



MARANA TOWN COUNCIL
REGULAR COUNCIL MEETING
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, January 6, 2026, at or after 6:00 PM

Jon Post, Mayor
Roxanne Ziegler, Vice Mayor
Patrick Cavanaugh, Council Member
Patti Comerford, Council Member
Herb Kai, Council Member
Teri Murphy, Council Member
John Officer, Council Member

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on January 6, 2026, at or after 6:00 PM located in the Council Chambers of the Ed Honea Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona. If the Council Chambers reaches capacity, overflow seating with a live stream of the meeting will be available at the Marana Police Department Community Room.

ACTION MAY BE TAKEN BY THE COUNCIL ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revisions to the agenda appear in *italics*.

As a courtesy to others, please turn off or put in silent mode all electronic devices.

Meeting Times

Welcome to this Marana Town Council meeting. Regular Council meetings are usually held the first and third Tuesday of each month at 6:00 PM at the Ed Honea Marana Municipal Complex, although the date or time may change and additional meetings may be called at other times and/or places. Contact the Town Clerk or watch for posted agendas for other meetings. This agenda may be revised up to 24 hours prior to the meeting. In such a case a new agenda will be posted in place of this agenda. Public access to the Council Chambers begins 20 minutes prior to the start of the meeting.

16. The Property Owners shall construct the portion of a drainage channel referred to in the Town of Marana Northwest Area Drainage Master Plan as the "10.5 Channel" that is located within the Rezoning Area (except as necessary to match current, offsite, downstream flow patterns) in conjunction with the owners of the property immediately to the south, identified as Assessor's Parcel Number (APN) 208-09-001E. The Property Owners shall design the entire 10.5 Channel, including the portions of the channel located outside the boundaries of the Rezoning Area, to 30% plans, which must be approved by the Town, and construct the portion of the 10.5 Channel that is in the Rezoning Area to those 30% plans. That constructed portion of the 10.5 Channel will have no outfall until construction of the 10.5 Channel is fully completed (by the Town). Until that occurs, the excavated channel segment in the Rezoning Area will serve as detention/retention for the onsite development. After offsite construction of the 10.5 Channel is complete, the onsite retention requirements will be accomplished via recharge within the 10.5 Channel and/or the Santa Cruz River. The Property Owners shall assign to the Town any and all of the Property Owners' rights to the 30% design plans. If APN 208-09-001E is not developed in conjunction with the Rezoning Area, the Property Owners shall not be required to construct the 10.5 Channel, but will still be required to design the 10.5 Channel to 30% plans, and shall construct the drainage infrastructure required to serve the Rezoning Area as determined by the master drainage study. Upon demand of the Town, the Property Owners shall dedicate to the Town at no cost the portion of the Rezoning Area where the 10.5 Channel is located or will be located, whether the channel has been constructed or not. At the time of the dedication, the Property Owners shall contribute their proportionate share of costs to convert the retention/detention system in the Rezoning Area to a conveyance system.
17. Within 60 days after the adoption of this ordinance, the Property Owners shall provide the Development Services Department with one electronic copy in PDF format which will also include graphics of the conceptual land use plan in JPEG or other suitable format of the Lockett Road North Data Center Specific Plan as amended by this ordinance.
18. This Rezoning is valid for five years from the date of Town Council approval; if the Property Owners fail to have a development plan approved prior to the end of the five-year time period, the Town may schedule a public hearing before the Town Council to take administrative action to extend, remove, or determine compliance with the schedule for development or legislative action to revert the property to the previous zoning (R-144).

Section 4. All ordinances, resolutions and motions and parts of ordinances, resolutions, and motions of the Marana Town Council in conflict with the provisions of this ordinance are hereby repealed, effective as of the effective date of this ordinance.

Section 5. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any

3. Electric Service

The Project will utilize an estimated 550 to 750 megawatts (“MW”) of power at full buildout. The Project’s consumption will ramp up over time, typically starting with approximately 10-20% initial load and increasing gradually to the full build capacity over the course of 2-3 years. While these estimates are subject to change as the Project develops, the Project's power utilization will be subject to finalization through ongoing utility studies and subsequent energy supply agreements directly with the energy provider(s). All energy supply agreements are subject to regulatory approval by the Arizona Corporation Commission (ACC).

A letter from Trico affirming engagement with the Applicant to serve power needs of the Project is provided as *Appendix D*.

I. Cultural Resources

A Class III Cultural Resources Survey of the Property to be submitted under separate cover.

G. Public Services

The Property is within the Avra Valley Fire District. As discussed in Subsection III.F.2 above, water for fire water supply will be drawn from the adjacent CMID canal, and a water storage tank with booster station will be installed as part of this Project.

There will be no impacts to schools or parks as a result of this Project.

H. Recreation & Trails

For security reasons, the interior of the Project will not be connected to a pedestrian/trail system outside of the secure perimeter. Private amenities may be provided for employees within the interior of the Project.

