

**TO: MAYOR AND CITY COUNCIL**

**FROM: JON RADERMACHER, City Administrator**

**SUBJECT: Staff recommended Text Amendment to the Zoning Ordinance – Data Centers as a Conditional Use**

**MEETING DATE: July 1, 2025**

### **BACKGROUND**

Staff have been working with Tract and their consultants Kimley-Horn, evaluating the opportunity to construct a technology park within an area of our City that is planned for industrial development in our comprehensive plan. There have been multiple studies, including an Areawide Urban Alternative Review (AUAR), citywide water distribution and wastewater equipment evaluations, discussion with the Township over annexation, and an application outlining the requested land use decisions to accommodate and guide the development of data centers within the Technology Park.

In evaluating our process in our ordinances, the City Administrator and City Attorney have determined that an important amendment must be made in our ordinances to ensure that the City can fully evaluate any data center application within our City, by first defining data centers, and establishing the conditions in which the City will allow an application for any to be considered by the Planning Commission and City Council. In short, we must bring data centers into existence within our City code, if we do not, the appropriate procedure would be to deny any data center use, because it has not been defined to be a permitted or a conditional use.

The request is to authorize staff to develop a text amendment for consideration with the City Council and Planning Commission. In that development of the text amendment, staff would take into consideration all of the information gathered in the studies, samples of data center language in other city codes, and information from the developer for the definition of data centers as they have experience and knowledge about data centers will be valuable to determining the definition in the text amendment.

The intention of the text amendment is to define data centers and outline the process in which conditions will be placed on future data center developments for this project and any other data centers projects that would apply in our City.

### **STAFF RECOMMENDATION**

Authorize staff to initiate drafting a text amendment to the City Code defining data centers as a permitted conditional use.

### **REQUESTED COUNCIL ACTION**

Motion to direct staff to initiate a text amendment for data centers as a conditional use.