

Ord. 251031

Chapter 88 Amendments – Large Format Uses

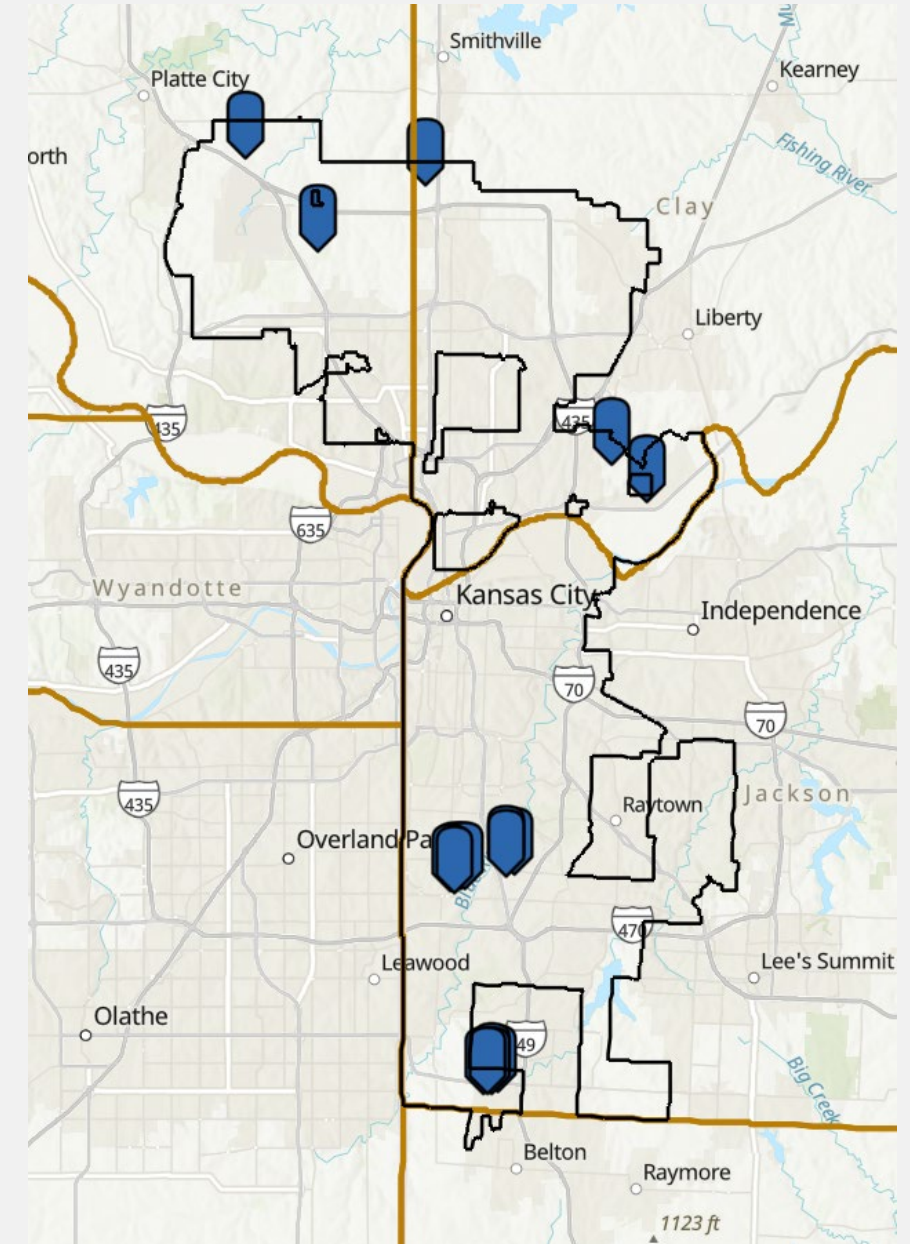
December 9, 2025

Neighborhood Planning and Development Committee

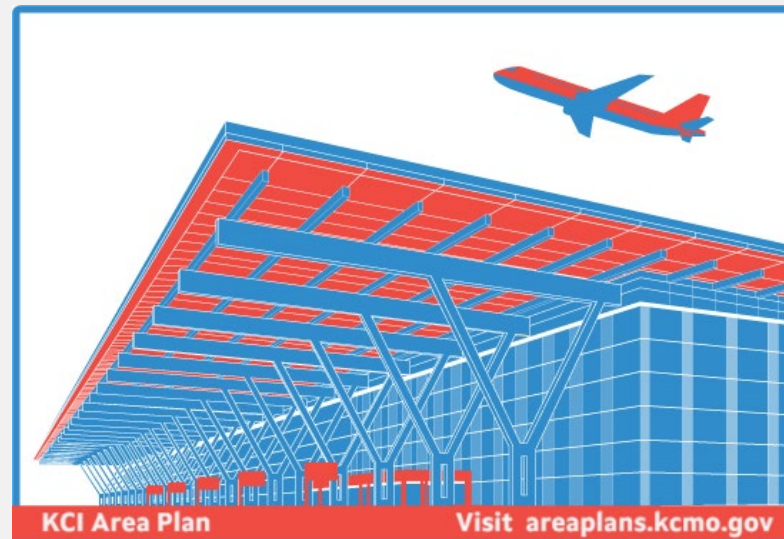
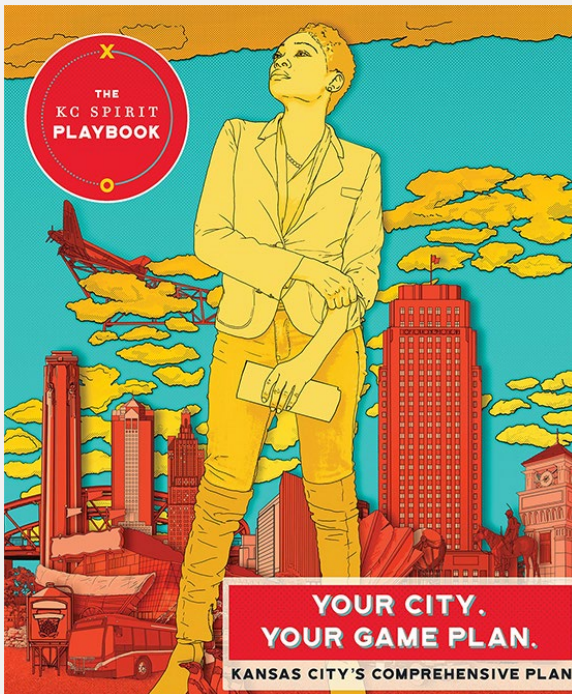


Emerging new use

Site Name	Approx. Building Area (Sq. Ft.)
Meta Data Center	1.9 million
Ace Hardware Distribution Center	1.5 million
Grainger Distribution Center	1.3 million
I-49 Industrial Bldg. 7	940k
CVS Health Distribution Center	750k
Sioux Chief Manufacturing Facility	575k
Hunt Midwest	503k
3 Trails Industrial Center (multiple)	503k, 366k, 333k
Blue River Commerce Center (multiple)	467k, 441k, 395k, 249k, 204k
Niagara Bottling	428k
4001 E 149 th St	372k
Centerpoint Intermodal	304k



Community feedback



Large format uses - new definition

- Large format uses are any large-scale **industrial use** facility with a **continuous** building footprint of **500,000 square feet** or larger.
- Uses primarily include data centers, manufacturing, warehousing, wholesale trade, and other industrial activities.



Large format uses – new use standards

- Large format uses shall require review and approval of a **traffic impact study** and shall not produce odors, dust, vibration, noise, spillover light, or other **external impacts** that are detectable beyond the property lines.
