



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor and City Council Members

Date: December 3, 2025

From: Joshua Bednarek *JB*
Planning and Development Director

Subject: ITEM 76 ON THE DECEMBER 3, 2025, FORMAL AGENDA – PUBLIC HEARING AND ORDINANCE ADOPTION - REZONING APPLICATION Z-29-A-14-1 (METRO NORTH CORPORATE PARK PUD) - APPROXIMATELY 550 FEET SOUTH OF THE SOUTHWEST CORNER OF THUNDERBIRD ROAD AND BLACK CANYON HIGHWAY (ORDINANCE G-7450)

Item 76, Rezoning Application No. Z-29-A-14-1, is a request to rezone 42.61 acres located at approximately 550 feet south of the southwest corner of Thunderbird Road and Black Canyon Highway from PUD (Planned Unit Development) to PUD (Planned Unit Development) for a Major Amendment to the Metro North Corporate Park PUD regarding data centers, landscape setbacks, and design standards.

The Planning Commission heard this request on November 6, 2025, and recommended approval, per the staff recommendation with the modifications, by a vote of 8-0.

The Planning Commission approved the applicant's request to delete Stipulation No. 1.b and revise Stipulation No. 1.c with direction to the applicant to work with staff to address health and safety concerns prior to the City Council Hearing.

As a result of ongoing discussions with the applicant after the Planning Commission hearing, modifications to the Planning Commission recommended stipulations are proposed to address the health and safety standards outlined in the Phoenix Zoning Ordinance for data centers.

The modified stipulations are listed below in **BOLD AND CAPITAL** letters.

Staff recommends approval, subject to the following stipulations:

1. An updated Development Narrative for the Metro North Corporate PUD reflecting the changes approved through this request shall be submitted to the Planning Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with Development Narrative date stamped October 28, 2025, as modified by the following stipulations.
 - a. Front Cover:
Revise Hearing Draft date to reflect October 28, 2025.
Add "City Council adopted: [Insert Adoption date]".

- b. Page 17: Section H, Data Center Use Criteria, Delete Second and Fourth Bullets and revise as follows:

- ~~Prior to preliminary site plan approval for any proposed data center on the Property, the developer shall either:~~
 - ~~(i) Submit to the Planning and Development Department a contractual agreement from a local utility company that affirms its capacity and commitment to serve the proposed data center's energy demand; or~~
 - ~~(ii) Demonstrate that it owns, controls, or has contractual right to use a substation that has the capacity to transmit a minimum of 15 megawatts of power. The transmission capacity contemplated under this (ii) option can be demonstrated through a report submitted to the Planning and Development Department by a credible, third-party engineering firm.~~

~~In the event that Developer has not satisfied (i) or (ii) above within 180 days from City Council approval of this PUD, then this requirement may be modified through a minor PUD amendment, to be approved administratively by the Director of the Planning and Development Department or designee.~~

- ~~A sound study shall be submitted as part of the preliminary site plan application for any primary (not accessory) data center use and sound mitigation elements shall be incorporated into any data center building operating as a primary use.~~

- **PERMANENT POWER GENERATION SHALL NOT BE PERMITTED ON THE PROPERTY, EXCEPT FOR EMERGENCY BACKUP GENERATORS. OWNER MAY ONLY OPERATE EMERGENCY BACKUP GENERATORS IN THE EVENT OF A UTILITY OUTAGE OR FOR PERIODIC TESTING AND MAINTENANCE.**

- c. Page 18: Section H, Data Center Use Criteria, Noise Generation. Revise as follows:

- "Noise Generation:
 - ~~NOISE GENERATED BY THE DATA CENTER, INCLUDING BUT NOT LIMITED TO NOISE GENERATED BY MECHANICAL EQUIPMENT, COOLING SYSTEMS, AND ON-SITE POWER~~

