



Date: March 11, 2026
TO: Planning and Zoning Commission
FROM: Tiffany Antol, AICP, Zoning Code Manager
Through: Michelle McNulty, AICP, Planning Director
Alaxandra Pucciarelli, Current Planning Manager
RE: **PZ-26-00018: Data Centers Land Use**

I. Request:

PZ-26-00018: Data Centers Land Use - modify Zoning Code provisions in Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.050: Industrial Zones, Table 10-40.30.050.B: Allowed Uses to add the Data Center Land Use, Division 10-40.60: Specific to Uses to add development standards for Data Centers, and Chapter 10-80: Definitions to add a definition for Data Center.

II. Purpose of the Work Session:

The work session with the Planning and Zoning Commission is required as a “Citizen Review Session” in compliance with Section 10-20.50.040 (Procedures) of the Zoning Code and applicable state law. The purpose of the work session is for staff to present an overview of the proposed amendments, to allow interested residents to provide their ideas, suggestions, and concerns, and for the Commission to ask questions, seek clarification, and discuss the amendments, as well as offer alternate suggestions and ideas. The Commission will take no action at this work session. After the work session, staff will revise the proposed amendments as necessary. The amendments will then be presented to the Commission at a public hearing for consideration and action. Once a recommendation is received, a public hearing will be scheduled with the City Council. The anticipated timeline for the amendments is as follows:

March 11, 2026 – Planning and Zoning Commission Work Session

March 25, 2026 – Potential Planning and Zoning Commission Public Hearing

April 7, 2026– Potential City Council Public Hearing (1st Reading of Ordinance)

April 21, 2026– Potential City Council Public Hearing (2nd Reading of Ordinance/Adoption)

III. Overview of Proposed Amendments:

A. PZ-26-00018: Data Center Land Use

The proposed amendment (Attachment 1) includes several minor modifications as described below:

- **Chapter 10-40: Specific to Zones, Division 10-40.30: Non-Transect Zones, Section 10-40.30.050: Industrial Zones, Table 10-40.30.050. B.: Public and Open Space Zones** – is amended to add Data Center as a primary land use with the issuance of a Conditional Use Permit in the Heavy Industrial and Heavy Industrial Open zones.

- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses** – is amended to add Section 10-40.60.145: Data Center specific use standards.
- **Chapter 10-40: Specific to Zones, Division 10-40.60: Specific to Uses** - to add Section 10-40.60.145: Data Center, which provides specific use standards for Data Centers including general requirements and Conditional Use Permit Application requirements.
- **Chapter 10-80: Definitions, Division 10-80.20: Definition of Specialized Terms, Phrases, and Building Functions, Section 10-80.20.040: Definitions “D”** - to add Data Center Definition.

IV. Findings:

At the March 25, 2026, Planning and Zoning Commission public hearing, the Commission will be requested to make a recommendation to the City Council on the proposed amendments based on the required findings specified in the Zoning Code. For your reference and discussion purposes, the required findings are specified below.

1. The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;
2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

V. Community Involvement:

In accordance with Arizona Revised Statutes and the Zoning Code, the work session before the Planning and Zoning Commission was advertised in the Arizona Daily Sun on February 21, 2026, which is 18 days before the scheduled meeting date.

VI. Conclusion:

As indicated above, the purpose of the work session is for staff to present an overview of the Zoning Code's proposed amendments and allow interested individuals, residents, and business owners to provide comments. The work session also allows the Commission to ask questions, seek clarification, have discussions, and offer comments on the proposed amendments. No formal recommendation or action by the Commission to the City Council is to occur at the work session. Additional opportunities for discussion, public comment, and action by the Commission will occur at a future public hearing.

Attachments:

1. PZ-26-00018: Data Center ZCTA