

**A RESOLUTION ESTABLISHING A TEMPORARY
MORATORIUM ON CERTAIN DATA CENTER
APPROVALS IN FORT WAYNE**

WHEREAS, the Fort Wayne Zoning Code does not presently contain a comprehensive definition or development standards specifically addressing hyperscale or other large-scale, resource-intensive data center development; and

WHEREAS, data center development may involve substantial demands upon electrical capacity, water and wastewater systems, public infrastructure, land, and other community resources; and

WHEREAS, the scale, operational characteristics, infrastructure requirements, and potential community impacts of large-scale data centers warrant consideration of whether appropriate definitions, classifications, development standards, and approval processes should be established in the Fort Wayne Zoning Code; and

WHEREAS, the Common Council desires to provide a reasonable and defined period for the Department of Planning Services and other appropriate City entities to evaluate these issues and recommend appropriate amendments to the Fort Wayne Zoning Code before additional large-scale data center developments requiring Common Council approval proceed; and

WHEREAS, the purpose of this temporary moratorium is not to prohibit responsible economic development, but to allow the City sufficient time to establish a clear and predictable regulatory framework for future large-scale data center development;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. TEMPORARY MORATORIUM.

Within the scope of its lawful legislative authority, the Fort Wayne Common Council hereby establishes a temporary moratorium on final Common Council approval of any new hyperscale or large-scale data center development requiring discretionary action or approval by the Common Council.

For purposes of determining whether a development constitutes a new hyperscale or large-scale data center, reasonably anticipated phases, expansions, buildings, facilities, or other components of a substantially related development shall be considered together when they are under common

ownership or control, are located on the same or contiguous properties, share substantial infrastructure, or are part of the same planned development. Such projects are therefore also subject to the moratorium described herein.

The moratorium shall begin upon passage of this Resolution and shall remain in effect for a period not to exceed three hundred sixty-five (365) days, unless terminated earlier as provided in this Resolution.

Nothing in this Resolution shall be interpreted to revoke, rescind, or otherwise disturb an approval lawfully granted prior to the effective date of this Resolution.

SECTION 2. ZONING AND DEVELOPMENT STANDARDS.

The Common Council requests that the Department of Planning Services, in consultation with appropriate City departments, utilities, planning and development officials, the Fort Wayne Community Infrastructure & Environmental Review Commission upon its establishment, and other appropriate subject-matter experts, evaluate and recommend amendments to the Fort Wayne Zoning Code addressing large-scale data center development.

The review should include, as appropriate:

- (a) definitions and classifications for data centers, including hyperscale or other large-scale data centers;
- (b) appropriate zoning districts and approval processes;
- (c) setbacks, screening, noise, lighting, and other site-development standards;
- (d) emergency and backup power generation;
- (e) water, stormwater, wastewater, gas, and electrical demands;
- (f) utility and public infrastructure capacity;
- (g) environmental and community quality-of-life considerations;
- (h) reasonably anticipated expansion and full buildout of a proposed development; and
- (i) other development standards determined appropriate through the review process.

The Department of Planning Services is requested to provide its recommendations to the Common Council as soon as reasonably practicable and within the period of this moratorium.

1 **SECTION 3. REQUEST TO OTHER APPROVING BODIES.**

2 To the extent permitted by applicable law, the Common Council requests that
3 City departments, boards, commissions, and other governmental bodies having
4 approval authority over new hyperscale or large-scale data center development
5 consider corresponding temporary measures consistent with the purpose and
6 duration of this Resolution while the zoning and development standards
7 described herein are evaluated.

8 Nothing in this Section shall be interpreted to direct another governmental body
9 to take action beyond the authority granted to that body by law.

10 **SECTION 4. TERMINATION.**

11 The moratorium established by Section 1 shall terminate upon the earliest of:

12 (a) the effective date of amendments to the Fort Wayne Zoning Code
13 establishing definitions and development standards for hyperscale or other large-
14 scale data center development;

15 (b) repeal or termination of the moratorium by subsequent action of the Common
16 Council; or

17 (c) three hundred sixty-five (365) days following passage of this Resolution.

18 Any extension beyond three hundred sixty-five (365) days shall require
19 subsequent action by the Common Council.

20 **SECTION 5. PRESERVATION OF AUTHORITY.**

21 Nothing in this Resolution shall be interpreted to expand or diminish the authority
22 granted by law to the Common Council, Mayor, Department of Planning
23 Services, Board of Zoning Appeals, Plan Commission, Redevelopment
24 Commission, City departments, utilities, or any other governmental entity.

25 Nothing in this Resolution shall prohibit the study, discussion, planning, or review
26 of a potential data center development during the moratorium period, provided
27 that such activity does not constitute final Common Council approval subject to
28 Section 1.

29 **SECTION 6. EFFECTIVE DATE.**

30 This Resolution shall be effective as a temporary moratorium on final Common
 Council approval of any new hyperscale or large-scale data center development
 requiring discretionary action or approval by the Common Council, after its
 passage and for a period of 365 days thereafter unless earlier terminated as
 provided for herein.

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Rohli Booker, Council Member

APPROVED AS TO FORM AND LEGALITY

Joseph G. Bonahoom, Attorney for City Council