



Planning & Zoning Board



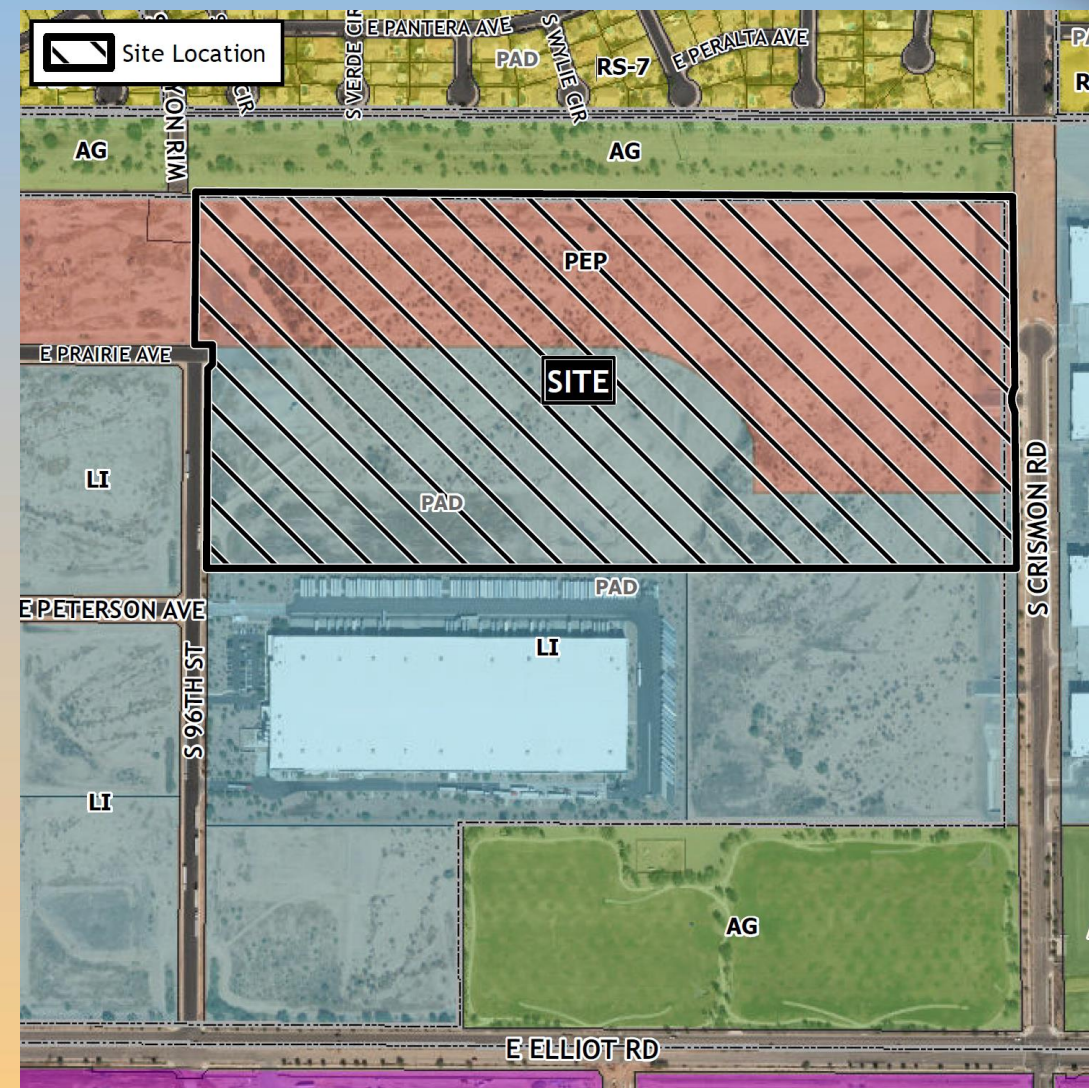
ZON24-00251

CyrusOne Data Center



Location

- North of Elliot Road
- West of Crismon Road





Request

- Site Plan Review
- Special Use Permit
- To allow for a data center





General Plan

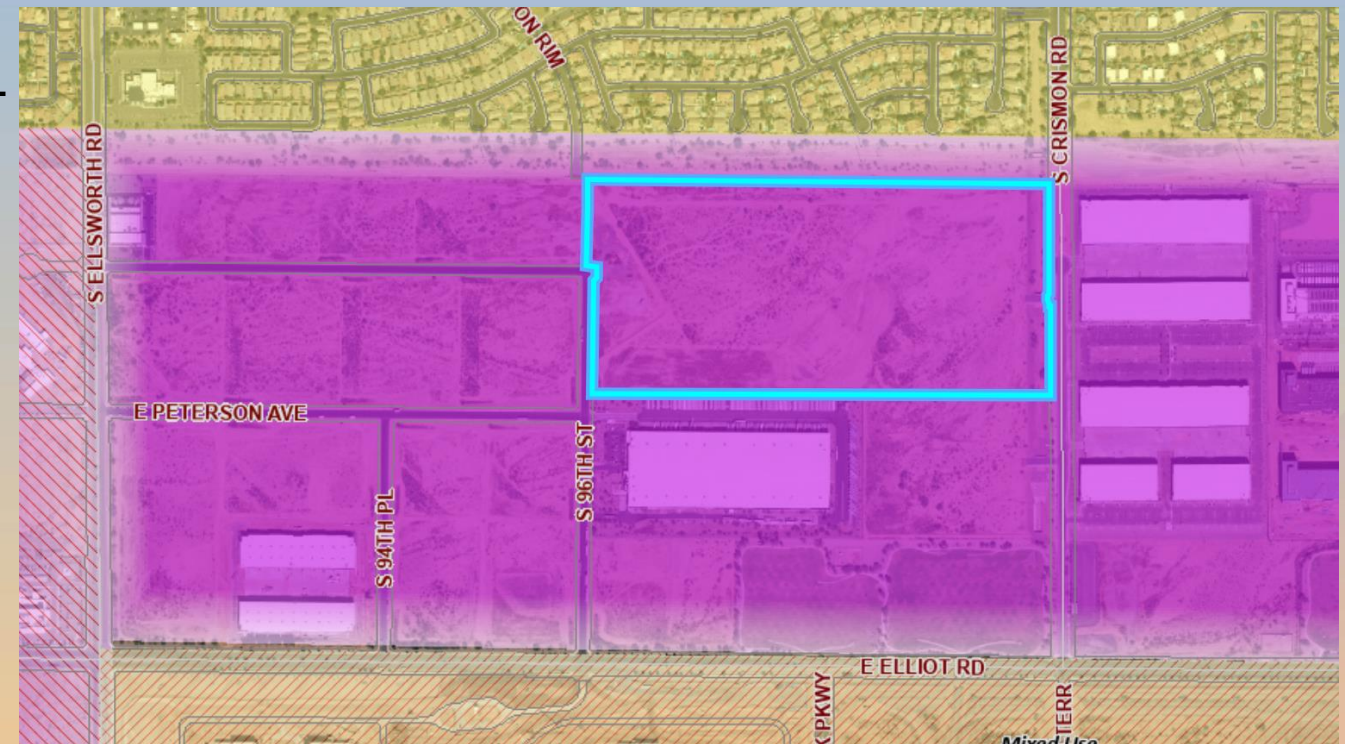
Employment, Industrial

- Wide range of employment
- Manufacturing, warehousing

Mesa Gateway Strategic Development Plan

Mixed-Use Community District

- Business parks, light industrial and other high-intensity employment are





Site Photos

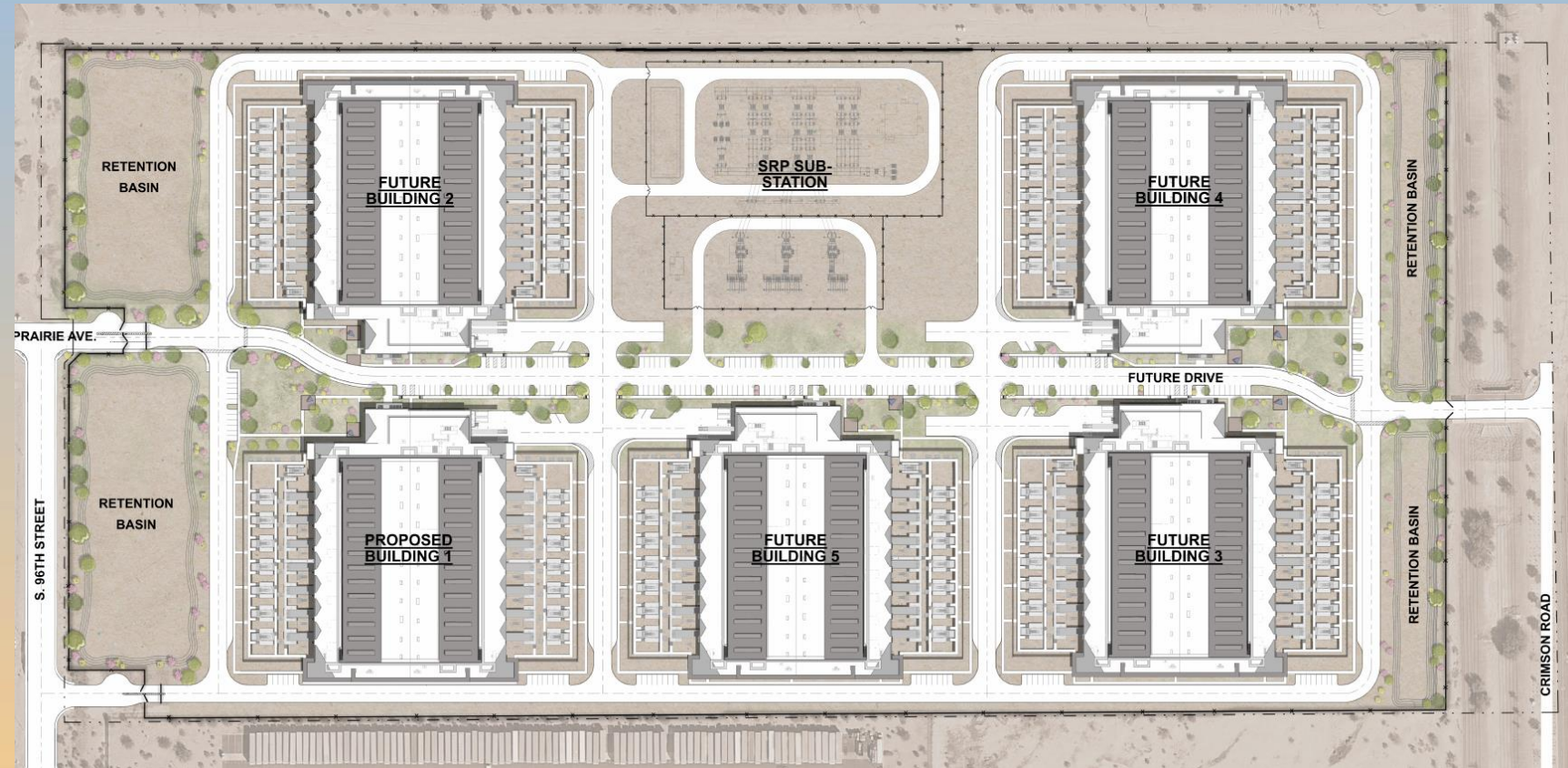


