



City of Phoenix

PLANNING AND DEVELOPMENT DEPARTMENT

**Staff Report Z-62-17-8
(McDowell Road Data Center PUD)
November 27, 2017**

Camelback East Village Planning Committee Meeting Date	December 5, 2017
Planning Commission Hearing Date	December 7, 2017
Request From:	C-O (12.82 acres) PSC (21.79 acres) R-2 (11.43 acres) R-3A (14.00 acres) R-4 (1.20 acres) R-4A (11.56 acres) R1-6 (25.05 acres)
Request To:	PUD (97.85 acres)
Proposed Use	Planned Unit Development to allow a mix of uses including a data center campus; general commerce park and/or retail uses; and open space
Location	Southwest corner of 40th Street and McDowell Road
Owner	Phoenix Retail Co., LLC
Applicant/Representative	Nick Wood, Esq. Snell & Wilmer, LLP
Staff Recommendation	Approval, subject to stipulations

General Plan Conformity	
General Plan Land Use Designation	<u>Existing:</u> Mixed Use (Commercial / Residential 15+ density units per acre) Commercial Parks / Open Space-Public <u>Pending</u> Commerce/Business Park Parks/Open Space – Publicly Owned and Parks/Open Space Privately Owned

Street Map Classification	36th Street	Local	40-foot east half street
	38th Street	Local	Approximately 30-foot east half street
	40th Street	Collector	Approximately 40-foot west half street
	McDowell Road	Arterial	40-foot south half street

CORES, CENTERS, & CORRIDORS; LAND USE PRINCIPLE: Support reasonable levels of increased intensity, respectful of local conditions and surrounding neighborhoods.

As stipulated, the request includes elements designed to mitigate the impacts of building massing and height on existing residential properties in the surrounding area including enhanced landscaping, building stepback requirements, open space, and enhanced building setbacks.

CONNECT PEOPLE & PLACES; BICYCLES; DESIGN PRINCIPLE: Development should include convenient bicycle parking.

As stipulated, the request includes bicycle parking standards that address the quantity of spaces, location of spaces, proximity of spaces to building entrances, and rack design.

CONNECT PEOPLE & PLACES; PARKS; DESIGN PRINCIPLE: Adopt design guidelines for new public spaces and improvements to existing facilities to strengthen environmental benefits and provide visitor amenities.

The companion General Plan Amendment request includes the preservation of approximately 5.96 acres of Parks/Open Space designation on the subject property. As stipulated, the request includes design guidelines regulating dimensions, public access, fencing, lighting, and maintenance of the open space area.

CONNECT PEOPLE & PLACES; CANALS & TRAILS; Provide multi-use trail connections where appropriate.

As stipulated, the proposal includes the construction of a multi-use trail within a multi-use trail easement adjacent to the southern boundary of the subject site. Multi-use trail design guidelines are intended to ensure thermal shade for pedestrians along this perimeter and to allow access from 36th Street to 40th Street.

STRENGTHEN OUR LOCAL ECONOMY; JOB CREATION; TOOLS; OPERATIONS: Focus on targeted industry sectors with highest impact and opportunity for sustained growth.

The proposal would allow the development of a data center campus intended to provide increasingly in-demand business and data support services to local businesses, including those in emerging technology sectors.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; CERTAINTY & CHARACTER; LAND USE PRINCIPLE: Create new development or redevelopment that is sensitive to the scale and character of the surrounding neighborhoods and incorporates adequate development standards to prevent negative impact(s) on the residential properties.

As stipulated, the request includes elements designed to mitigate the impacts of building massing and height on existing residential properties in the surrounding area including enhanced landscaping, building setback requirements, open space, and enhanced building setbacks.

CELEBRATE OUR DIVERSE COMMUNITIES AND NEIGHBORHOODS; HEALTHY NEIGHBORHOODS; DESIGN PRINCIPLE: Establish design standards and guidelines for parking lots and structures, setback and build-to lines, blank wall space, shade, and other elements affecting pedestrians, to encourage pedestrian activity and identify options for providing pedestrian-oriented design in different types of development.

As stipulated, the request includes enhanced building setbacks, height setback regulations, enhanced landscaping, detached sidewalks, and a multi-use trail on the southern perimeter intended to promote pedestrian activity and thermal comfort along the project's perimeter property lines.

Area Plans

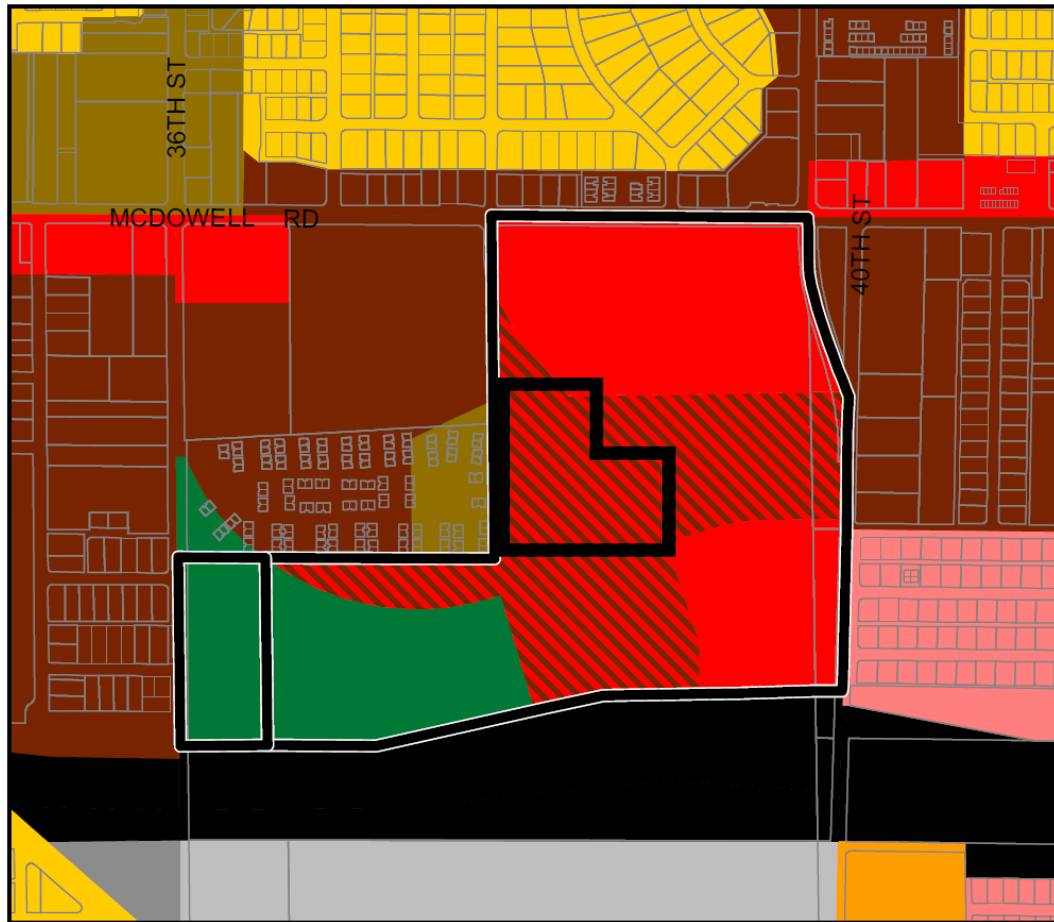
The site is not located within the boundaries of an overlay district, special planning area, specific plan, or area plan.

