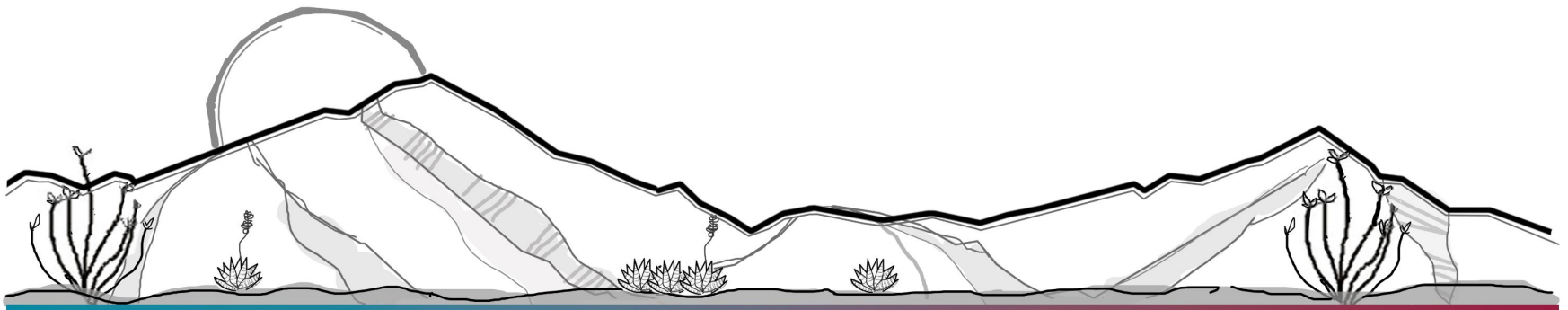


## Docket R26-01 Data Centers

Planning and Zoning Commission  
Zoning Text Amendment Public Hearing  
March 11, 2026



## Sample Motion

### **(provide motion and second to open hearing)**

Madam Chair, I move to recommend approval of Docket R26-01 to the Board of Supervisors, amending text of the Cochise County Zoning Regulations as outlined in Exhibit A.

---

## **Background:**

Rapid expansion of large-scale data centers in  
Arizona/high infrastructure demands

No current definition or site development standards in  
County code for data centers

## **Work Sessions:**

January 14, 2026 (Planning & Zoning Commission)

February 11, 2026 (Joint BOS/P&Z)

Direction given to prepare formal ordinance

---

## **What the Ordinance Does/Purpose**

Creates a new land use definition for “Data Center” (2.03.030). Distinguishes between a commercial data center from accessory, internal-use server facilities

Requires all data centers obtain a Special Use Authorization – no approval by-right

Limits where Data Centers can locate: HI, LI, GB, and RU districts only

Adds a new section (2.51.040) with site development and operational standards

Purpose: ensure compatibility, adequate services, and long-term site management. Provide predictable and defensible review process

---

## **Definition (Section 2.03.030)**

Facility primarily housing servers or computer systems for digital data processing

Includes cooling, power, and security infrastructure

Does not include accessory internal server rooms ( $\leq 10\%$  of building floor area)

Does not include internal enterprise IT systems

Excludes standalone battery storage primarily for grid export

---

## Key Application Submittal Requirements

Site Plan: Buildings, equipment yards, access, lighting, fencing, generators, fuel storage

Operations narrative: cooling type, emergency power, hours/intensity of operations

Utility capacity documentation: projected electrical and telecommunication demand + utility/service provider documentation (or acceptable correspondence)

Water use plan (if applicable)

Noise impact analysis: If requested

Fire protection narrative if outside a fire district/service area (access, response, water supply, hazards)

County may request additional studies, proportional to impacts (traffic, drainage, wildfire risk, screening)

---

## How Impacts are Mitigated

Construction Standards: Dust, noise, lighting, haul routes, limited work hours, emergency access maintained

Site Design Standards: Setbacks per district + screening of equipment/generators from roads and residential uses

Traffic/Access: Designed for deliveries, construction, and emergency access; conditions possible near residential

Utilities: Applicant must show adequate service without harming existing users

Noise & Lighting Limits: Minimize off-site impacts

Fire Protection

Hazardous Materials Oversight

---

## **Water, Electricity, and Fire Safeguards**

*Potable Water Restriction:* no routine potable water cooling unless non-potable is not feasible/

County may require non-potable/reclaimed use, metering, and reporting.

*Electricity:* Applicant shall demonstrate adequate electrical and telecommunication service capacity. The County may impose reasonable conditions to prevent adverse impacts on existing users or system reliability.

*Fire Protection:* Compliance with applicable building and fire codes is required. Where hydrants or municipal fire-flow are unavailable, the County may require on-site fire protection measures.

*Fuel & Hazard Safety:* Backup generator fuel storage must include containment and may be subject to inspection or certification.

---

## Ownership, Abandonment, Decommissioning & Financial Assurance

Approval runs with the land, new owners/operators must comply with conditions.

Abandonment after one year of cessation (with notice)

Decommissioning Plan required at building permit

Reuse Allowed: Buildings/infrastructure may be repurposed instead of removed.

Financial Assurance: Not routine; may be required for site-specific risks or upon abandonment to ensure site stabilization.

---

## **Policy Guidance (CP2045)**

CP2045 does not identify or prohibit specific uses such as Data Centers, but provides guidance based on infrastructure, water availability, and compatibility.

Smart Growth, Right Places (Land Use) - requires Special Use review and demonstration of adequate water and infrastructure.

It is consistent with the Category D Purpose, allowing intensive non-residential uses if supported by reliable infrastructure and water.

Investing in People, Power Industry (Land Use) providing a framework to evaluate emerging industries while protecting public resources.

---

## County Protections/Best Practices

**Clear Definition & Special Use Review:** Special Use review in limited districts (HI/LI/GB/RU) for case-by-case compatibility

### **Required Upfront Information**

Utilities/capacity assessment

Operations details

Noise evaluation (if needed)

Water plan (if water cooling)

Fire/access requirements (when outside service areas)

**Protects Public Services:** Applicant must show utility availability

### **Protects Resources & Safety:**

Prioritizes non-potable water for routine cooling

Allows fire/access conditions where hydrants/fire-flow are unavailable

### **Adds Accountability**

Abandonment/decommissioning framework

Financial assurance when warranted (site-specific risk or after abandonment)

---

## Vote

Madam Chair, I move to recommend approval of Docket R26-01 to the Board of Supervisors, amending text of the Cochise County Zoning Regulations as outlined in Exhibit A.

---

## Docket R26-01 Data Centers

Planning and Zoning Commission  
Zoning Text Amendment Public Hearing  
March 11, 2026

