



CITY COUNCIL ITEM SUMMARY

MEETING DATE:	September 3, 2026
SUBCATEGORY:	Public Hearing – 2 nd Reading of Zoning/Annexation Requests
DEPARTMENT NAME:	Planning and Development
AGENDA ITEM TITLE:	Z26-05. 218 Industrial Park Rd. Applicant: Databank Holdings Ltd
DEPARTMENT SUMMARY RECOMMENDATION:	<p>Databank Holdings Ltd, applicant, requests a change in zoning from H-I (Heavy Industrial) to “T” (Technology) with concurrent variances for the construction of an IT Data Center.</p> <p><u>Staff does not oppose the rezoning with the following conditions:</u></p> <ol style="list-style-type: none">1 The zoning approval is conditioned to the submitted concept site plan, elevations, project descriptions and to include a closed loop water cooling system.2 The subject property’s principal use shall be limited to data processing, storage, hosting and related services and accessory uses shall include principal uses listed as permitted uses in the Technology district ordinance which are associated with data processing, storage, hosting and related services as well as security and customary accessory uses.3 No certificate of occupancy shall be issued for a data center until a letter providing that electric power is available for the data center. Each building may be treated separately for this purpose. Each individual building may also be subdivided for the provision of electric power. <p>The Concurrent Variance requests are as follows:</p> <ol style="list-style-type: none">1. Reduce the required off-street parking spaces from 1,313 to 286 per the concept site plan. (Sec. 17.6.18).2. Allow the front building facade to be oriented away from the Industrial Park Road right-of-way for the data center building closest to Industrial Park Road. (Sec. 10.4.3 (J)). <p>Planning Commission recommended approval 5-0</p>



LEGAL:	N/A
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