Background/Issues/Analysis

SUBJECT SITE

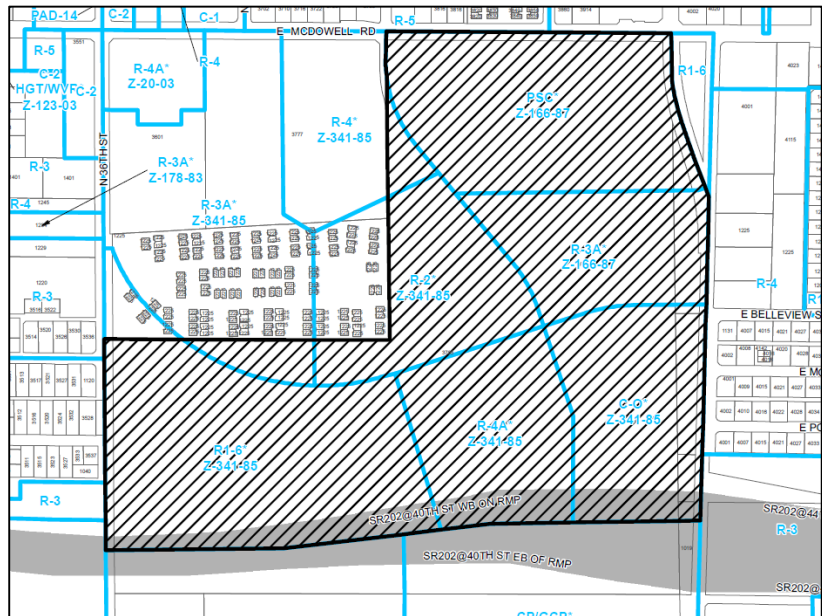
1. This request is to rezone approximately 97.85 acres located at the southwest corner of 40th Street and McDowell Road to C-O (Commercial Office), PSC (Planned Shopping Center), R-2 (Multifamily Residence District), R-3A (Multifamily Residence District), R-4 (Multifamily Residence District), R-4A (Multifamily Residence District - General), and R1-6 (Single-Family Residence District) to PUD (Planned Unit Development) to allow a Planned Unit Development to allow a mix of uses including a data center campus; general commerce park and/or retail uses; and open space.

2. The subject site's General Plan Land Use Map designation is a combination of Mixed Use (Commercial/Residential 15+ density units per acre), Commercial, and Parks/Open Space – Public. The request is not consistent with this designation, however General Plan Amendment Case No. GPA-CE-1-17-8 is being processed concurrently as a companion case to amend the General Plan Land Use Map designation to Commerce/Business Park and a cross-hatched designation of Parks/Open Space – Publicly Owned and Parks/Open Space – Privately Owned. The staff recommendation in GPA-CE-1-17-8 is approval.



EXISTING CONDITIONS & SURROUNDING ZONING

3. The subject site is vacant and contains only minimal amounts of native vegetation. The site is adjacent to McDowell Road to the north, 40th Street to the east, the I-10 Freeway to the south, and 36th Street to the west (southern portion). Adjacent to the west on the northern portion of the site is approximately 330 feet of 38th Street which terminates at the subject site with no improvements.



North

North of the subject site, across McDowell Road, are a variety of multifamily residential uses zoned R-5 (Multifamily Residence District) as well as commercial uses including a gas station, office, and small retail site zoned C-2 (Intermediate Commercial).

South

South of the subject site, across the I-10 Freeway, is vacant property zoned a combination of CP/BP (Commerce Park, Business Park) and CP/GCP (Commerce Park, General Commerce Park).

East

East of the subject site, across 40th Street, are multifamily residential uses zoned C-2 (Intermediate Commercial) and R-4 (Multifamily Residence District) and an open space area zoned R1-6 (Single-Family Residence District).

West

West of the subject site, across the 38th Street alignment on the northern portion of the site, are multifamily residential uses zoned R-2 (Multifamily Residence District) and R-4 (Multifamily Residence District). West of the subject site, across 36th Street on the southern portion of the site are multifamily residential uses zoned R-3 (Multifamily Residence District) and single-family homes zoned R1-6 (Single-Family Residence District).

PROPOSAL

4. The proposal was developed utilizing the PUD zoning designation. The Planned Unit Development (PUD) is intended to create a built environment that is superior to that

produced by conventional zoning districts and design guidelines. Using a collaborative and comprehensive approach, an applicant authors and proposes standards and guidelines that are tailored to the context of a site on a case by case basis. Where the PUD Development Narrative is silent on a requirement, the applicable Zoning Ordinance provisions will be applied.

5. Below is a summary of the proposed standards for the subject site as described in the attached PUD Development Narrative date stamped November 6, 2017. The proposal is designed to allow the development of a vacant parcel with a data center campus and permit additional Commerce Park/General Commerce Park uses as well as provide an open space area at the southwest portion of the site.

DEVELOPMENT STANDARDS

6. **Building Height**

The Development Narrative proposes a maximum building height of 85 feet. However, there are stepback provisions that limit height at different building setbacks. The maximum height permitted within 60 feet of a perimeter property line is 0-feet. The maximum height permitted within 61 to 100 feet of a perimeter property line is 30 feet. The maximum height permitted for buildings exceeding a 100-foot setback is 85 feet.

There is an exception to these height standards that is proposed for a guard/entry office located along 40th Street to regulate incoming traffic to the subject site. The guard/entry office is permitted a maximum height of 20 feet and must maintain a minimum building setback of 30 feet from a perimeter lot line adjacent to public right-of-way. The PUD requires Planning and Development Department approval for the final location of this office in order to prohibit vehicle queuing in public right-of-way.

These height standards vary from those in the CP/GCP (Commerce Park/General Commerce Park) zoning district. CP/GCP zoning standards permit 18 feet in height within 30 feet of a perimeter lot line and allow a one foot increase in height per three feet of additional building setback, to a maximum building height of 56 feet. A maximum of 80 feet in height is permitted subject to obtaining a use permit.

