

PLEASE RESPOND ELECTRONICALLY TO LOGAN ZAPPOLO 2ND FLOOR, 602-256-3322



City of Phoenix
PLANNING & DEVELOPMENT DEPARTMENT

To: Departments Concerned
From: Joshua Bednarek
Planning & Development Department Director
Date: February 12, 2026

Subject: P.H.O. APPLICATION NO. PHO-3-26--Z-127-96-6– Notice of Pending Actions by the **Planning Hearing Officer**

1. Your attention is called to the fact that the **Planning Hearing Officer** will consider the following case at a public hearing on **March 18, 2026, 2026**.
2. Information about this case is available for review at the Zoning Counter in the Planning and Development Department on the 2nd Floor of Phoenix City Hall, telephone 602-262-7131, Option 6.
3. Staff, please indicate your comments and respond electronically to pdd.pho@phoenix.gov or you may provide hard copies at the Zoning Counter in the Planning and Development Department on the second floor of Phoenix City Hall by **February 20, 2026**.

DISTRIBUTION

Mayor's Office (Tony Motola), 11th Floor
City Council (Stephanie Bracken), 11th Floor
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Aviation (Jordan D. Feld)
CED (Michelle Pierson), 20th Floor
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Neighborhood Services (Gregory Gonzales, Lisa Huggins), 4th Floor
Parks & Recreation (Todd Shackelford), 16th Floor
Public Transit (Skitch Kitchen)
Street Transportation Department (Maja Brkovic, Josh Rogers, Alan Hilty, Chris Kowalsky), 5th Floor
Street Transportation - Ped. Safety Coordinator (Kurt Miyamoto), 5th Floor
Street Transportation - Floodplain Management (Tina Jensen, Priscilla Motola, Rudy Rangel), 5th Floor
Water Services (Don Reynolds, Victor Romo), 8th Floor
Planning and Development (Joshua Bednarek, Tricia Gomes), 3rd Floor
Planning and Development/Information Services (Andrew Wickhorst), 4th Floor
Planning and Development/Historic Preservation Office (Kevin Weight), 3rd Floor
Planning Hearing Officer (Byron Easton, Logan Zappolo), 2nd Floor
Village Planner (Anthony Grande, Ahwatukee Foothills Village)
Village Planning Committee Chair (Mr. Andrew Gasparro, Ahwatukee Foothills Village)



City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

APPLICATION FOR PLANNING HEARING OFFICER ACTION

APPLICATION NO: PHO-3-26--Z-127-96-6

Council District: 6

Request For: Stipulation Modification

Reason for Request: 1) Modification of Stipulation 6 regarding half street dedication.

HEARING INFORMATION

Hearing Type	Hearing Date	Hearing Time	Hearing Location
Planning Hearing Officer	03-18-2026	10:00 AM	Meetings to be held virtually

Contact Information

Name	Relationship Type	Address	Phone	Fax	Email
ME PHX Tech Campus LLC	Owner	2765 Sand Hill Road, Suite 200 Menlo Park CA 94025	650-326-9300		koo@menloequities.com
Noel Griemsmann, Snell & Wilmer LLP	Applicant	1647 East Montebello Avenue Phoenix AZ 85016 United States	(602) 382-6824		griemsmann@gmail.com
Noel Griemsmann, Snell & Wilmer, LLP	Representative	1647 East Montebello Avenue Phoenix AZ 85016 United States	(602) 382-6824		griemsmann@gmail.com

Property Location: Southeast corner of 48th Street and Thistle Landing Drive

Acreage: 40.36

Geographic Information

Zoning Map	APN	Quarter Section
B11,A11	301-84-762	Q09-39
B11,A11	301-84-763	Q09-39
A11	301-84-764	Q010-39
A11	301-84-765	Q010-39

Village:
Ahwatukee Foothills

An applicant may receive a clarification from the city of its interpretation or application of a statute, ordinance, code or authorized substantive policy statement. To request clarification or to obtain further information on the application process and applicable review time frames, please call 602-262-7131 (option 6), email zoning@phoenix.gov or visit our website at <https://www.phoenix.gov/pdd/licensing-time-frames>

A Filing Fee had been paid to the City Treasurer to cover the cost of processing this application. The fee will be retained to cover the cost whether or not the request is granted

I declare that all information submitted is true and correct to the best of my knowledge and belief. I acknowledge that any error in my application may be cause for changing its normal scheduling.

Signature: _____ DATE: _____

Fee Information

Fee	Fee Waived	Fee Date	Purpose
\$1,080.00	\$0.00	01/28/26	PHO (1-2 stipulations)

SNELL & WILMER

Zoning Group

Nick Wood, Esq
Attorney

Mike Maerowitz, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow, AICP
Urban Planner

Ray Banker
Urban Planner

Simran Shah
Assistant Planner

Sarah Schiele, AICP
Planner Technician

Thistle Landing Narrative Report

January 15, 2026

Planning Hearing Officer
Planning & Development Department
City of Phoenix
200 West Washington Street
Phoenix, AZ 85003

Re: Stipulation Modification Request for the Property located at the Southeast Corner of Thistle Landing Drive and 48th Street, Case No. PHO-2-24—Z-127-96-6

Dear Planning Hearing Officer,

On behalf of ME-PHX Tech Campus, LLC (the “Owner”), I am pleased to submit this request for Planning Hearing Officer (“PHO”) approval of proposed modification to stipulation “6.c” of the latest approval associated with the approximately 38.3 gross acres located at the southeast corner of Thistle Landing Drive and 48th Street (shown on Exhibit A), otherwise known as Maricopa County Assessor’s Office Parcel Numbers (APN) 301-84-762, 301-84-763, 301-84-764, and 301-84-765 (the “Property”). More specifically, this application requests a modification to one stipulation of Case No. Z-127-96-6, which is the latest zoning approval for this Property.

