

APPLICATION FOR VARIANCE

Name and Address of Applicant: Amazon Data Services Inc. c/o Kimley-Horn 13455 Noel Road, Two Galleria Office Tower, Suite 700, Dallas, TX Attn: Jeff Dolian	
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APPLICATION DATE	Present Zoning of Property	Legal Description of Property:	TAX PARCEL NUMBER	FLOOD ZONE	MAP/PLAT OF PROPERTY
5/8/2024	I-2	See legal descriptions attached	See approved Site Plan on file	X	See approved Site Plan on file

Other Comments: _____

Comments

Applicant is constructing a data center development on approximately 874 acres at the Madison County "mega site" industrial park. The first phase will consist of 5 data center buildings, each approximately 215,000 square feet, plus an ancillary building related to site security and entry control. Section 501.02 D. of the zoning ordinance requires "One parking space for each 1,000 square feet of gross floor area, or one parking space for each employee on the largest shift, whichever is greater." This would require approximately four times the number of spaces necessary, based on Applicant's experience at other data center locations. The site will not be open to the public. Further, due to the size of the site, there is no possibility that any parking demand could impact any public roads near the site. The Applicant requests that a variance be granted to provide parking spaces based on the highest number of employees at each building as set out in Section 501.02 D., but without regard to the square footage of the building. Applicant intends to build some additional parking to accommodate shift changes and other situations, but this could vary by building and on groupings of buildings in future phases. Reducing the parking requirement will also result in less unnecessary impervious area and a more attractive site overall. This variance is requested for Applicant's entire "mega site" project site with respect to data center buildings and any ancillary buildings. Applicant believes the special circumstances of its development justify this request for a variance.

Jeffrey Dolian (Kimley-Horn)
on behalf of Amazon Data Services Inc.



Petition submitted to Madison County Planning and Development Commission on _____

Recommendation of Madison County Planning and Development Commission on Petition _____

Public Hearing date as established by the Madison County Board of Supervisors _____

Final disposition of Petition _____