- Building Setbacks**

The PUD incorporates the definitions for perimeter and interior lot lines found in the CP/GCP zoning district. Perimeter lot lines are defined as those at the boundary of the subject property of the PUD and interior lot lines are defined as those wholly interior to the subject property of the PUD.

The PUD proposes a minimum building setback of 60 feet from perimeter lot lines and along the southern perimeter adjacent to the I-10 Freeway. This standard is more restrictive than the CP/GCP zoning district, which requires a minimum 30-foot setback from a perimeter lot line on a street and a 20-foot setback from a perimeter lot line not on a street.

The PUD proposes a minimum building setback of 0-feet from interior lot lines. This standard varies from the CP/GCP zoning district, which requires a 20-foot building setback from an interior lot line on a street and 0-feet building setback from an interior lot line not on a street. The PUD does not propose an internal public or private street network.

The PUD contains an additional building setback standard applicable only to utility equipment yards, loading docks, and trash areas requiring a 100-foot setback from a residential zoning district line. This standard is more restrictive than the CP/GCP zoning district which requires a minimum five-foot-wide landscaped area adjacent to a lot line adjacent to a residential zoning district.



Land Uses

The PUD proposes the development of a data center campus use on the majority of the site. The Development Narrative includes a definition for this land use noting that it may contain computer systems, telecommunication equipment, data storage systems, networked computers, private offices, training rooms, employee amenities, and telcom hotel uses.

The PUD also permits all land uses permitted in the CP/GCP zoning district, as well as general retail sales, open space (common or passive), and utility buildings and facilities. The inclusion of utility buildings and facilities in the permitted use list is intended to support the development of a proposed SRP substation on the subject property designed to support the data center use. This use is necessitated by the unique energy demands of a data center campus. For information regarding the open space use see **Background Item #12**.

Lot Coverage

The proposed lot coverage is 50%. This standard is consistent with the CP/GCP zoning district.

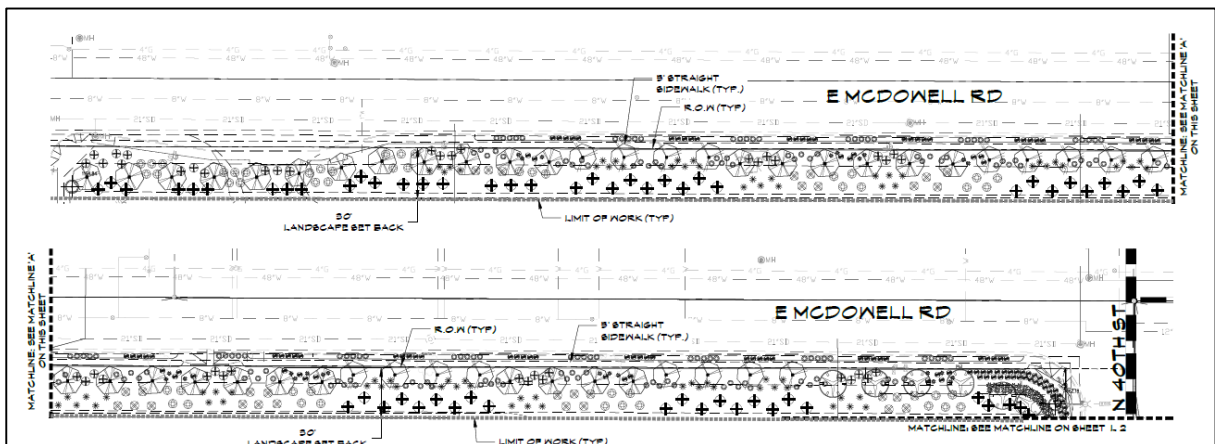
Other

Staff stipulations 1.k., 1.l., and 1.n. require revisions to clarify that all proposed development standards applicable to data center campus uses also apply to utility buildings and facilities and in any instance where a data center campus is developed as a mixed-use project with any other permitted land use.

LANDSCAPING STANDARDS

7. 40th Street and McDowell Road

The PUD proposes a minimum landscape setback of 30 feet along 40th Street and McDowell Road. This dimension is consistent with the CP/GCP zoning district. Planting standards in these areas require one row of trees to be planted 20 feet on center and consisting of 2-inch (50% of required trees), 3-inch (25% of required trees), and 4-inch (25% of required trees) trees. A minimum of five (5) 5-gallon shrubs and 50% living groundcover are required. These planting standards are consistent with the C-2 zoning district and are more restrictive than the CP/GCP zoning district.



36th Street and 38th Street

Along 36th Street and 38th Street, the PUD proposes a minimum landscape setback of 20 feet. This dimension is less restrictive than the CP/GCP zoning district.

Planting standards in these areas require one row of trees to be planted 25 feet on center and consisting of 2-inch (75% of required trees) and 3-inch (25% of required trees) trees. A minimum of five (5) 5-gallon shrubs and 40% living groundcover are required. These planting standards are more restrictive than the CP/GCP zoning district.

Staff does not support these planting standards. Stipulation 1.ee. requires that planting standards for both 36th and 38th Streets be revised to be consistent with the proposal for both 40th Street and McDowell Road.

Perimeter Property Lines Adjacent to Residentially Zoned Properties

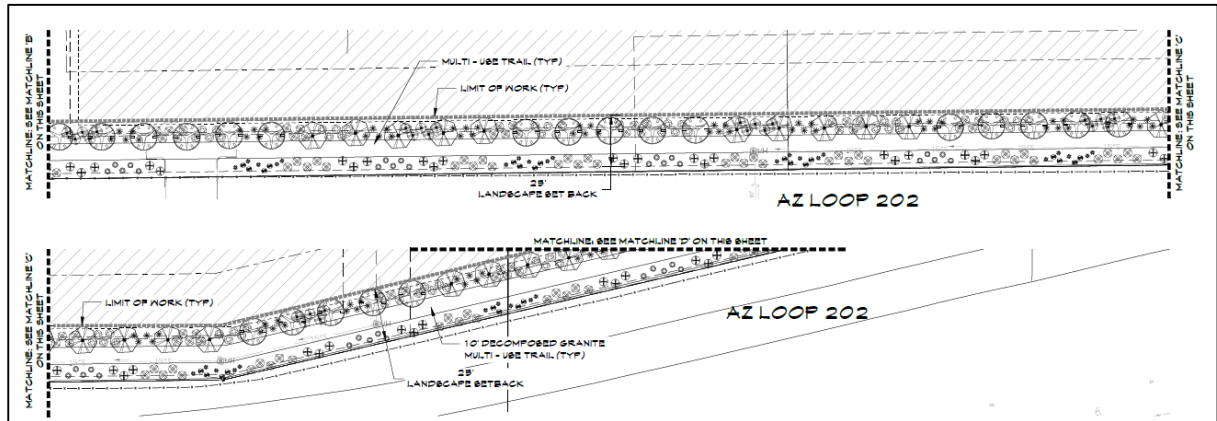
Along perimeter property lines adjacent to residentially zoned properties, the PUD proposes a minimum landscape setback of 30 feet. This dimension is consistent with the CP/GCP zoning district. Planting standards in these areas require one row of trees to be planted 20 feet on center and consisting of 2-inch (75% of required trees) and 3-inch (25% of required trees) trees. This standard is more restrictive than the CP/GCP zoning district. No shrubs or groundcover standards are proposed.