Looking east towards the site



Site Plan

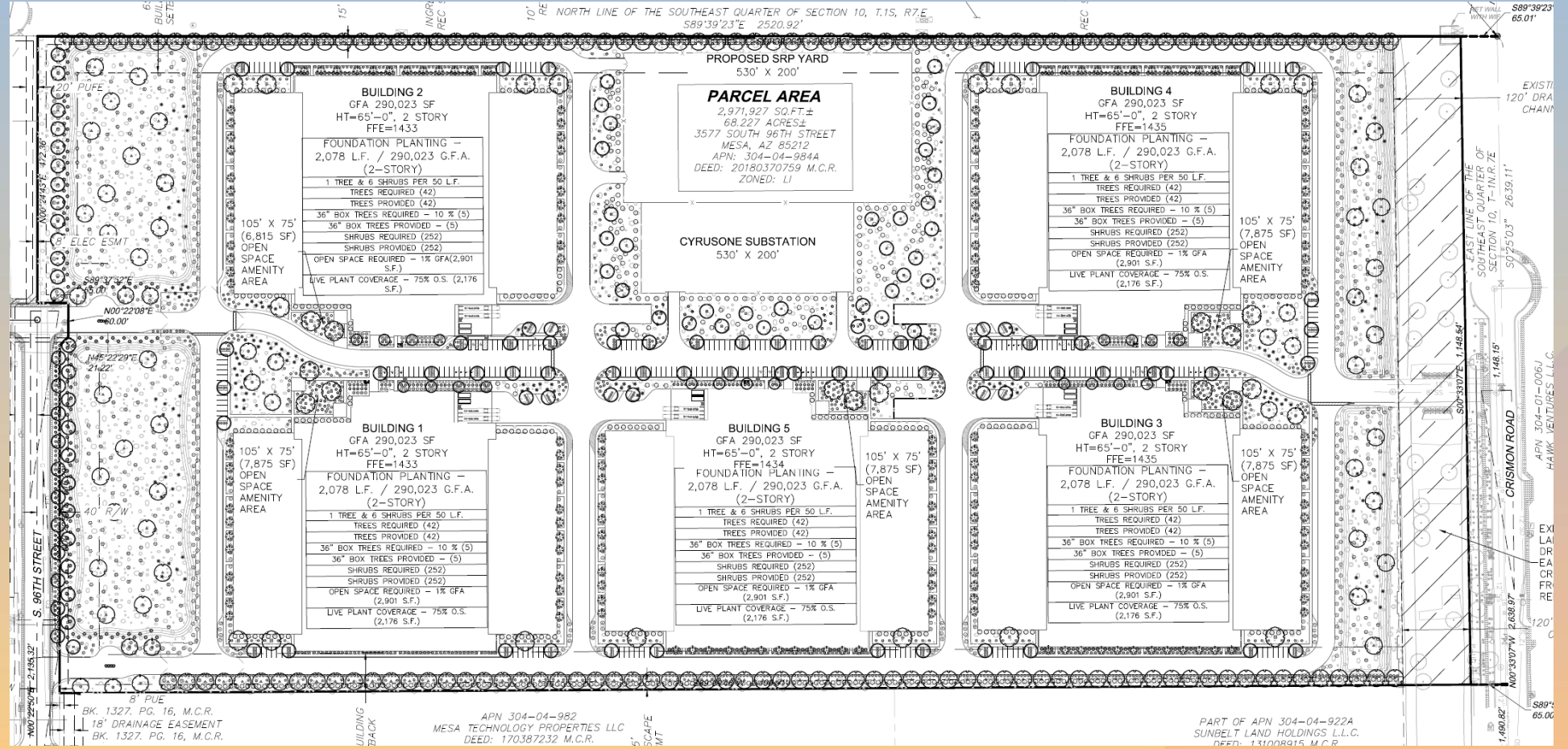
- Five 290,023 SF buildings
- 1,615 spaces required; 281 spaces provided





Landscape Plan

SYMBOL	BOTANICAL / COMMON NAME	QTY
EVERGREEN TREES		
○	PARKINSONIA PRAECOX	73
○	SONORAN PALO VERDE	73
○	PARKINSONIA X 'DESERT MUSEUM'	180
○	DESERT MUSEUM PALO VERDE	326
○	PROSPERIS X 'AZT SEEDLESS'	
○	AZT SEEDLESS HYBRID MESQUITE	
○	SUBTOTAL:	
ORNAMENTAL TREES		
⊗	CAESALPINIA CACALACO 'SMOOTHIE'	166
⊗	SMOOTHIE THORNLESS CASCALOTE	21
⊗	X CHITALPA TASHKENTENSIS 'PINK DAWN'	187
⊗	PINK DAWN CHITALPA	