The purpose of this letter is to provide a summary of the proposed stipulation modification, as more detailed by the enclosed materials.

A. Background

The City of Phoenix City Council granted approval of a previous Stipulation Modification Request under Case No. PHO-2-24—Z-127-96-6 on March 20, 2024. This approval modified various stipulations from Case No. Z-127-96-6 to align with the future redevelopment of the Property.

B. Project Overview

The Property is currently zoned Commerce Park/General Commerce Park Option (“CP/GCP”) and vacant (previously developed with four (4) one-story office buildings and large supportive surface parking lots). The Owner is approved to redevelop the Property, which was the focus of Case No. PHO-2-24—Z-127-96-6. This redevelopment will consist of a state-of-the-art technology center consisting of five (5) separate buildings (the “Project”).

This proposed Stipulation Modification Request is for a slight adjustment to stipulation “6.c” to reduce the half street right-of-way dedication requirement on 50th Street from 35’ to 30’ (along the west half street adjacent to the Property). This change is requested to match the current 30’ half street right-of-way width for both sides along 50th Street. This is consistent with the City

of Phoenix Street Classification Map of 2018 where 50th Street is labeled as a “Minor Collector” and with a corresponding “Cross Section F”, which confirms a 30’ half street right-of-way for this section (Exhibit B). Stipulation “6.c” was a carry through from the original case (Z-127-96-6) approval in 1997. Hence, it was not addressed within the previous Stipulation Modification request.

Consistent with the Street Classification Map, the Pre-Application Meeting (“PAPP”) notes for the Project stated that, within the “Dedications” section under the “Existing Dedications” subsection, that there is a “30’ ROW along the west side of S. 50th St”. There were no listed comments or requirements within the “Required Dedications” section. This is also consistent with the other roads adjacent to the Property (Thistle Landing Drive to the north and 48th Street to the west), where no additional right-of-way dedications are required nor stipulated within Case No. PHO-2-24—Z-127-96-6 under stipulation “6”.

Our project civil engineer has discussed the required right-of-way with the review team, and it is our understanding that there is no need for the requested 5 feet and that the City’s Street Transportation Department would support this request (confirmation due to occur once this application is routed for review and interdepartmental comment).

A dedication of an additional 5’ of right-of-way would create unwarranted impacts to the site plan for the project including a shift in the existing 10’ landscaping and 30’ SRP easements and associated improvements (Exhibit C).

C. Stipulation Review Z-127-96-6—PHO-2-24 (Zoning Case 2)

- 1. The developer shall provide minimum 126’ building setbacks from all perimeter property lines, as depicted on the site plan date stamped December 11, 2023, and as approved by the Planning and Development Department.*

Request: No change requested.

- 2. The proposed substation shall be located in the southeast quarter of site, as depicted on the site plan date stamped December 11, 2023, and as approved or modified by the Planning and Development Department.*

Request: No change requested.

- 3. The developer shall provide an approximately 2 acre publicly accessible open space area in the northeast quarter of the site, as depicted on the site plan date stamped December 11, 2023, and as approved or modified by the Planning and Development Department.*

Request: No change requested.

- 4. The publicly accessible open space shall be open to the public from 6am-10pm.*

Request: No change requested.

5. *That all buildings within the project shall be harmonious with each other and each building elevation shall be consistent and continuous in design and materials around the building, as approved by the Planning and Development Department.*

Request: No change requested.

6. *That the following right-of-way dedications be provided:*
 - a. *A 55-foot half street and landscape/sidewalk for 48th Street.*
 - b. *A 33-foot half street and a 10-foot landscape/sidewalk easement for Thistle Landing Drive.*
 - c. *A ~~35~~30-foot half street and a 10-foot landscape/sidewalk easement for 50th Street.*
 - d. *An 18-foot by 18-foot triangle at 48th Street and Thistle Landing Drive.*

Request: Modification to “6.c”. Per the City of Phoenix standard details a Minor Collector requires a 30’ half street dedication. The modification of the stipulation will allow for the roadway to remain “as-is” and to avoid needless redesign of the currently planned project.

7. *Additional right-of-way dedications may be required upon review of the final approved Traffic Impact Study by the Street Transportation Department.*

Request: No change requested.

8. *The Developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, streetlights, median islands, landscaping, and other incidentals as per plans approved by the City.*

Request: No change requested.

9. *That no buildings shall exceed 56-feet in height.*

Request: No change requested.

10. *Landscaped pedestrian walkways shall be provided throughout the site connecting buildings and adjacent rights-of-way as approved by the Development Services Department.*

Request: No change requested.

11. In the event the project is phased, the publicly accessible open space will not be required to be completed until prior to the issuance of the final certificate of occupancy for the last building of the project, as per a phasing plan for the overall project, as approved by the Planning and Development Department.

Request: No change requested.

12. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's Office. 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.

Request: No change requested.

D. Summary

This request is to approve a modification to Case No. Z-127-96-6, stipulation "6.c", no other modifications are being requested at this time. If approved, this application will confirm that the existing 30' half street right-of-way for 50th Street adjacent to the Property matches the Project stipulation requirements. An additional 5' of right-of-way dedication is not necessary as currently stipulated since 50th Street is built out to the assigned street classification and operating accordingly to these standards. Once approved, plans are to continue with the redevelopment of the Property.

We look forward to discussing this request in more detail with you. In the interim, if you need any additional information, please do not hesitate to contact us.

Respectfully submitted,

Snell & Wilmer



Noel J. Griemsmann, AICP
Sr Urban Planner

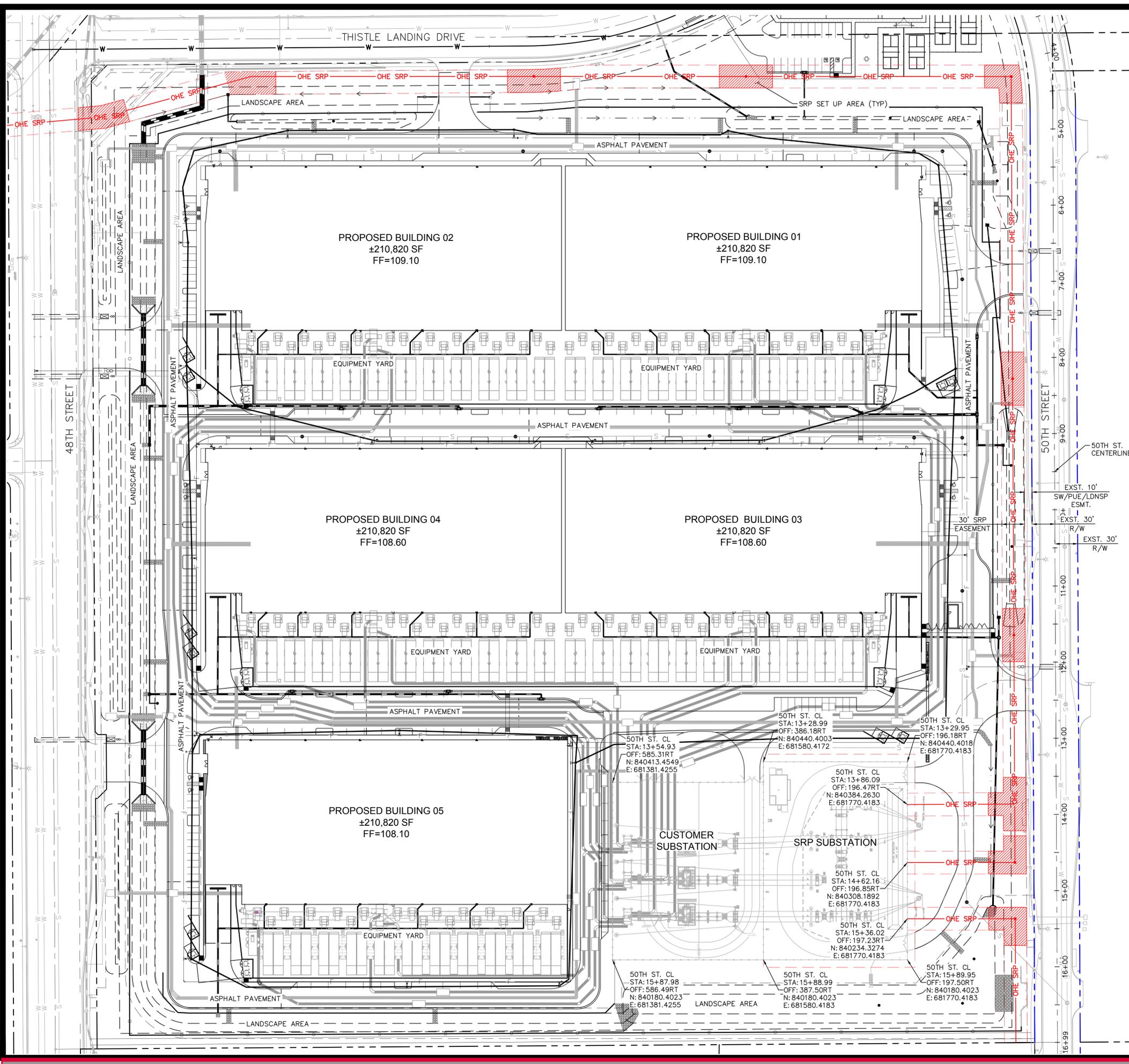
Exhibit A
Aerial Map



Exhibit B
Street Classification Map