Staff stipulation 1.jj. requires the addition of a shrub standard requiring a minimum of three (3) 5-gallon shrubs per tree and 50% living groundcover. Staff stipulations 1.ii.a. through 1.ii. are intended to provide enhanced landscaping in this area, but allow less restrictive standards than along public right-of-ways as perimeter fencing in this areas will block views of landscaping from adjacent residential land uses.

Southern Boundary of Subject Site

Along the southern boundary of the subject site, the PUD proposes a minimum landscape setback of 25 feet and containing a 10-foot pedestrian pathway. For further information regarding the pedestrian pathway, see **Background item #8**. This setback dimension is more restrictive than the CP/GCP zoning district. Planting standards in these areas require one row of trees to be planted 30 feet on center and consisting of 1-inch (50% of required trees) and 2-inch (50% of required trees) trees. A minimum of three (3) 5-gallon shrubs and 35% living groundcover are required. These standards are more restrictive than the CP/GCP zoning district.

Staff stipulation 1.oo. requires an increase in the minimum tree caliper size to 2-inch (50% of required trees) and 3-inch (50% of required trees) trees. This stipulation is intended to maximize thermal comfort for pedestrians along the multi-use trail in this area.

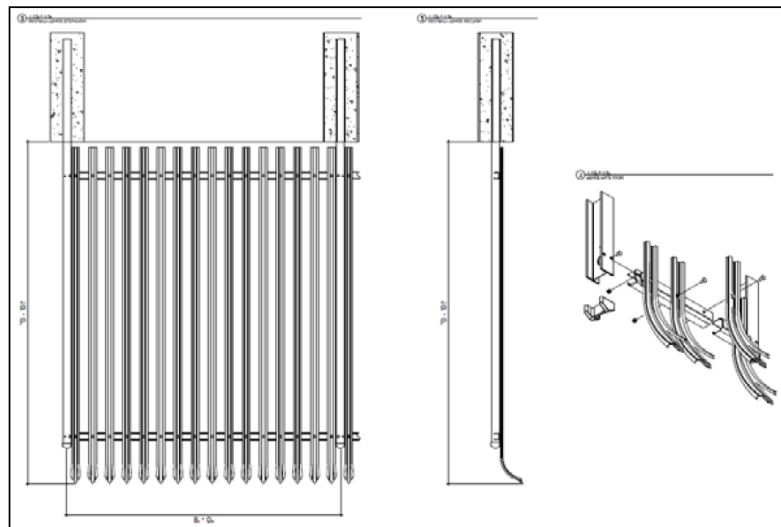


MULTI-USE TRAIL

8. The PUD proposes developing a 10-foot multi-use trail along the southern boundary of the subject property to be located within a 25-foot landscape setback. Staff Stipulations 1.aa., 1.dd., 1.nn., 1.pp., 1.ddd., and 2. require numerous revisions to the text of the Development Narrative to clarify that the multi-use trail shall be located in a dedicated 25-foot multi-use trail easement, to clarify language referring to 'pathways' to refer to the multi-use trail, and to require that the multi-use trail be constructed according to City of Phoenix MAG Supplement guidelines.

SECURITY FENCING

9. Due to the unique security demands of a data center campus, the PUD includes security fencing standards that apply to the perimeter of any data center campus on the subject site. A palisade style security fence is permitted at a maximum height of 10 feet 6 inches outside of required landscape setbacks adjacent to public right-of-way. The fence is permitted to be constructed along interior property lines.



For any portion of the fence adjacent to public right-of-way or along the multi-use trail on the southern boundary of the subject site, the fence must provide a minimum of 50% view fencing over any 100-foot fence segment. For fence segments along interior property lines or perimeter property lines not adjacent to public right-of-way, the fence is permitted to be entirely opaque.

The fence may be constructed of architectural concrete panels, stone laid masonry, ornamental steel, or wrought iron.

DETACHED SIDEWALKS

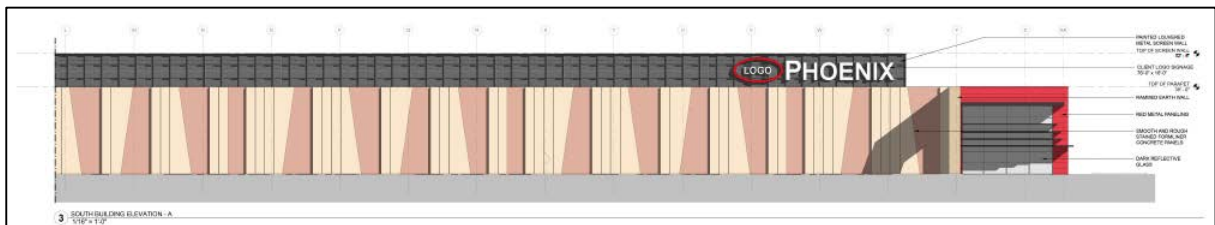
10. The Development Narrative proposes a minimum 5-foot sidewalk, detached from the curb by a minimum 3-foot landscaping strip for all perimeter property lines adjacent to public right-of-way.

Staff stipulation 1.gg. requires an amendment to the landscaping standards to include planting standards for this strip. The staff recommendation requires a minimum of five-gallon shrubs planted at a minimum spacing of five feet.

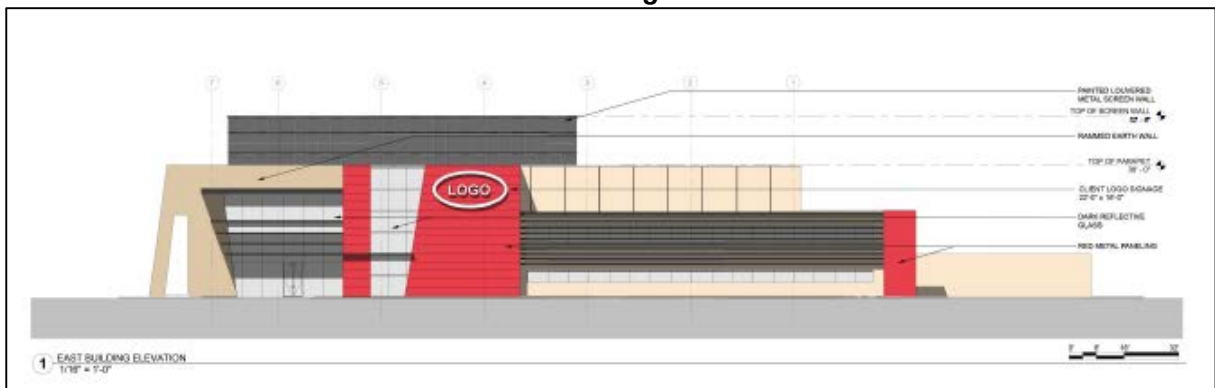
DESIGN GUIDELINES

11. **Building Elevations**

The PUD contains design guidelines regarding building façade materials which permit precast, tilt-up, or cast concrete panels, masonry veneers, block, brick, stone, or stucco, or aluminum composite metal panel systems. Wood, vinyl siding, and EIFS materials are prohibited for all building elevations facing public right-of-way. Staff stipulations 1.qq., 1.xx., 1.yy., and 1.zz. require numerous revisions to clarify that all masonry surfaces are to be completed with a finished face.