⊗	SUBTOTAL:	
SHADE TREES		
⊙	OLNEYA TESOTA	18
⊙	DESERT IRONWOOD	30
⊙	PITHECOLLOBIUM FLEXICAULE	48
⊙	TEXAS EBONY	
⊙	SUBTOTAL:	
EVERGREEN GROUNDCOVER		
●	EREMOPHILA GLABRA 'MINGENOW GOLD'	645
●	OUTBACK SUNRISE EMU BUSH	186
●	LANTANA CAMARA 'DWARF YELLOW'	899
●	YELLOW BUSH LANTANA	1,732
●	LANTANA MONTEVIDENSIS	
●	PURPLE TRAILING LANTANA	
●	SUBTOTAL:	
LARGE SHRUBS		
●	AGAVE OVATIFOLIA	168
●	WHALE'S TONGUE AGAVE	153
●	DASYLIRON WHEELERI	86
●	GREY DESERT SPOON	307
●	DODONAEA VISCOSA	581
●	HORSED BUSH	97
●	HESPERALOE FUNIFERA	272
●	GIANT HESPERALOE	235
●	LARREA TRIDENTATA	1,899
●	CREOSOTE BUSH	
●	LEUCOPHYLLUM LANGMANIAE 'LYNN'S	
●	LEGACY	
●	LYNN'S LEGACY LANGMAN'S SAGE	
●	SIMMONDSIA CHINENSIS	
●	JOJOBA	
●	TECOMA X 'ORANGE JUBILEE'	
●	ORANGE JUBILEE YELLOW BELLS	
●	SUBTOTAL:	
MEDIUM SHRUBS		
●	CALLIANDRA ERIOPHYLLA	304
●	FAIRY DUSTER	262
●	ENCELIA FARINOSA	68
●	BRITTLEBUSH	216
●	HESPERALOE PARVIFLORA	182
●	RED YUCCA	67
●	MUHLENBERGIA RICENS	1,099
●	DEER GRASS	
●	RUELLIA PENINSULARIS	
●	DESERT RUELLIA	
●	YUCCA PALLIDA	
●	PALE-LEAF YUCCA	
●	SUBTOTAL:	
GROUNDCOVERS		
○	DECOMPOSED GRANITE @ 2" DEPTH	850,219 SF
○	3/4" SCREENED ROCK PROS DESERT GOLD	850,219 SF
○	SUBTOTAL:	