Exhibit C
50TH Street Right-of-Way Exhibit

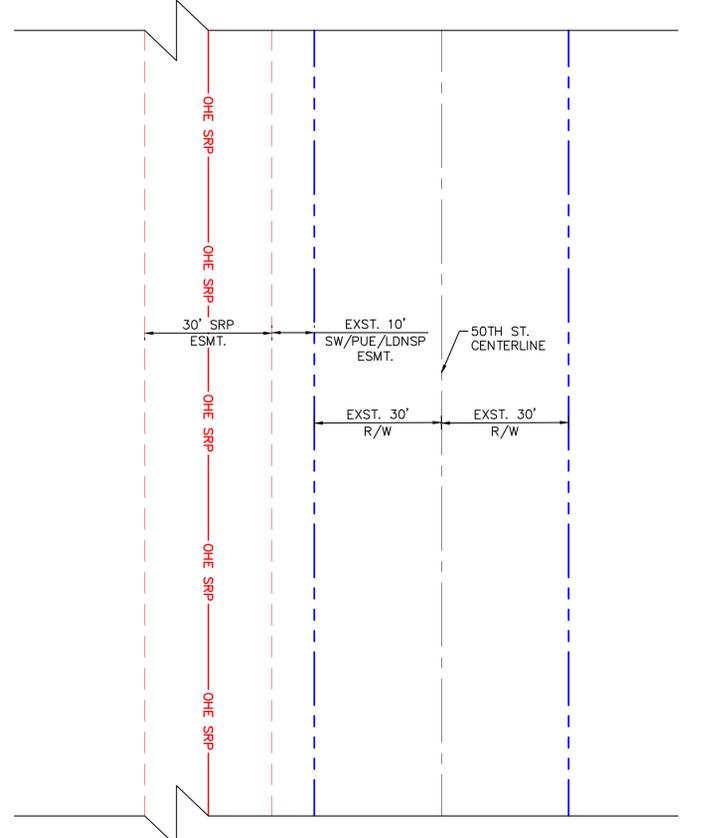
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LEGEND

	PROPERTY LINE
	RIGHT OF WAY LINE
	STREET CENTERLINE
	EXISTING WATER MAIN
	EXISTING SEWER MAIN
	PROPOSED STORM DRAIN
	EXISTING STORM DRAIN
	CONSTRUCTION LIMITS
	EXISTING SEWER MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING FDC
	EXISTING MONITORING WELL
	PROPOSED DRYWELL
	PROPOSED STORM DRAIN MANHOLE
	STORM DRAIN PIPE
	FIRE LINE
	SEWER LINE
	WATER LINE
	DRAINAGE BASIN/ DRAINAGE CHANNEL
	SRP EASEMENT
	OHE SRP

CURRENT RIGHT OF WAY, SRP/PUE EASEMENT CONDITION
N.T.S



50TH ST. CL
STA: 13+54.93
OFF: 585.31RT
N: 840413.4549
E: 681381.4255

50TH ST. CL
STA: 13+28.99
OFF: 386.18RT
N: 840440.4003
E: 681580.4172

50TH ST. CL
STA: 13+86.09
OFF: 196.47RT
N: 840384.2630
E: 681770.4183

50TH ST. CL
STA: 13+29.95
OFF: 196.18RT
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E: 681770.4183

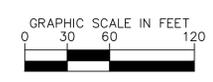
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STA: 14+62.16
OFF: 196.85RT
N: 840308.1892
E: 681770.4183

