

Design Review Application Transmittal

09/24/2025

Project Address: 7232 E Elliot Rd. Mesa, AZ 85212
Parcel APN: 30405019K
Project: Red Hawk - Phase 3 (Data Center Only)
Record No.: DRB25-00686
Submittal Cycle: 2nd

Owner: Stone Applications LLC.
Architect/Engineer: HDR Engineering, Inc.
Contractor: TBD

HDR Engineering, Inc., on the behalf of Stone Applications, LLC. is pleased to submit the Design Review Application to the City of Mesa for Phase 03 of Project Red Hawk.

Submission Details:

- This Submittal includes information for Phase 03 improvements only:
 - One single story Data Center which consists of two serverhalls, necessary control and operation rooms, as well as service staff support areas.
 - Infrastructure to support the DC includes mechanical and electrical yards and Medium Substation.

Please note, the Phase 03 Data Center project will be very similar to the previously approved Phase 02 building, but rotated 90 degrees.

Additional Project Details:

- The site development utilizes a campus plan that will consist of three phases:
 - Previously approved (PMT23-13926) Phase 01 consists of a Data Center, a utility switchyard, a medium voltage substation servicing the Data Center, a site entrance with Security kiosk, and public road.
 - Full site perimeter fencing, lighting, and landscaping was submitted and approved by the DRB (DRB23-00051) as part of Phase 01.
 - Previously approved (PMT24-07723) Phase 02 consists of a Data Center, a medium voltage substation servicing the Data Center.
 - HUB building, an office/support building south of Phase 02, was submitted and approved by the DRB (DRB24-00194) along with Phase 02. City permit #PMT24-11833.
- Please note that Phase 01, Phase 02 and the Office building have been shown as “Existing”. These buildings are for reviewer context and should not be considered as part of this submittal.

Request for Alternative Compliance:

For Phase 03, the project team requests alternative compliance to the MZO Sections 11-7-3(B)(2)(i), 11-7-3(B)(2)(c), 11-7-3(B)(5)(a) & (b), and 11-7-3(B)(6), based on the criteria **iv** (highlighted in **red**) of the following alternative compliance criteria as outlined by the City:

- i. Topography, soil, vegetation or other site conditions are such that full compliance is impossible or impractical; or improved environmental quality would result from alternative compliance.
- ii. Space limitations, unusually shaped lots and prevailing practices in the surrounding neighborhood, may justify alternative compliance for bypassed parcels and for improvements and redevelopment in older neighborhoods.
- iii. Safety considerations make alternative compliance necessary.
- iv. **The proposed alternative is aesthetically more complementary to the site, better fits into the context of the area, improves the overall architectural appeal of the area and/or meets or exceeds the design objectives as described in the City's General Plan.**

Submittal Documents:**General Supporting Documents**

G-01_DESIGN REVIEW APPLICATION TRANSMITTAL
G-02_PRE-SUBMITTAL COMMENT RESPONSES
G-05_RESIDENT NOTIFICATION LETTER

Civil

C-01_CIVIL SITE PLAN
C-06_ENLARGED SITE PLAN
C-07_ENLARGED SITE PLAN
C-08_ENLARGED SITE PLAN

Landscape

L-01_SITE & LANDSCAPE PLAN
L-02_ENLARGED LANDSCAPE PLAN

Architecture

A-200_ELEVATIONS (E&W)
A-400_RENDERINGS
A-500_LINE OF SIGHT