Southern Building Elevation



Eastern Building Elevation

The PUD also contains provisions intended to mitigate the impact of building massing. These include a requirement that a minimum of 20% of any building façade vary in color from the base elevation over any 100-foot segment of the elevation. A minimum of 25% of the elevation shall vary overall. An equivalent standard is proposed regarding building texture. A minimum of three colors and two

textures shall be used on any elevation adjacent to public right-of-way. Mirror-reflective glazing is prohibited.

Screening – Equipment Yards, Docks, Trash

The conceptual site plan includes equipment yards on the north and south sides of all buildings, except the southern side of the proposed building along the southern boundary of the subject site. The PUD proposes required screening of all equipment yards, loading docks, and trash enclosures to be constructed of laid masonry block, brick or stone, precast/site cast/tilt up concrete panels, masonry stucco, or solid or louvered metal. Staff stipulations 1.qq., 1.xx., 1.yy., and 1.zz. require numerous revisions to clarify that all masonry surfaces be completed with a finished face.

Screening – Utility Building and Facilities

The PUD proposes unique design guidelines to address screening of utility building and related facilities (i.e., an SRP substation) intended to serve a data center campus. Design guidelines include a requirement to screen using primary site structures where practical, harmonize design with the elevations of buildings on-site, and provide finished faces on all block walls. Screening may consist of masonry, steel, metal, or brick, and the use of wood or chain link is prohibited. The PUD also requires large-canopy trees (2-inch caliper at planting) to be planted at a minimum spacing of 30 feet on center around the perimeter of a utility building or facility.

Staff stipulation 1.ss. requires revisions to clarify that all proposed guidelines are applicable to utility buildings and facilities, that utility buildings are not permitted in perimeter landscape setbacks, and that all masonry surfaces be completed with a finished face.

OPEN SPACE

12. Open Space

The PUD proposes an approximately 5.96-acre area at the southwestern portion of the subject site to be retained for the development of an open space area. This space currently also accommodates an ADOT retention basin which may be reconfigured to continue to serve this purpose.

The PUD contains regulatory provisions regarding the development of an open space amenity in this location which include a requirement that the space be a minimum of 370 feet in width and 285,000 square feet in area. A minimum of two amenities are required in the open space and may include soccer fields, turf areas, pedestrian pathways, exercise stations, seating areas, or picnic tables. Additional regulations require view fencing at the perimeter of the open space, lighting, and final approval for use of the space by the Parks and Recreation Department. Staff stipulation 1.z. requires revisions to require the open space to provide public access between 8:00 AM and 9:00 PM.

The companion General Plan Land Use Map amendment case (GPA-CE-1-17-8) proposes a cross-hatch designation of Parks/Open Space – Publicly Owned and

Parks/Open Space Privately Owned on this portion of the site. The cross-hatch designation would allow either the property owner or the Parks and Recreation Department to own, operate, or maintain the open space area. The property owner is involved in on-going discussions with the City of Phoenix to determine final development options and operation of this space.

Staff Stipulation 1.w. requires revisions to clarify language regarding the open space area to clarify that development of the open space area is not predicated on the development of a data center campus on the site.

PARKING

13. **Bicycle Parking**

The Development Narrative proposes a minimum bicycle parking standard of one space per 25 vehicle parking spaces. Additionally, a minimum of four spaces are to be located outdoors per building and within 50 feet of a primary building entrance. The PUD also requires the use of inverted-U or similar rack designs.

The provisions for bicycle parking are intended to promote bicycle use by employees. The site is close proximity to the 44th Street Light Rail station. Bicycle parking locations are intended to ensure that spaces are easily accessed by employees and guests of the site to promote use.

The proposed standards are more restrictive than the CP/GCP zoning district, which does not regulate bicycle parking standards.

Vehicle Parking

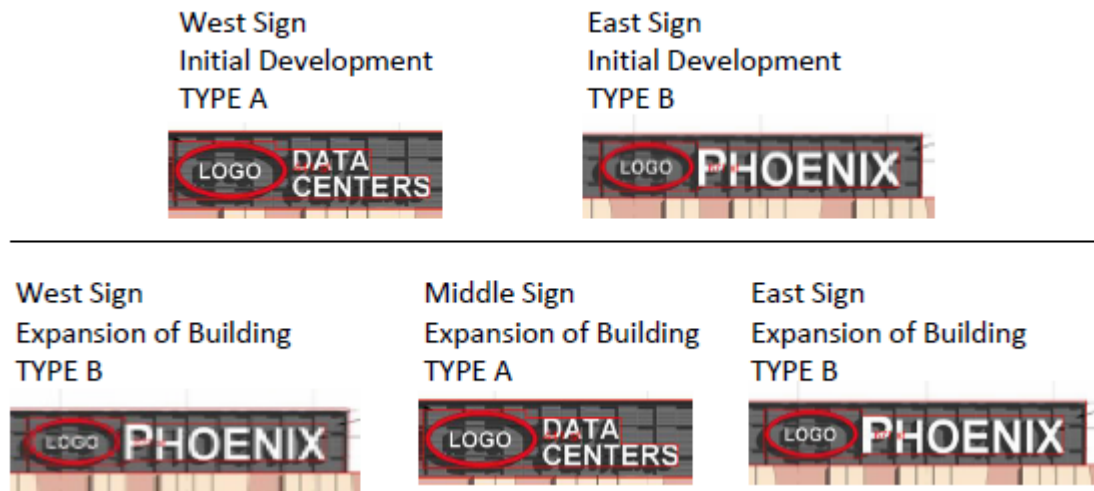
The PUD proposes a parking ratio for data center campus uses of one space per 5,500 square feet of gross first floor area. Additionally, the PUD proposes modifying Zoning Ordinance standards for loading docks to permit one loading space per building. These standards are intended to address the unique staffing levels of a data center campus which are comparatively low in relation to total square footage when compared to similar industrial or warehousing uses.