50TH ST. CL
STA: 15+36.02
OFF: 197.23RT
N: 840234.3274
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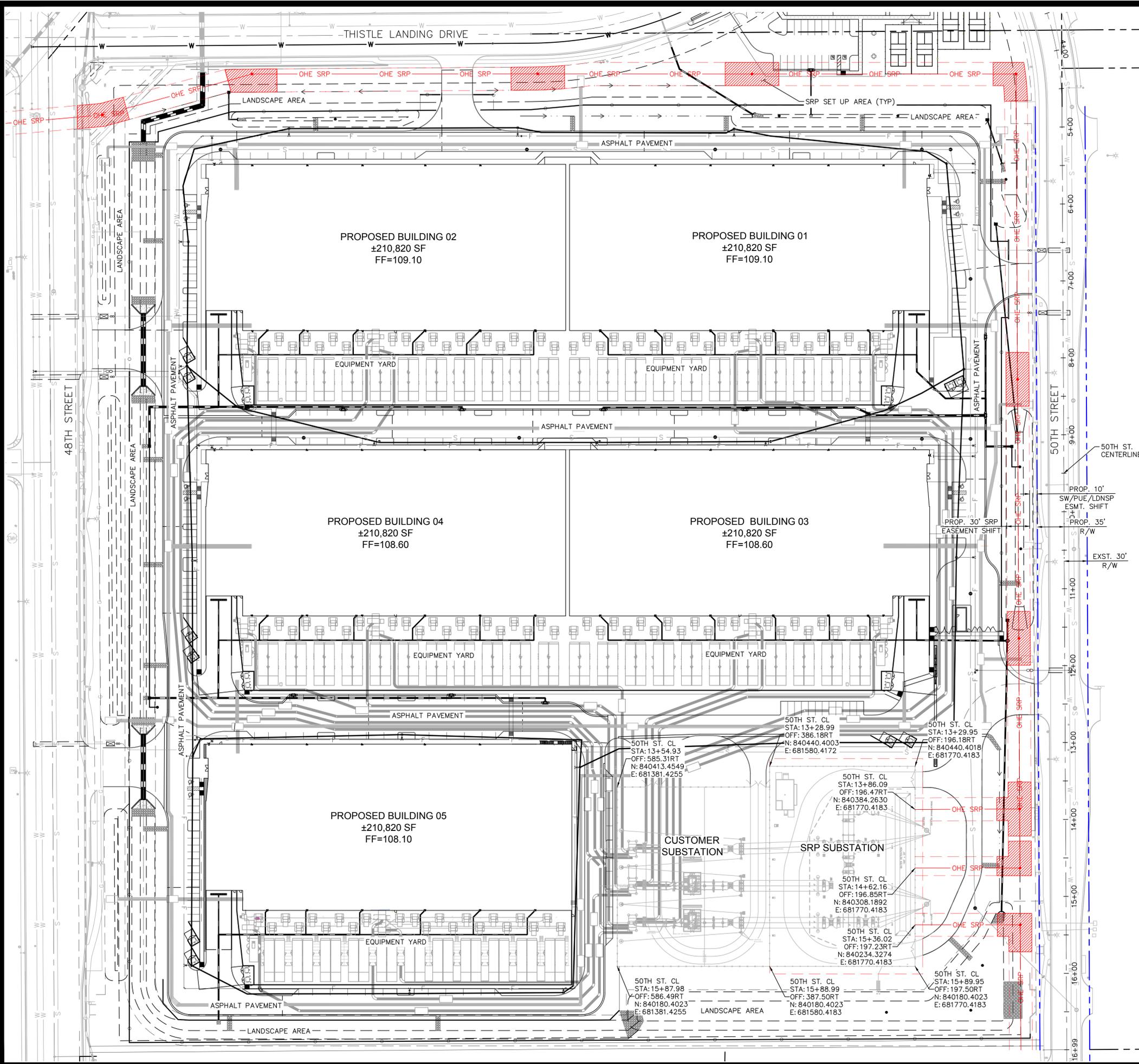
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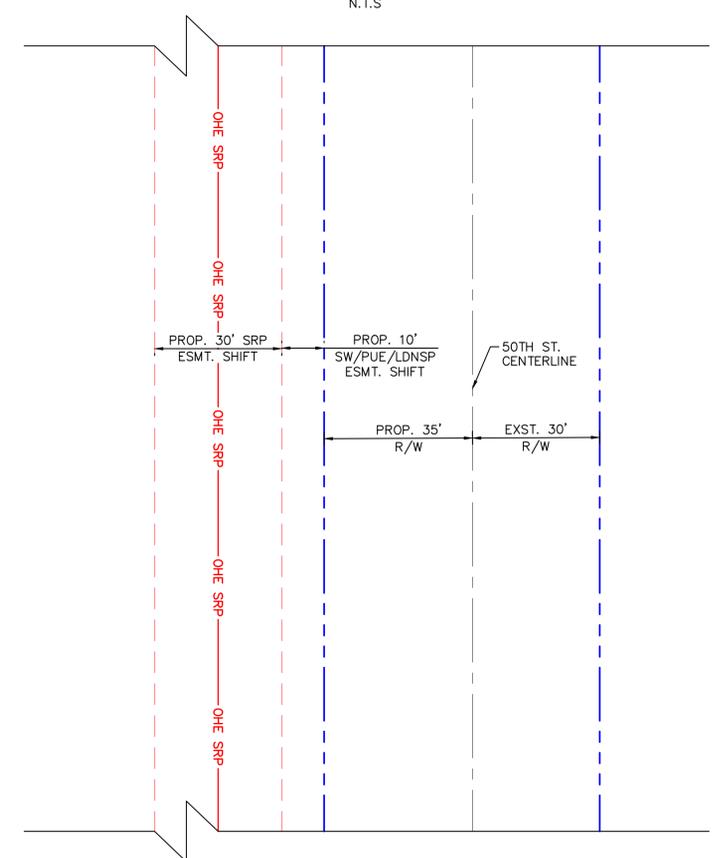
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LEGEND

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- SRP EASEMENT
- OHE SRP

PROPOSED RIGHT OF WAY, SRP/PUE EASEMENT CONDITION



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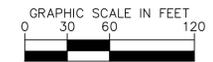
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City of Phoenix

PLANNING & DEVELOPMENT DEPARTMENT

March 26, 2024

Thistle Income Partners, LLC
2765 Sand Hill Road, Suite 200
Menlo Park, CA 94025

RE: PHO-2-24—Z-127-96-6 – Southeast corner of 48th Street and Thistle Landing Drive

Dear Applicant:

Please be advised that the Phoenix City Council, in accordance with the provisions of Section 506 of the Zoning Ordinance, has on March 20, 2024, considered a request for 1) Request to modify Stipulation 1 regarding general conformance with the site plan date October 15, 1997. 2) Request to delete Stipulation 2 regarding a Comprehensive Sign Plan. 3) Technical Correction to Stipulation 3. 4) Request to modify Stipulation 7 regarding building height. 5) Request to delete Stipulation 8 regarding a landscaped entryway. 6) Request to delete Stipulation 9 regarding landscaped pedestrian walkways.

The City Council ratified application PHO-2-24--Z-127-96-6 as recommended by the Planning Hearing Officer.

STIPULATIONS

1. The developer shall provide minimum 126' building setbacks from all perimeter property lines, as depicted on the site plan date stamped December 11, 2023, and as approved by the Planning and Development Department.
2. The proposed substation shall be located in the southeast quarter of site, as depicted on the site plan date stamped December 11, 2023, and as approved or modified by the Planning and Development Department.
3. The developer shall provide an approximately 2 acre publicly accessible open space area in the northeast quarter of the site, as depicted on the site plan date stamped December 11, 2023, and as approved or modified by the Planning and Development Department.
4. The publicly accessible open space shall be open to the public from 6am-10pm.
5. That all buildings within the project shall be harmonious with each other and each building elevation shall be consistent and continuous in design and

materials around the building, as approved by the Planning and Development Department.