APN 304-04-982
MESA TECHNOLOGY PROPERTIES LLC
DEED: 170387232 M.C.R.

PART OF APN 304-04-922A
SUNBELT LAND HOLDINGS L.L.C.
DEED: 131009915 M.C.R.

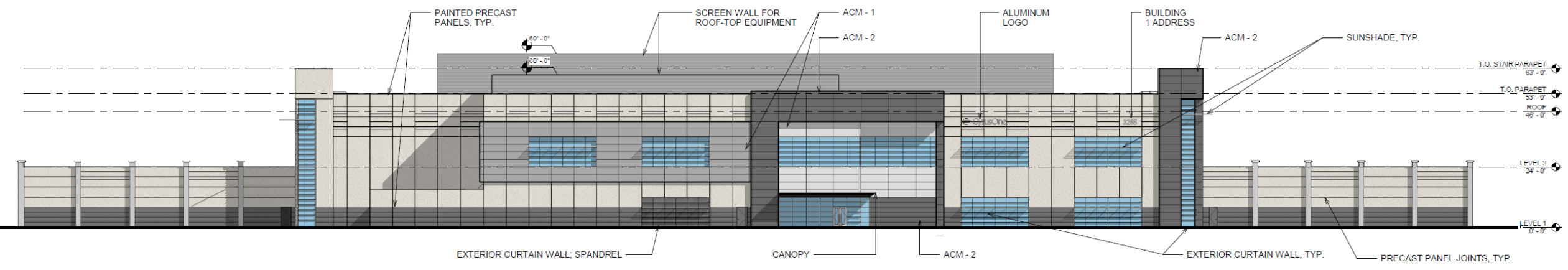


Special Use Permit

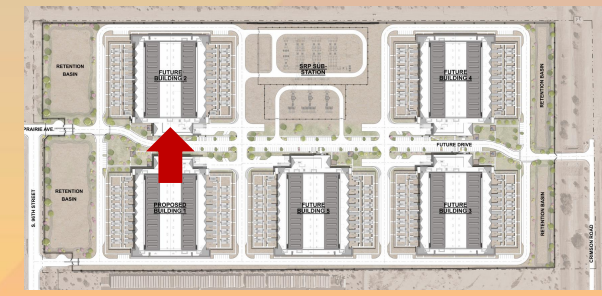
Development Standard	MZO Required	SUP Proposed
<u>Minimum Required Parking –</u> <i>MZO Section 11-32-3</i>	1,615 spaces at 1 space per 900 square feet	281 spaces
<u>Maximum Building Height–</u> <i>MZO Section 11-7-3</i>	40 feet in the LI zoning district Plan specific for PEP zoning district	69 feet