All other land uses are subject to all standards and provisions of Zoning Ordinance Section 702 which addresses off-street parking and loading.

SIGNAGE

14. The Development Narrative proposes conformance with existing Zoning Ordinance sign standards for the majority of the site's signage. Variations from Ordinance requirements include the allowance of signage along the southern façade of any building located within 500 feet of the perimeter property line adjacent to the I-10 Freeway. Two signs are permitted within this area not to exceed 5% of the total southern building wall elevation and not to exceed 699 square feet in total area.

Staff stipulation 1.bbb. requires the addition of language that requires signage to be located so as not to be obstructed by mature tree canopy.



SHADING

15. The PUD shall comply with existing Zoning Ordinance shade standards for public sidewalks and common amenity areas, which require a minimum of 50% shading.

SUSTAINABILITY

16. The Development Narrative proposes requiring a number of sustainable elements to be enforced by the City of Phoenix during site plan review including the provision of dual-glaze windows and LED exterior lighting. Staff stipulation 1.ccc. requires that the PUD be developed in compliance with all requirements and provisions of the Phoenix Green Construction Code (PGCC).

DEPARTMENT COMMENTS

17. The Phoenix Fire Department has noted that they do not anticipate any problems with this case and that the site and/or buildings shall comply with the Phoenix Fire Code.
18. The City of Phoenix Floodplain Management division of the Street Transportation Department has determined that this parcel is not in a Special Flood Hazard Area (SFHA), but is located in a Shaded Zone X, on panel 2230 L of the Flood Insurance Rate Maps (FIRM) dated October 16, 2013.
19. The Street Transportation Department recommended a stipulation requiring the developer to update all existing off-site street improvements (sidewalks, curb ramps and driveways) to current ADA guidelines.
20. The Water Services Department indicated that the subject site has access to existing water and sewer mains that can potentially serve the development.

21. The Public Transit Department recommended a stipulation requiring the developer to dedicate right-of-way to accommodate Standard Detail P1256 around an existing bus stop/bus-bay along eastbound McDowell Road east of 38th Street. There is an existing bus stop in this location which is currently located within the subject site.
22. The Parks and Recreation Department had no recommended stipulations regarding the request.

MISCELLANEOUS

23. As part of the Reimagine Phoenix initiative, the City of Phoenix is committed to increasing the waste diversion rate to 40 percent by 2020 and to better manage its solid waste resources. Section 716 of the Phoenix Zoning Ordinances establishes standards to encourage the provision of recycling containers for multifamily, commercial and mixed-use developments meeting certain criteria. The provision of recycling containers was not addressed in the applicant's submittal.
24. The subject site is located in an area deemed archaeologically sensitive. Staff stipulations require the developer to conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval. Phase II archaeological data recovery excavations are also required if necessary.
25. Development and use of the site is subject to all applicable codes and ordinances. Zoning approval does not negate other ordinance requirements and other formal actions may be required.

Findings

1. The proposal is not consistent with the General Plan Land Use Map designation of Mixed Use (Commercial / Residential 15+ density units per acre), Commercial, and Parks / Open Space-Public. However, a companion General Plan amendment request (GPA-CE-1-17-8) is being processed concurrently.
2. As stipulated, the proposal includes development and landscaping standards and design guidelines that in some instances exceed Zoning Ordinance standards in the Commerce Park/General Commerce Park zoning district.
3. As stipulated, the proposal includes mitigating design features that adequately buffer existing residential uses in the surrounding area.

Stipulations

1. An updated Development Narrative for the McDowell Road Data Center PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of City Council approval of this request. The updated Development Narrative shall be consistent with the Development Narrative date stamped November 6, 2017, as modified by the following stipulations:
 - a. Revise references to McDowell Road street classification to “Arterial”.
 - b. Cover Page: Relabel “3rd Submittal” as “Hearing Draft”.
 - c. Page 7, Section B.2, 1st Paragraph, 1st Sentence: Remove reference to building stories.
 - d. Page 7, Section B.2, 4th Paragraph: Replace with the following: “In addition, there is a large existing ADOT retention basin that will likely be reconfigured as part of the development of the project. This will provide an opportunity for an open space amenity in this area. Discussions are on-going with the City of Phoenix and ADOT to determine potential development and operations options for this area. These discussions shall include the exploration of a public/private partnership model for the open space area.”
 - e. Page 8: Add new Section C.4 as follows: “Archaeology: The site is identified as being in an archaeologically sensitive area. Data testing of the area may be necessary if no previous archaeological projects have been conducted in this area.”
 - f. Page 9, Section D, 2nd Paragraph: Update to reflect the revised General Plan amendment request.
 - g. Page 10, Land Use Principle “Safe Neighborhoods – Police”, 2nd Sentence: Revise to reflect that security fencing will provide visibility.
 - h. Page 11, Figure 2: Relabel as “General Plan Map – Existing”.
 - i. Page 14, Section F, 1st Paragraph: Replace last sentence with the following: “The Zoning Administrator may approve a use analogous to those listed below through the informal interpretation process.”
 - j. Page 15: Delete Section F.4.
 - k. Page 16, Section G.1: Add Utility Buildings and Facilities to exceptions.
 - l. Page 16, Section G.2: Add Utility Buildings and Facilities to applicable uses.

- m. Page 16, Section G.1 and G.2: Add specific section references for all references to land uses.
- n. Page 16, Footnote 1: Revise to indicate that mixed-use buildings in which a data center is housed are subject to the Development Standards of Section G.2.
- o. Pages 17-18: Reverse order of Sections G.2.b and G.2.c.
- p. Page 17, Section G.2.b, FAR Standard: Delete.
- q. Page 19, Section G.3: Revise to provide two discrete sections: one that addresses Data Center Campus uses and Utility Buildings and Facilities and one that addresses all other permitted land uses.
- r. Page 19, Section G.3, Last Paragraph: Update to reflect modification of Zoning Ordinance Section 702.B.2.
- s. Page 19, Section G.4.a: Replace with the following: "Provide at least one secured bicycle space per 25 vehicle parking spaces; secured parking may be located indoors or outdoors (i.e. bicycle lockers)."
- t. Page 19, Section G.4.b: Replace with the following: "Minimum of two bicycle spaces to be located outdoors per building. Spaces shall be installed per Zoning Ordinance Section 1307.H.4."
- u. Page 19, Section G.4.d: Delete.
- v. Page 20, Section G.7, 1st Paragraph: Replace with the following: "The area identified on Figure 5 will be developed as an open space area (the "Open Space Area"). ADOT approval is required and the exact use and final design of this area is not yet determined."
- w. Page 20, Section G.7, 2nd Paragraph: Replace with the following: "The Open Space Area is limited to use only as open space, parking for open space uses, accessory uses commonly associated with open space uses as determined by the Zoning Administrator, as well as for primary and third party (such as ADOT) storm water retention purposes and utility facilities (including those facilities required by SRP)."
- x. Page 21, Section G.7.b, Introduction: Replace with the following: "The Open Space Area will be open to public access and an ADA compliant route will be provided to each amenity. At least three of any combination of the following amenities are to be provided within the Open Space Area."