6. That the following right-of-way dedications be provided:
 - a. A 55-foot half street and landscape/sidewalk for 48th Street.
 - b. A 33-foot half street and a 10-foot landscape/sidewalk easement for Thistle Landing Drive.
 - Mod** **c.** A 35-foot half street and a 10-foot landscape/sidewalk easement for 50th Street.
 - d. An 18-foot by 18-foot triangle at 48th Street and Thistle Landing Drive.
7. Additional right-of-way dedications may be required upon review of the final approved Traffic Impact Study by the Street Transportation Department.
8. The Developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, streetlights, median islands, landscaping, and other incidentals as per plans approved by the City.
9. That no buildings shall exceed 56-feet in height.
10. Landscaped pedestrian walkways shall be provided throughout the site connecting buildings and adjacent rights-of-way as approved by the Development Services Department.
11. In the event the project is phased, the publicly accessible open space will not be required to be completed until prior to the issuance of the final certificate of occupancy for the last building of the project, as per a phasing plan for the overall project, as approved by the Planning and Development Department.
12. Prior to preliminary site plan approval, the landowner shall execute a Proposition 207 waiver of claims in a form approved by the City Attorney's Office. 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.

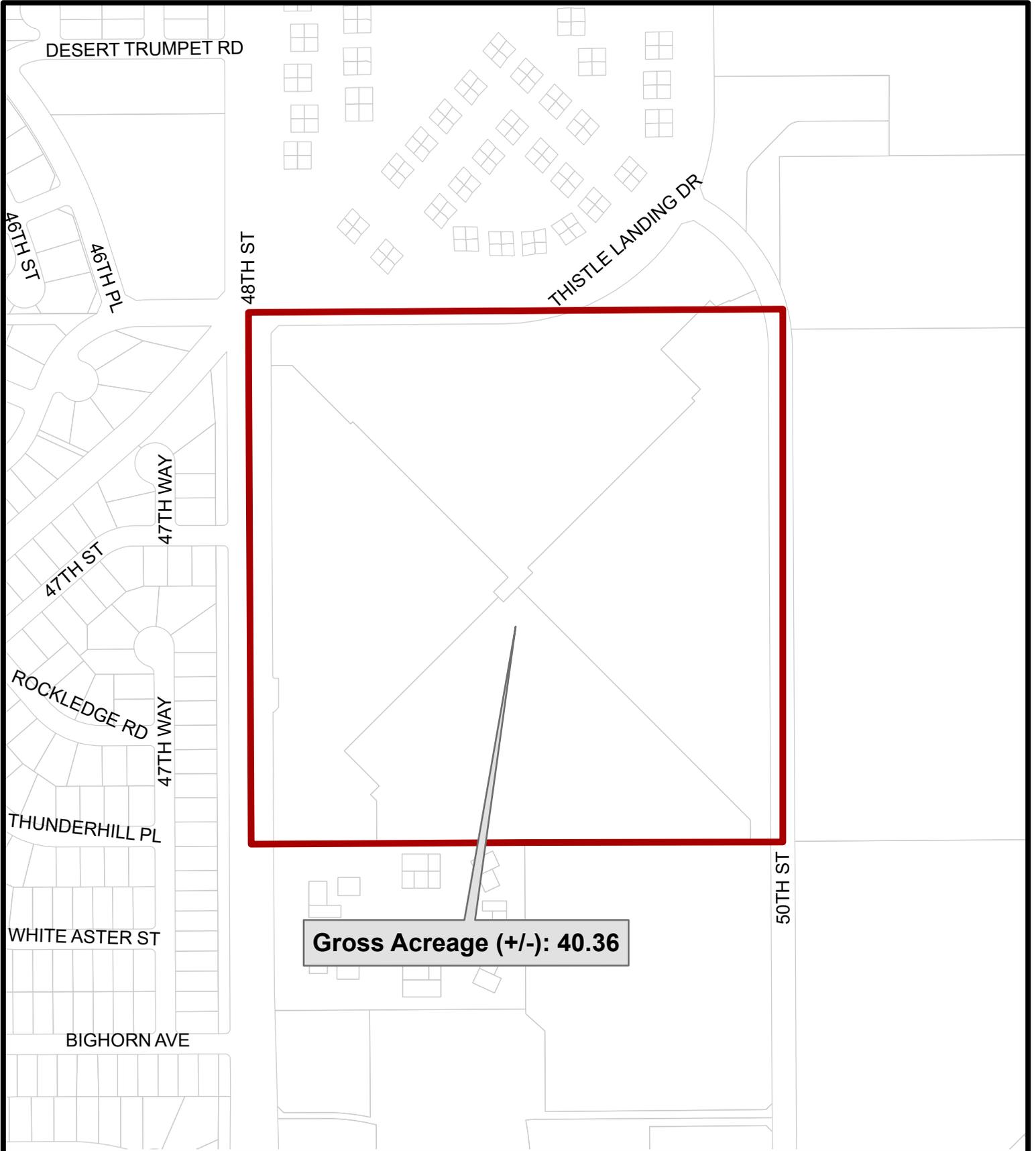
Sincerely,



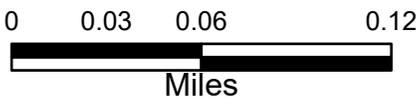
Byron Easton
Planner III

cc: Noel Griemsmann, Snell and Wilmer, LLP
Teresa Garcia, PDD–Planning (Electronically)
Tricia Gomes, PDD–Development (Electronically)
Greg Gonzales, NSD (Electronically)
Sina Matthes, City Council (Electronically)
Tony Motola, Mayor’s Office (Electronically)
Book
Case File

