Consolidated List of Recommendations from the Staff Report

Recommendation #1: Staff recommends moving forward the current definition provided above along with planned updates as needed, especially for accessory uses.

Recommendation #2: Define a collocate type of facility separately from a large hyperscaler facility, under the presumption that a more streamlined permitting process would apply to smaller facilities.

A collocate facility exceeds neither a 100,000 square foot size limitation or a 10MW designed electric demand.

Additionally, a colocation type of facility would also require a separation distance of 500 feet between properties that contain a data center.

All data centers that do not meet the above standards would be treated as large scale facilities whether they are one building or a campus.

Recommendation #3: If Council supports #2, defining a combination of buildings and land under common ownership as a large facility would be required to avoid piecemealing.

Recommendation #4: If City Council does not want to distinguish data center size for permitting purposes, staff does not recommend any additional sizing or definitional terms as all sizes of facilities will have the same permitting requirements and process.

Recommendation #5: Determine whether to pursue a rezoning to a Special Purpose District process or a special data center Site Plan approval process and include additional application requirements, listed below.

Staff recommends that if there are two types of facilities, that a large facility automatically requires a Special Purpose District zoning for approval. A collocate facility would then require a data center Site Plan.

Additional Application Requirements-

- cooling system specifications,
- backup generator, fuel type, and battery specifications, noise assessment,
- community benefit and infrastructure agreements, if needed written verification by power provider of available capacity,
- identification of electric service equipment needed on and offsite, e.g., substations,
- switch gear, transmission line routes,
- water usage study,
- construction traffic study and management if needed.
- security and fencing plan
- establish commensurate application fees and peer review consultant fees to be paid by the applicant

Recommendation #6: Augment current approval criteria to address unique aspects of data centers and update the infrastructure utility impact language that currently focuses on line-capacity and not overall supply capacity. Note that this issue from a cost perspective will be addressed in the Utility issues discussion in January.

Recommendation #7: Allow collocate facilities only within GI or II zoning districts and require a 1,000 foot buffer of a data center site from residential zoning districts regardless of its base zoning district, subject to Council approval of a data center Site Plan.

Recommendation #8: Require large facilities to only be located within a Special Purpose District approved through a rezoning process by the City Council. (Note if there is no size differentiation, all data centers would use this process)

Within a Special Purpose District zone, it would include the minimum 1,000-foot separation requirement and additional permitting requirements and standards.

Recommendation #9:

- Create a height limit of one-story plus mezzanine for collocate facilities Create a 75-foot height limit for large facilities
- Create additional front yard setbacks, side setbacks, and rear setbacks compared to existing industrial zoning districts.
- Restrict mechanical equipment and accessory structure from encroachment within setbacks.
- Create a more defined landscape buffer approach for site perimeters.
- Require perimeter or primary building façade architectural requirements addressing visual interest and high quality materials.
- Require closed loop cooling, air cooled system or other high efficiency potable water cooling system
- Restrict generators to backup generators, no primary power generation
- Update City Lighting Code to address lighting temperature color and intensity of lighting on a site