- y. Page 21, Section G.7.b, Last Paragraph: Replace with the following: "A minimum of 40% of the total Open Space Area shall be turf. The perimeter landscaping area shall be enhanced along the western and southern boundaries to provide at least the minimum ground cover, bush and tree requirements of Section G.8.a."
- z. Page 22, Section G.7.d: Replace with the following: "At a minimum, if the Open Space Area is accessible to the general public, said access shall be from 8AM until 9PM on a daily basis, or as approved by the Parks and Recreation Department."
- aa. Page 22, Section G.7.e, Last Sentence: Update reference to pedestrian path to indicate a Multi-Use Trail (MUT) in this location.
- bb. Page 22, Section G.7.g: Replace with the following: "Lighting shall comply with all standards of the Zoning Ordinance and City Code."
- cc. Page 22, Section G.7.h: Update to reflect that provisions may be modified by the Parks and Recreation Department and approved by the Planning and Development Department.
- dd. Page 22: Insert new section G.8 and renumber proceeding sections as necessary:
G.8 Pedestrian Pathway/Multi-Use Trail (MUT): The following standards shall apply to the pedestrian pathway/multi-use trail located along the south boundary of the MRDC PUD:
 - A minimum 25-foot multi-use trail easement for the MUT shall be dedicated along the south boundary of the MRDC PUC from 36th Street to 40th Street.
 - The developer shall construct, landscape (Per Section G.9.d) and maintain the MUT area, including ADA compliant access from 36th Street to 40th Street, as approved by the Planning and Development Department.
 - Trees planted along the MUT shall be maintained with mature canopies to provide shade to trail users. Placement of signage along the southern buildings of the MRDC PUC shall be per Section I.1.H. and trees shall not be trimmed to less than a mature canopy.
- ee. Page 22, Section G.8.a, Heading: Add 36th Street and 38th Street to applicable property lines.
- ff. Page 23, Section G.8.a, Tree Caliper: Delete references to multi-trunk trees.
- gg. Page 23, Section G.8.a, Shrubs: Rename standard "Shrubs (Landscape Setback)". Add new row titled "Shrubs (Detached Landscape Strip)" with standard "Minimum 5-gallon shrubs at a minimum spacing of 5 feet".

- hh. Page 23, Section G.8.b: Delete and renumber accordingly.
- ii. Page 23, Section G.8.c, Trees: Update to reflect that an automatic irrigation system is required.
- jj. Page 23, Section G.8.c: Shrubs: Replace with the following: "Minimum three 5-gallon shrubs per tree."
- kk. Page 23, Section G.8.c: Additional: Delete reference to "rapidly growing canopy type".
- ll. Page 23-24, Section G.8.c and G.8.d, Groundcover, Replace with the following: "A minimum 50% of the landscaped area at maturity (excluding hardscape areas) should be treated with living vegetation including groundcover, shrubs and trees, as well as inorganic material and an automatic irrigation system."
- mm. Page 24, Section G.8.d, Heading: Correct reference to Loop 202 Freeway.
- nn. Page 24, Section G.8.d, Width: Delete text regarding pedestrian path and create new table section as follows: "Pedestrian Path/Multi-Use Trail: Minimum 10-foot Multi-Use Trail (MUT) to be provided inside 25-foot multi-use trail easement."
- oo. Page 24, Section G.8d, Tree Caliper: Replace with the following: "Minimum 2-inch caliper (50% of required trees) / Minimum 3-inch caliper (50% of required trees)"
- pp. Page 24, Section G.8.d, Width: Remove Pedestrian Path standard and add new table row as follows: Title – "Pedestrian Path Type", Standard – "Minimum 10-foot wide Multi-Use Trail to be constructed per City of Phoenix MAG Supplemental Detail". Update Exhibit 7 accordingly.
- qq. Page 25 and 26, Section H.1.a and H.3.b, Replace references to laid masonry block with "laid masonry block with a finished face".
- rr. Page 26, Section H.3.a, 2nd Sentence: Split into two sentences.
- ss. Page 27, Section H.3.c: Update all references to land use to reflect "Utility Buildings and Facilities"
- tt. Page 27, Section H.3.c, 1st Paragraph: Add paragraph breaks for numbered list.

- uu. Page 27, Section H.3.c, 1st Paragraph: Update bullet point “ii” to read: “from any adjacent public right-of-way”.
- vv. Page 27, Section H.3.c, Bullet 1: Append with the following: “When located adjacent to public right-of-way, such yards shall not be located in a landscape setback.”
- ww. Page 27, Section H.3.c, Bullet 2: Delete.
- xx. Page 27, Section H.3.c, Bullet 3: Update to permit masonry with a finished face.
- yy. Page 27, Section H.3.c, Bullet 6: Replace with the following: “Block walls shall have a finished face or be finished with stucco or other treatment to ensure a finished look.”
- zz. Page 28, Section H.4.a, Bullet 2: Replace with following: “Stone laid masonry with a finished face.”
- aaa. Page 29, Section H.5: Replace with the following: “The final location of the guard/entry offices shall be designed so that vehicles will not queue on or into the public right-of-way, as approved by the Planning and Development and Street Transportation Departments.”
- bbb. Page 31: Add new Section I.1.h as follows: “Signs shall be sited so that their visibility from the Loop 202 (ADOT) Freeway will not be obstructed by the expected tree canopy (at maturity) of required trees along the MUT.”
- ccc. Page 32, Section J.1: Add new Section J.1.d to read as follows: “The MRDC PUD shall be developed in compliance with the Phoenix Green Construction Code (PGCC).”
- ddd. Page 43, Exhibit 2: Update Conceptual Site Plan to provide depictions of proposed sidewalks, multi-use trail, and delineation and dimensions of open space area. Revise references to “Open Space Area” and “Utility Building”.
- eee. Page 54, Exhibit 7: CP/GCP landscaping standards for perimeter property lines on 36th Street, 38th Street, 40th Street, and McDowell Road: Delete text “No standard”. Add text “appropriate watering system”.
- fff. Page 54, Exhibit 7: Update Comparative Zoning Exhibit to match formatting of all Standards tables.
- ggg. Page 21, Section G.7.a: Update width, area, and acreage of the open space area.