- Architectural materials and building design requirements for any building facades located **within 100 feet of residential uses** with incentives for **green infrastructure** such as solar panels or green roofs.
- **Different buffer types** from residential and public uses for truck loading bays, outdoor storage, and mechanical equipment.

Data centers – new definition

88-805-04-G. COMMUNICATIONS SERVICE ESTABLISHMENTS

Broadcasting and other information relay services accomplished through use of electronic and telephonic mechanisms. Excludes services classified as "major utilities and services" and "minor utilities." Typical uses include recording studios, television and radio studios, telecommunication service centers, ~~data centers~~, and telegraph service offices.

	R-3 to R-10	R-80	O	B1	B2	B3	B4	DC	DX	DR	M1	M2	M3	M4
Communications Service Establishments	-	P/S	P/S	P/S	P/S	P/S	P/S[5]	P/S	P/S	P/S	P	P	P	P
Data Centers	-	-	-	-	-	-	S	S	S	-	P	P	P	P

Data centers – new use standards

- **Smaller** data centers (non LFU) allowed in B4, DC, DX districts with a **special use permit**
- Data centers **with street frontage** shall not exceed 50% of the ground floor



Summary of public comments

- Reduce setback requirement from 500' to 100'
- Allow data centers in R-80
- Allow data centers only in M districts with special use permits
- Additional restrictions for data centers
 - Require environmental impact assessments and annual reporting
 - Establish limits to water and energy usage

CPC and Staff Recommendation: Approval