Elevations

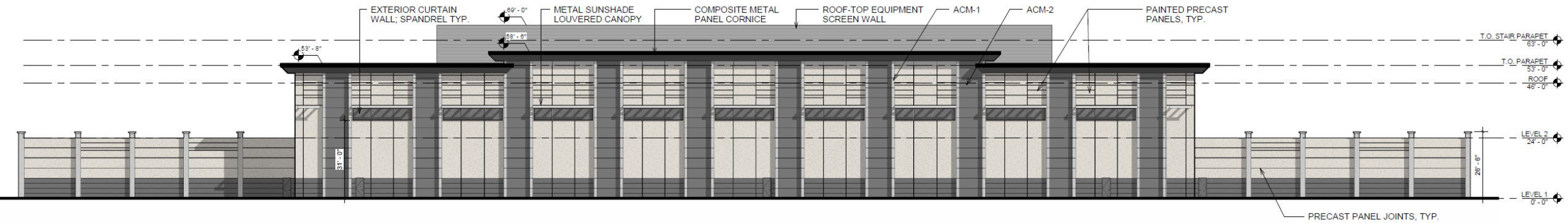


3 EXTERIOR ELEVATION - FRONT
1" = 20'-0"





Elevations



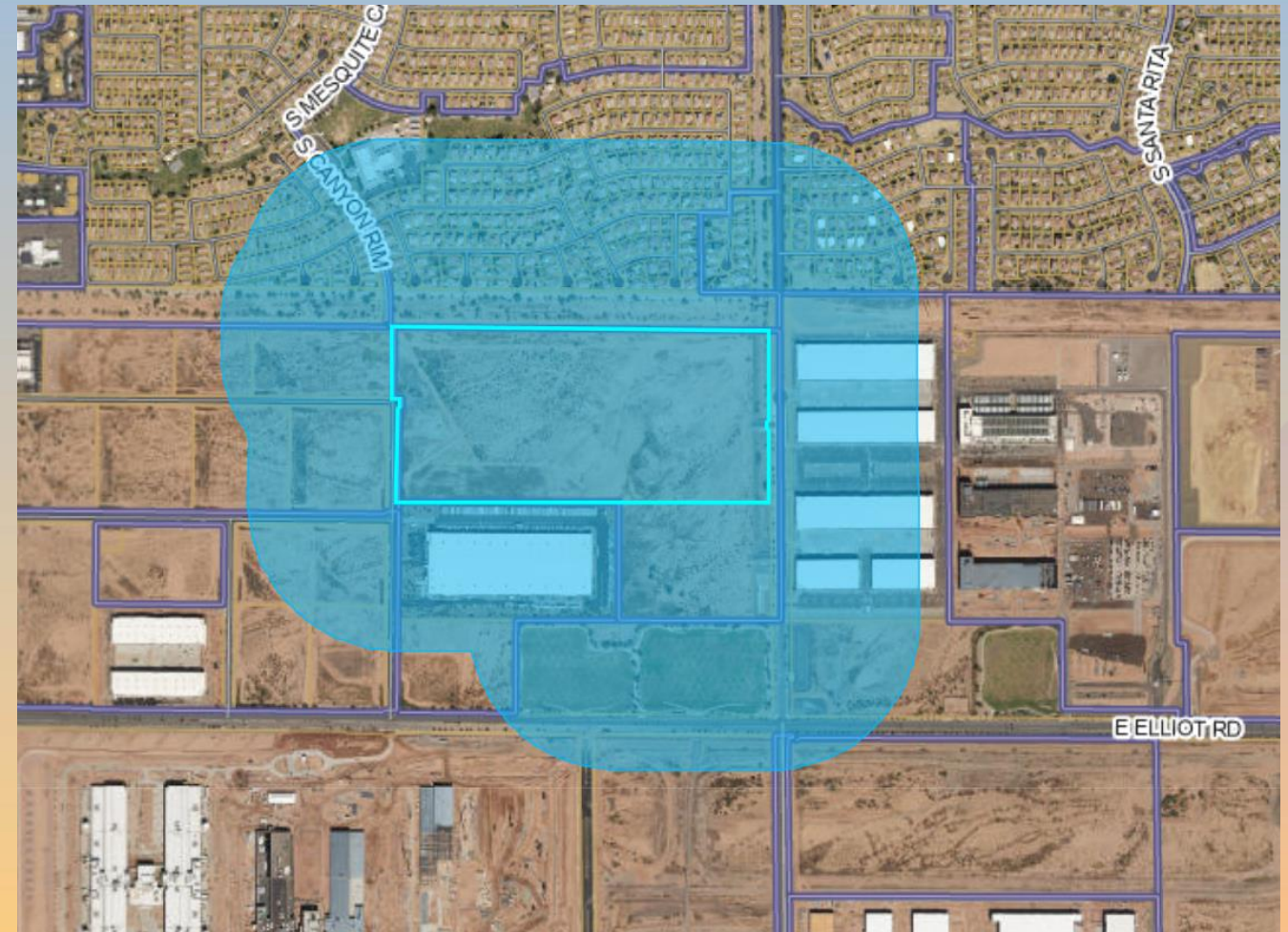
2 EXTERIOR ELEVATION - REAR ELEVATION OF BUILDINGS 2, 4
1" = 20'-0"