~~GENERATORS (EXCEPT FOR THOSE GENERATORS EXEMPTED BELOW), SHALL NOT EXCEED THE FOLLOWING LIMITS:~~

- ~~○ 65 DBA DURING ALL HOURS OF THE DAY, AS MEASURED AT THE NEAREST RESIDENTIAL PROPERTY BOUNDARY TO THE WEST OF THE BOUNDARIES OF THE DATA CENTER USE; AND~~
- ~~○ 75 DBA DURING ALL HOURS OF THE DAY, AS MEASURED AT THE NEAREST RESIDENTIAL PROPERTY BOUNDARY TO THE EAST OF THE BOUNDARIES OF THE DATA CENTER USE.~~
- ~~○ THE TERM "RESIDENTIAL PROPERTY BOUNDARY" IN THIS STANDARD SHALL MEAN THE BOUNDARY OF A PROPERTY THAT IS BOTH RESIDENTIALLY ZONED AND CONTAINS A SINGLE FAMILY HOUSING OR A MULTIFAMILY HOUSING USE.~~
- ~~○ NOISE LEVELS SHALL BE MEASURED USING AN ANSI-CERTIFIED SOUND LEVEL METER ON AN A-WEIGHTED SCALE, AT GROUND LEVEL.~~
- ~~○ GENERATORS USED FOR BACKUP AND EMERGENCY PURPOSES, AND TESTING OPERATIONS FOR THE SAME, ARE EXEMPT FROM THESE STANDARDS.~~
- ~~○ COMPLIANCE SHALL BE DEMONSTRATED THROUGH SUBMISSION OF A SOUND STUDY PREPARED BY A QUALIFIED ACOUSTICAL ENGINEER OR EQUIVALENT MEASUREMENT DOCUMENTATION."~~
- DATA CENTER USES WILL NOT GENERATE NOISE IN EXCESS OF 55 DB(A) BETWEEN 7:00 AM AND 10:00 PM OR 45 DB(A) BETWEEN 10:00 PM AND 7:00 AM WHEN MEASURED FROM THE PROPERTY LINE OF THE NEAREST RESIDENTIALLY ZONED PROPERTY.
- THE PROJECT WILL UTILIZE INDUSTRY-STANDARD NOISE MITIGATION STRATEGIES, ACOUSTIC DESIGNS, AND MATERIALS TO REDUCE OVERALL NOISE LEVELS TO MEET CITY STANDARDS.
- THE NOISE LIMITS SET FORTH ABOVE WILL BE INCREASED TO A LEVEL THAT DOES NOT EXCEED THE LEVEL OF EXISTING BACKGROUND NOISE, IF SUPPORTED BY A NOISE STUDY SUBMITTED BY THE DEVELOPER AND

**APPROVED BY THE PLANNING AND DEVELOPMENT
DEPARTMENT.**

- d. Page 19: Section H, Data Center Use Criteria, Law Enforcement and Emergency Management Coordination. Please delete last sentence.
- e. Page 19: Section H, Data Center Use Criteria: Add new "Cybersecurity Requirements" section with the following standards:
 - **OWNER SHALL OBTAIN AND MAINTAIN THROUGHOUT THE TERM, A CSA STAR LEVEL 2 ASSURANCE (EITHER STAR CERTIFICATION OR STAR ATTESTATION), OR AN EQUIVALENT CERTIFICATION OR ATTESTATION APPROVED BY CITY STAFF. EVIDENCE OF CURRENT STAR LEVEL 2 STATUS (CERTIFICATE OR MOST-RECENT ATTESTATION REPORT) SHALL BE PROVIDED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY DATA CENTER USE.**
 - **IDENTIFY A QUALIFIED POINT OF CONTACT (E.G., A DESIGNATED CHIEF INFORMATION SECURITY OFFICER OR EQUIVALENT WITH AT LEAST FIVE YEARS OF RELEVANT EXPERIENCE), INCLUDING CONTACT INFORMATION, RESPONSIBILITIES FOR MAINTENANCE OF CSA STAR CERTIFICATION, AND A COMMITMENT TO UPDATES SUBMITTED TO THE CITY UPON MATERIAL CHANGES.**
- 2. All improvements to the I-17 frontage road shall be reviewed and approved by the Arizona Department of Transportation. Documentation of ADOT review and approval shall be provided prior to Preliminary Site Plan approval.
- 3. In the event archaeological materials are encountered during construction, the developer shall immediately cease all ground-disturbing activities within a 33-foot radius of the discovery, notify the City Archaeologist, and allow time for the Archaeology Office to properly assess the materials.
- 4. Prior to final site plan approval, the landowner shall execute a Proposition 207 waiver of claims form. The waiver shall be recorded with the Maricopa County Recorder's Office and delivered to the City to be included in the rezoning application file for record. This stipulation shall not be applicable if the property is owned by the City of Phoenix.

Approved: _____


Alan Stephenson
Deputy City Manager

12/3/25
Date