE	5 GAL	95
	LARREA TREMENTATA - CREOSOTE	5 GAL	85
	LEUCOPHYLLUM FRUTESCENS - PURPLE SAGE	5 GAL	74
	MYRTUS COMMUNIS COMPACTA - COMPACTA MYRTLE	5 GAL	58
	SHAMONDISA CHINESSIS - JODIBA	5 GAL	53
	TECOMA X TYDIA - LYDIA TECOMA	5 GAL	49
	GROUND COVERS		
	ACACIA REDOLENS LOW BOY - TRAILING ACACIA	5 GAL	101
NOTES	1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE AOWR LOW WATER USE PLANT LIST.		
	2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES SUBSTITUTIONS.		
	3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.		
	4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.		
	5. 1/2" SCREENED DECOMPOSED GRANITE - COLOR PAINTED DESERT. DO TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL PLANTING AREAS. DO NOT EXCEED 1/2" DEPTH IN DEVELOPMENT OF SIZE AND COLOR PRIOR TO PURCHASING AND INSTALLING.		
	6. LATIANA X NEW GOLD		
	7. WEDDIEA TRILOBATA - YELLOW DOT		
	8. LATIANA MONTENDENSIS - PURPLE TRAILING LANTANA		
	9. LATIANA X NEW GOLD		
	10. WEDDIEA TRILOBATA - YELLOW DOT		

PLANT LEGEND		SIZE	QTY.
TREES	ACACIA ANEUBA - MILLEA ACACIA	24" BOX	33
	ACACIA SALICINA - WILLOW ACACIA	24" BOX	45
	CAESALPINIA CACALACO - CASALOTE "SMOOTHIE"	24" BOX	56
	PISTACHIA CHINESSIS - CHINESE PISTACHE	24" BOX	58
	PISTACHIA LENTISCUS - MASTIC TREE	24" BOX	30
	QUERCUS VIRGINIANA - SOUTHERN LIVE OAK	24" BOX	35
	SHRUBS		
	BOUGAINVILLEA SPP. - BOUGAINVILLEA	5 GAL	39
	CAESALPINIA PULCHERRIMA - RED BIRD OF PARADISE	5 GAL	64
	EREMOPHILA GLABRA SPP. - CARNORA - WINTER BLAZE	5 GAL	77
ACCENTS	EREMOPHILA HYGROPHANA - BLUE BELLS	5 GAL	167
	EREMOPHILA MACULATA - VALENTINE - VALENTINE SHRUB	5 GAL	102
	JUSTICIA SPICIGERA - MEXICAN HONTSUCKLE	5 GAL	95
	LARREA TREMENTATA - CREOSOTE	5 GAL	85
	LEUCOPHYLLUM FRUTESCENS - PURPLE SAGE	5 GAL	74
	MYRTUS COMMUNIS COMPACTA - COMPACTA MYRTLE	5 GAL	58
	SHAMONDISA CHINESSIS - JODIBA	5 GAL	53
	TECOMA X TYDIA - LYDIA TECOMA	5 GAL	49
	GROUND COVERS		
	ACACIA REDOLENS LOW BOY - TRAILING ACACIA	5 GAL	101
NOTES	1. DUE TO PLANT MATERIAL AVAILABILITY, SUBSTITUTIONS FOR PLANT MATERIAL LISTED ABOVE MAY BE USED. ANY ALTERNATES OR SUBSTITUTIONS MUST BE ON THE AOWR LOW WATER USE PLANT LIST.		
	2. SUB-SPECIES OR HYBRIDS OF PLANT MATERIAL LISTED ABOVE MAY BE USED AS ALTERNATES SUBSTITUTIONS.		
	3. ADDITIONAL PLANT MATERIAL MAY BE ADDED TO THE LIST ABOVE DUE TO UTILITY COMPANY OR H.O.A. REQUESTS AND/OR PLANTING RESTRICTIONS WITHIN UTILITY EASEMENTS.		
	4. NO TREES TO BE LOCATED WITHIN THE P.U.E. OR ANY OTHER NOTED EASEMENTS.		
	5. 1/2" SCREENED DECOMPOSED GRANITE - COLOR PAINTED DESERT. DO TO BE INSTALLED AT 2" DEPTH MINIMUM IN ALL PLANTING AREAS. DO NOT EXCEED 1/2" DEPTH IN DEVELOPMENT OF SIZE AND COLOR PRIOR TO PURCHASING AND INSTALLING.		
	6. LATIANA X NEW GOLD		
	7. WEDDIEA TRILOBATA - YELLOW DOT		
	8. LATIANA MONTENDENSIS - PURPLE TRAILING LANTANA		
	9. LATIANA X NEW GOLD		
	10. WEDDIEA TRILOBATA - YELLOW DOT		

# EDGED DATA CENTER PRELIMINARY LANDSCAPE PLAN

SCANELL 202 & WARNER ROAD - MESA, ARIZONA  
SEPTEMBER 22, 2023

SHEET: L1









1000' Prop Owner List

Owner	MAIL_ADDR1	MAIL_CITY	MAIL_STAT	MAIL_ZIP
ARIZONA STATE OF TRANSPORTATION DEPT OF	205 S 17TH AVE	PHOENIX	AZ	850073212
DAIRY VAN RIJN	20102 E WARNER RD	MESA	AZ	85212
S R P AGRICULTURAL IMP & POWER DIST	PO BOX 52025	PHOENIX	AZ	85072
SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT A	PO BOX 52025	PHOENIX	AZ	850722025
SCANNELL PROPERTIES 583 LLC	8801 RIVER CROSSING BLVD 300	INDIANAPOLIS	IN	46240
SCANNELL PROPERTIES 584 LLC	8801 RIVER CROSSING BLVD STE 300	INDIANAPOLIS	IN	46240
SCANNELL PROPERTIES 585 LLC	8801 RIVER CROSSING BLVD STE 300	INDIANAPOLIS	IN	48340
SCANNELL PROPERTIES NO 507 LLC	8801 RIVER CROSSING BLVD 300	INDIANAPOLIS	IN	46240
TUFFLY FREDERICK M	7606 E AKRON ST	MESA	AZ	85207
VAN RIJN DAIRY	20102 E WARNER RD	MESA	AZ	85212



# 1000' Prop Owner Map