2. The developer shall construct a minimum 10-foot multi-use trail (MUT) within a 25-foot multi-use trail easement (MUTE) that shall be dedicated along the south property line, as approved by the Planning and Development Department.
3. Right-of-way shall be dedicated to accommodate Standard Detail P1256 around the existing bus stop/bus bay along eastbound McDowell Rd east of 38th Street as approved by the Public Transit Department.
4. The developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, curb ramps, streetlights, median islands, landscaping and other incidentals as per plans approved by the Planning and Development Department. All improvements shall comply with all ADA accessibility standards.
5. The applicant shall conduct Phase I data testing and submit an archaeological survey report of the development area for review and approval by the City Archaeologist prior to clearing and grubbing, landscape salvage, and/or grading approval.
6. The applicant shall conduct Phase II archaeological data recovery excavations if, upon review of the results from the Phase I data testing, the City Archaeologist, in consultation with a qualified archaeologist, determines such data recovery excavations are necessary.
7. 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.

Writer

Adam Stranieri

November 27, 2017

Team Leader

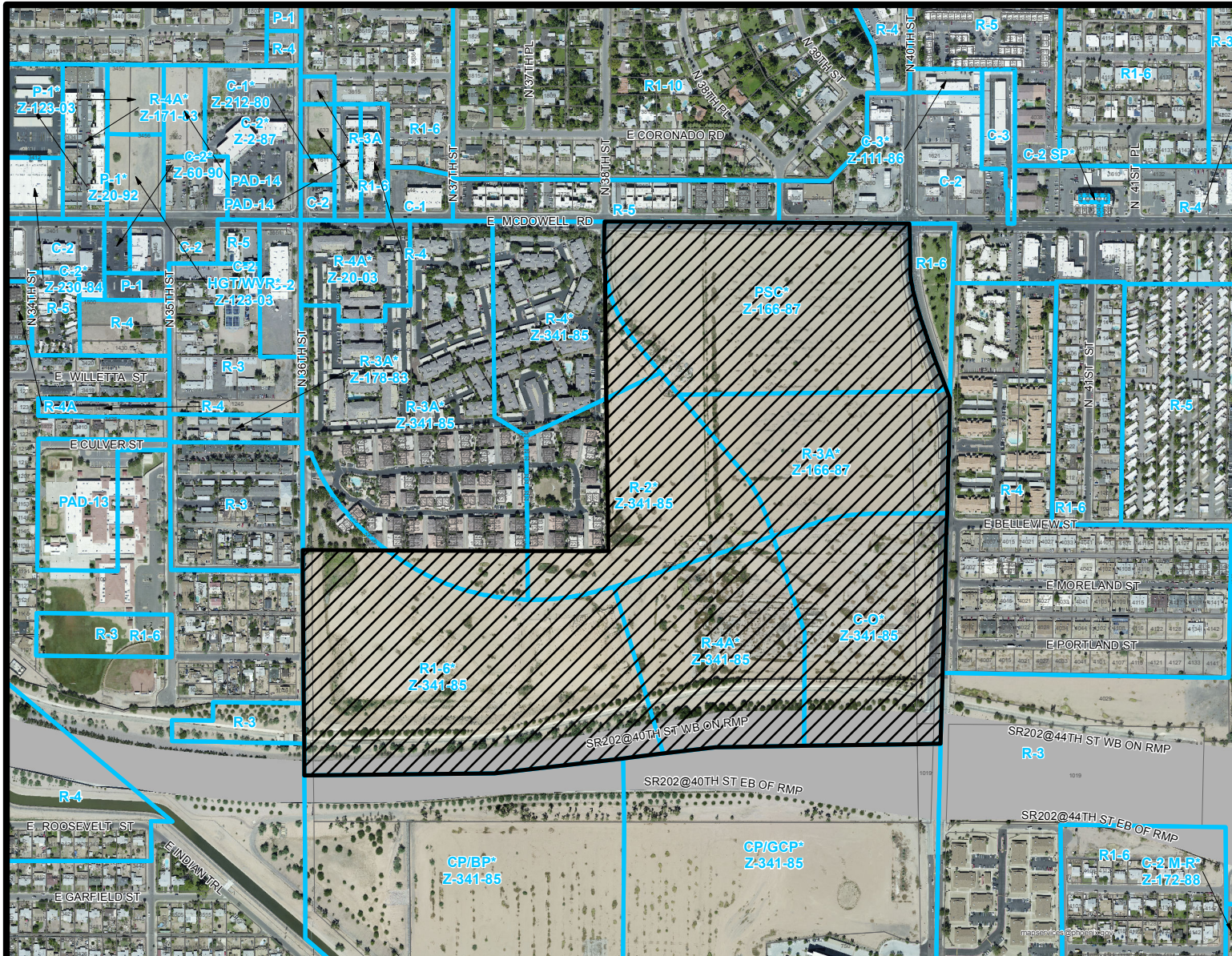
Joshua Bednarek

Exhibits

Sketch Map

Aerial

McDowell Road Data Center PUD Development Narrative date stamped November 6, 2017 (<https://www.phoenix.gov/pdd/pz/pzservices/pud-cases>)



Feet

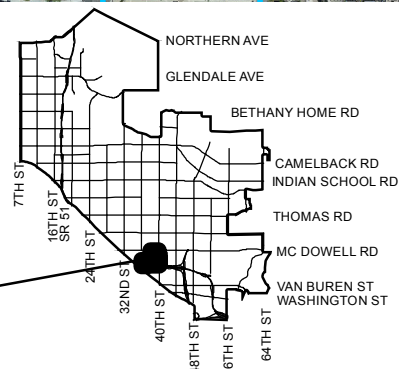
720 360 0 720

CAMELBACK EAST VILLAGE

CITY COUNCIL DISTRICT: 8



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT



Z-62-17

APPLICANT'S NAME:

Nick Wood, Esq. Snell & Wilmer, LLP

APPLICATION NO.

Z-62-17

DATE:

11/8/2017

REVISION DATES:

GROSS AREA INCLUDING 1/2 STREET
AND ALLEY DEDICATION IS APPROX.

97.85 Acres

AERIAL PHOTO &
QUARTER SEC. NO.

QS 12-36

ZONING MAP

G-10

REQUESTED CHANGE:

FROM:

C/O (12.82 a.c.)
PSC (21.79 a.c.)
R-2 (11.43 a.c.)
R-3A (14.00 a.c.)

R-4 (1.20 a.c.)
R-4A (11.56 a.c.)
R1-6 (25.05 a.c.)

TO: PUD (97.85 a.c.)

MULTIPLES PERMITTED

C-O, PSC, R-2, R-3A, R-4, R-4A, R1-6

PUD

CONVENTIONAL OPTION

N/A, N/A, 114, 308, 35, 1,007, 133

N/A

* UNITS P.R.D. OPTION

N/A, N/A, 137, 369, 42, N/A, 163

N/A

* Maximum Units Allowed with P.R.D. Bonus