Citizen Participation

- Notified property owners within 1,000', HOAs and registered neighborhoods
- Neighborhood meeting June 24, 2024
- One neighbor in attendance
- 2 neighbors expressed opposition to height





Findings

- ✓ Complies with the 2040 Mesa General Plan
- ✓ Complies with Section 11-69-5 of the MZO for Site Plan Modification
- ✓ Complies with Chapter 70 of the MZO for a SUP

Staff recommends Approval with Conditions



Planning & Zoning Board



Renderings



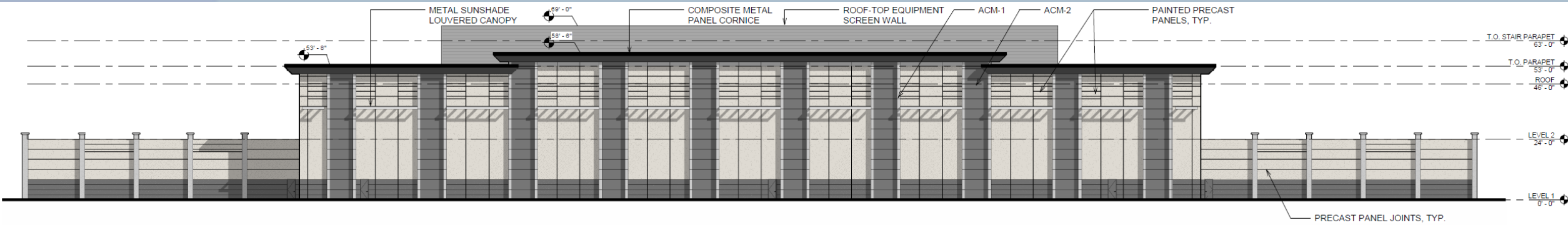


Renderings