SECTION IV: DEVELOPMENT & DESIGN REGULATIONS

LUCKETT ROAD NORTH SPECIFIC PLAN

A. Applicability

The standards and guidelines contained with this Specific Plan shall supersede the standards within the MTC. If an issue, situation or condition arises that is not addressed by this Specific Plan, the Specific Plan shall be administered and interpreted per Section V.A of this Specific Plan.

All construction and development within the Specific Plan area shall comply with applicable provisions of various codes and regulations adopted by the Town including, but not limited to, drainage, public water/wastewater infrastructure, building, fire and lighting codes current at the time of development.

B. Land Uses

1. Primary Uses

- Data Center

2. Ancillary Uses

- Land uses ancillary to the Data Center use or in support of employees of the Data Center use, including:
 - Retail (food, beverage, office supplies, pharmacy)
 - Coffee shop/bakery/café/restaurant
 - Mail/shipping service
 - Recreation/gym/fitness studio facilities
 - Buildings and grounds maintenance (landscaping, facilities or janitorial)
 - Recycling collection

- Utility switchyards and substations with or without battery storage
 - Battery storage use is limited to the area designated for the switchyard/substation use
- Ancillary renewable energy systems (including solar, wind or waste-to-energy)
- Water treatment/auxiliary water building/water storage
- Utility operations building
- Central logistics & security buildings
- Parks, trails and functional open space areas

- Uses that are not expressly permitted but are similar in type, scale and intensity to other ancillary uses allowed within the Specific Plan, and which are not otherwise unlawful, injurious to the general health or welfare, or specifically excluded, may be approved by the Zoning Administrator or their authorized designee.

3. Prohibited Uses

- Besides the Data Center use, no other Primary Uses are permitted within this Specific Plan, including, but not limited to, Mineral Extraction.

C. Development Standards

The dimensional standards provided in *Table IV.C* and depicted on *Exhibit IV.C* apply to all development within this Specific Plan.

Table IV.C: Development Standards	
Minimum Lot Area	None
Maximum Lot/Site Coverage	None
Minimum Perimeter Setbacks	• North & West: None (adjacent to industrial uses) • South: 400 feet (adjacent to residential zone); if adjacent parcel is developed with industrial uses, no perimeter setback is required • East: 100 feet (adjacent to use other than residential or industrial uses)
Maximum Height	Fifty-five (55) feet with an additional ten (10) feet permitted for rooftop mounting of screened mechanical equipment.
Minimum Building Separation	Per Building Code
Minimum Landscape Buffer	The following standards supersede the landscape buffer requirements in section 17-6-13(I), Table 3 (Site Design Standards for Data Center Development): • North & West: None (adjacent to industrial uses) • South: 100 feet (adjacent to residential zone); if adjacent parcel is developed with industrial uses, no landscape buffer is required • East: 10 feet (adjacent to Lockett Road extension)



D. Design Standards

The following design standards apply to the Project.

1. Noise Attenuation

a. Baseline Sound Study

An Acoustic Report was prepared to determine baseline (ambient) noise levels surrounding the Property. (See *Appendix E.*)

Noise contour exhibits depicting the anticipated noise levels to be generated by the data center are included in the Acoustic Modeling Results, provided as *Appendix F.*

Except for site construction work, the maximum sound levels for Project operations adjacent to specific land uses will be as follows:

ADJACENT USE	MAXIMUM dBA DAYTIME/NIGHTTIME*
RESIDENTIAL/MIXED-USE	55/55
AGRICULTURE	60/55
COMMERCIAL	65/60
INDUSTRIAL	72/65
*“Daytime” is defined as the hours between 7:00AM to 7:00PM on weekdays, or between 9:00AM to 8:00PM on Saturdays, Sundays, and legal holidays observed by the Town. “Nighttime” is defined in the code as between 7:00PM to 7:00AM on weekdays, or between 8:00PM to 9:00AM on Saturdays, Sundays, and legal holidays observed by the Town.	

b. Post-Development Sound Study

- A post-construction noise study will be performed to document sound levels emanating from the Project during peak operation of the Project’s mechanical equipment measured at the Property line adjacent to residential or other noise-sensitive land uses, as

determined by the Zoning Administrator. The post-construction noise study must demonstrate that sound levels do not exceed the maximum sound levels set forth above. The post-construction noise study will occur prior to issuance of a certificate of occupancy or certificate of completion, whichever occurs first.

- Annual sound study results will be provided to the Town within 30 days of the anniversary of a certificate of occupancy being issued for the Project each year for a period of five years.

