



Date: May 28, 2026

To: Planning and Zoning Commission Members

From: David Kunz, Senior Planner

Re: UDC Revisions – Data Centers – Use Specific Standards & Conditional Use Permit Criteria

During the May 7, 2026, Planning and Zoning Commission Work Session, staff presented a “roadmap” for regulation of data centers in the City. During this meeting, several additional items were requested of staff. This included the following items:

1. Inclusion of a “land use compatibility” topic when drafting regulations
2. Comparisons in MW usage for other industrial users in the city
3. Analysis of “lessons learned” from communities that have seen data centers developed, and how their regulations have changed over time, if at all


Staff initially proposed presenting on the following topics pertinent to data center regulations, in this order:

1. Siting of structures, parking requirements
2. Decommissioning/remediation
3. Lighting and noise requirements
4. Utilization of water utility
5. Utilization of electric utility

As requested by the Commissioners, the topic of “land use compatibility” will be added in position 2, moving decommissioning/remediation and all subsequent items down one position. The topics staff will be covering will now be as follows:

1. Siting of structures, parking requirements
2. Land use compatibility
3. Decommissioning/remediation
4. Lighting and noise requirements
5. Utilization of water utility
6. Utilization of electric utility

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During the June 4, 2026, work session, staff will present on the topic of siting of structures and parking requirements. Staff also intends to discuss other large energy users in the city to provide comparisons of how energy usage may differentiate or be consistent with hypothetical energy demand of data centers. Staff intends to integrate ‘lessons learned’ in communities where data centers have been developed and regulations have gone through iterative changes into recommendations for regulations for siting of structures.

Staff also is anticipating to present on land use compatibility for the June 11 meeting, as CMT will no longer be doing their complete streets presentation on this date, and in order to keep pace with our initially proposed timeline of one meeting per month. The CMT presentation will be given during the July 23 work session.

Please email David Kunz [David.Kunz@como.gov] should there be any questions. Thank you.

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