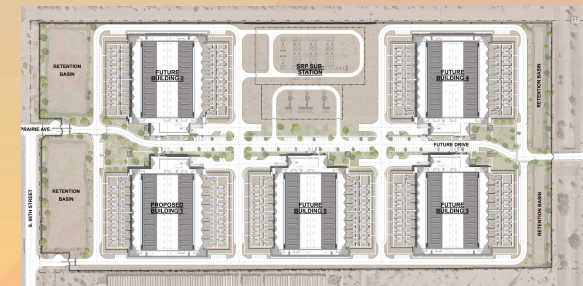




Elevations

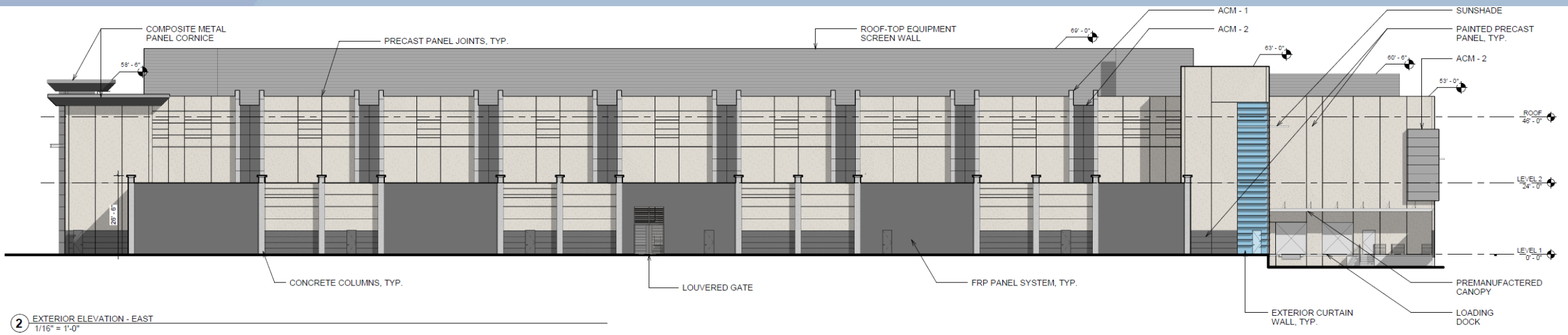


1 EXTERIOR ELEVATION - REAR ELEVATION OF BUILDINGS 1, 3, 5
1" = 20'-0"

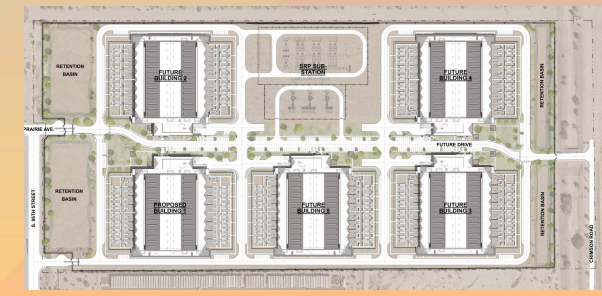




Elevations

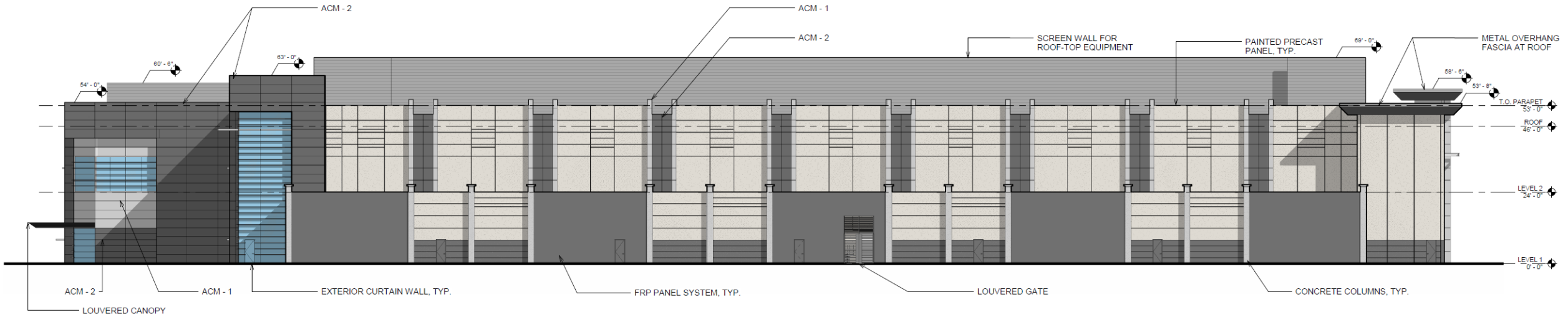


2 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

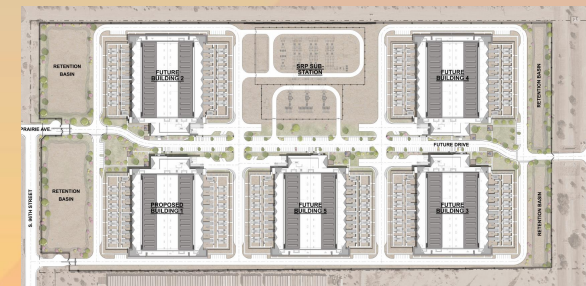




Elevations

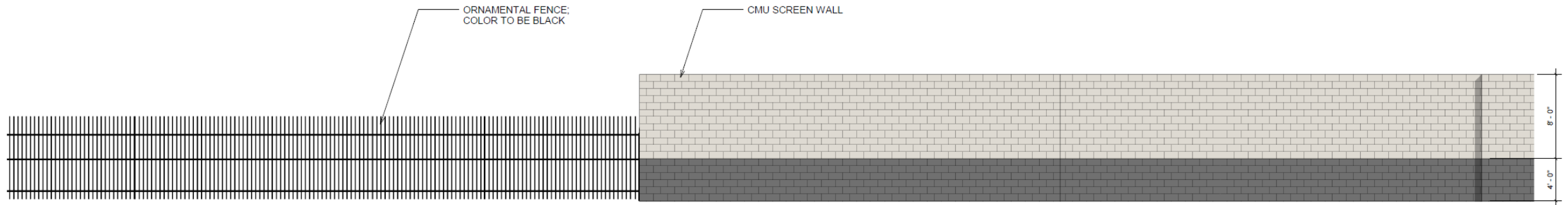


1 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"





Elevations



1 North Perimeter Fence Elevation
3/16" = 1'-0"