2. Building Placement & Orientation

- Buildings shall orient principal facades, including visitor, staff and administrative entrances, to primary adjacent roads.
- Loading docks and service entries of buildings shall not face or be visible from public ROW. When possible, existing buildings may be used to screen loading docks. Where building locations do not offer screening, and in the case of phased development plans, screening of loading docks and service entries shall be accomplished by existing or proposed landscaping, fencing, walls, or similarly effective methods.
- Loading docks are permitted on only one side of the building.
- Refuse collection areas must be fully screened on all four sides.

3. Generators

- Generators and generator use must comply with all applicable state and federal regulations.
- If a data center uses diesel generators, only generators that meet tier IV or newer emissions standards are permitted.
- Except for generator testing or commissioning activities, generator use is limited to backup/emergency use only.



SECTION IV: DEVELOPMENT & DESIGN REGULATIONS

LUCKETT ROAD NORTH SPECIFIC PLAN

- Generator testing shall be limited to weekdays between 8:00 a.m. and 5:00p.m., except in emergencies.

4. Screening & Fencing

- Use of fencing, including the use of wrought-iron, is permitted.
- Chain-link fencing, with or without slatted inserts, and barbed wire fencing are prohibited along public or private street frontages.
- Substations and mechanical equipment shall be screened from public and private ROW (except for private ROW that are internal to the Project) and from any adjacent property that is planned or zoned with any use other than industrial uses using one or multiple of the following methods of screening:
 - Existing vegetation that will remain on the property
 - Landscaping improvements constructed on the property
 - A visually solid fence, screen wall or panel, parapet wall, or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building; these features shall be at least ten feet in height; chain link fencing with slats is not permitted to satisfy this requirement
 - If the substation is located visible to Lockett Road, the screening shall be a 10-foot masonry wall located between Lockett Road and the substation in a location that does not interfere with site drainage.
- Ground mounted mechanical equipment is prohibited in front yards.
- Solid screening walls must be constructed with a design, materials, details, and treatment compatible with those used on the nearest principal facade of a building but may include perforated surfaces as

needed for ventilation of mechanical equipment and/or facilitate site drainage.

- Mechanical equipment shall be located and screened with materials that provide appropriate levels of noise attenuation to reduce sound impacts on surrounding properties. On properties adjacent to residentially zoned/planned properties, mechanical equipment must be screened on all four sides by an acoustical barrier. For purposes of this section, "acoustical barrier" is defined as an exterior solid or louvred wall containing sound-proofing materials designed to absorb noise and protect neighboring properties from noise pollution, or another effective mitigation measure specified by a qualified third-party acoustic engineer when found by the Zoning Administrator to provide appropriate levels of noise attenuation. Alternatively, an acoustical barrier may be provided around the Project perimeter rather than surrounding each set of mechanical equipment.
- Electric power lines, except electrical transmission lines carrying 48 kV or more, shall be located underground.

5. Landscape Buffers

- Agricultural and commercial zoned/planned properties: A minimum 50-foot buffer. Buffering may be achieved through existing mature landscaping or a landscaped earthen berm that screens the Property. Berms shall have a slope no steeper than 2:1 with a minimum height of four feet and planted with a minimum of 320 plant units per 100 feet of ROW or Property line.
- Residential or mixed-use zoned/planned properties: A minimum 100-foot buffer. Buffering may be achieved through existing mature landscaping or a landscaped earthen berm that screens the Property. Berms shall have a slope no steeper than 2:1 with a minimum height

of six feet and planted and planted with a minimum of 320 plant units per 100 feet of ROW or Property line.

- The preservation of existing vegetation, supplemented by new vegetation, if needed, or on the outside of a six-foot-tall solid fence, may be substituted for the above requirements when found by the Zoning Administrator to provide visual screening from adjacent land uses at the density, depth, and height equivalent to the landscape buffer with earthen berm.
- To protect the landscaping and the preservation of open space, linear co-location of utilities shall not be located within the buffer.

particularly at entryways. All buildings shall include at least five of the following architectural features:

- Overhang
- Canopy or portico
- Recesses or projections
- Arcade
- Raised corniced parapets over the entrance
- Tower elements
- Variation in the roof line

E. Parking

Parking will be provided in accordance with MTC Chapter 17-9 (Parking).

F. Signage

Signage will be designed and permitted in accordance with MTC Chapter 17-10 (Signs). The Applicant will process a sign package at time of development.

Address and unit number signage will be incorporated per Town Addressing requirements.

G. Vegetation & Landscaping

1. Native Plant Protection

Per MTC § 17-11-5 (Native Plant Protection).

2. Landscape Requirements

Per MTC § 17-11-8 (Landscape Standards for Off Street Parking Areas).

Landscape buffers provided per *Table IV.C* and Subsection IV.D.5, above.

H. Lighting

This Project is committed to “Dark Skies” principles and the Town’s Outdoor Lighting Code (“OLC”), which requires shielded lighting that does not spill over onto adjacent properties. A lighting plan will be prepared and submitted with the Project’s building permit plans in accordance with the OLC’s permit submission requirements.