

ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,
ADOPTED ORDINANCE**

ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ZONING ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE SITE DESCRIBED HEREIN (CASE Z-29-A-14-1) FROM PUD (PLANNED UNIT DEVELOPMENT) TO PUD (PLANNED UNIT DEVELOPMENT).

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of a 42.61-acre site located approximately 550 feet south of the southwest corner of Thunderbird Road and Black Canyon Highway in a portion of Section 14, Township 3 North, Range 2 East, as described more specifically in Exhibit "A," is hereby changed from PUD (Planned Unit Development) to "PUD" (Planning Unit Development) to allow for a Major Amendment regarding data centers, setbacks, and design standards.

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B."

SECTION 3. Due to the site's specific physical conditions and the use district applied for by the applicant, this rezoning is subject to the following stipulations, violation of which shall be treated in the same manner as a violation of the City of Phoenix Zoning Ordinance:

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, Second Bullet. Revise as follows:
 - "A contractual agreement from a local utility company that affirms its capacity and commitment to serve the energy demand for the proposed data center shall be submitted to PDD prior to preliminary site plan approval."
 - 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 shall not exceed 55 dBA during daytime hours (7:00 a.m. – 10:00 p.m.) or 45 dBA during nighttime hours (10:00 p.m. – 7:00 a.m. as measured at the nearest residentially zoned property."
 - Noise levels shall be measured using an ANSI-certified sound level meter on an A-weighted scale at ground level.
 - Compliance shall be demonstrated through submission of a sound study prepared by a qualified acoustical engineer or other equivalent measurement documentation."
 - d. Page 19: Section H, Data Center Use Criteria, Law Enforcement and Emergency Management Coordination. Please delete last sentence.

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.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 19th day of November, 2025.

MAYOR

ATTEST:

Denise Archibald, City Clerk

APPROVED AS TO FORM:
Julie M. Kriegh, City Attorney

By:

REVIEWED BY:

Ed Zuercher, City Manager

Exhibits:

A – Legal Description (1 Page)

B – Ordinance Location Map (1 Page)

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EXHIBIT A

Lot 7, of Metro North Corporate Park, per Book 445 of Maps, Page 3, at Recording No. 97-0460983 dated July 8, 1997 in the Records of Maricopa County, Arizona, being located in a part of the Northeast Quarter of Section 14, Township 3 North, Range 2 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Containing 42.11 Acres+/-.

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EXHIBIT B

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