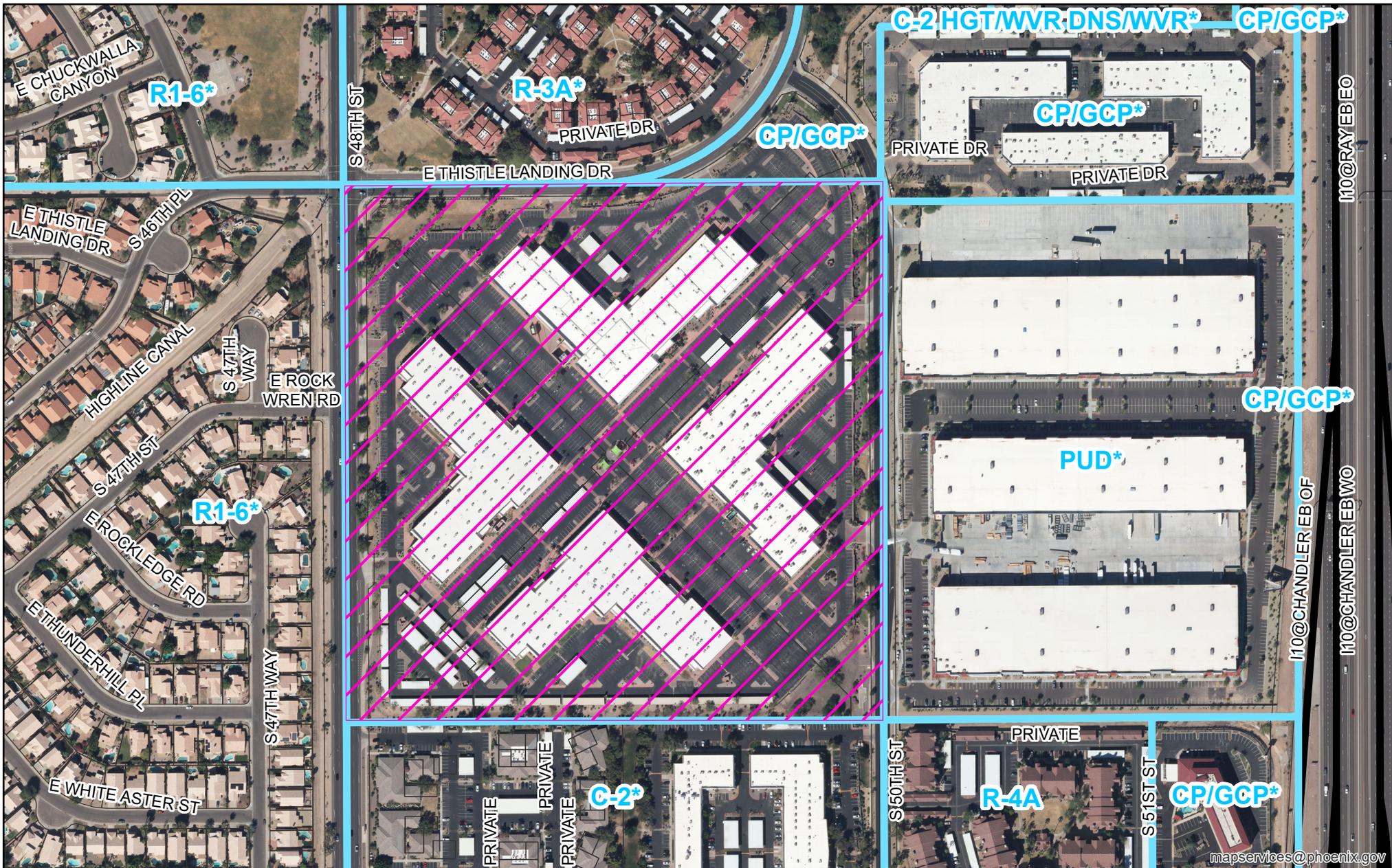
PHO-2-24--Z-127-96-6



Gross Acreage (+/-): 40.36

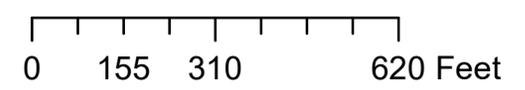


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

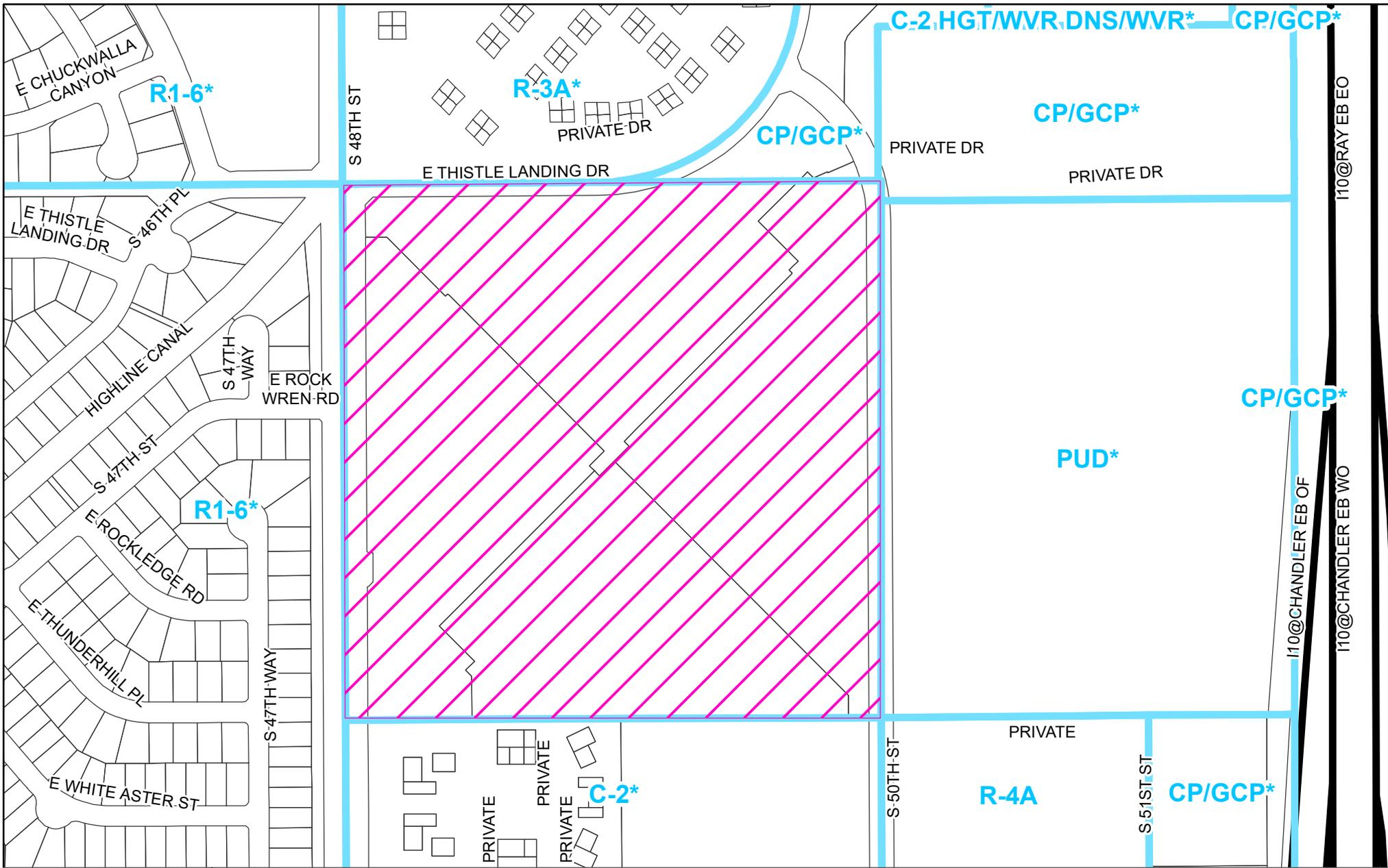


PHO-3-26--Z-127-96-6

Property Location: Southeast corner of 48th Street and Thistle Landing Drive



mapservices@phoenix.gov

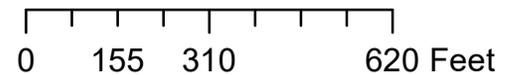


PHO-3-26--Z-127-96-6

Property Location: Southeast corner of 48th Street and Thistle Landing Drive



Planning & Development Department



SNELL & WILMER

Zoning Group

Nick Wood, Esq
Attorney

Mike Maerowitz, Esq
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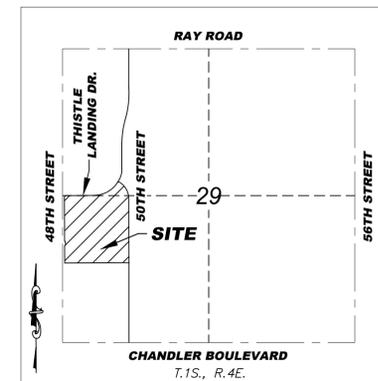
Simran Shah
Assistant Planner

Sarah Schiele, AICP
Planner Technician

Thistle Landing
Site Plan

FINAL SITE PLAN FOR EAST THISTLE LANDING DATA CENTER SEC OF 48TH ST. AND THISTLE LANDING DRIVE PHOENIX, ARIZONA

A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER AND A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.



VICINITY MAP
N.T.S.

DEVELOPER/OWNER

ME PHX TECH CAMPUS LLC
2765 SAND HILL ROAD
MENLO PARK, CA 94025
PH: (650) 326-9300
CONTACT: ALLISON KOO

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
1661 E CAMELBACK ROAD, SUITE 400
PHOENIX, ARIZONA 85016
PH: (602) 944-5500
CONTACT: CHRIS COOK, PE

SURVEYOR

RICK ENGINEERING COMPANY
2401 W PEORIA AVE, STE 130
PHOENIX, ARIZONA 85029
TEL. NO. (602) 957-3350
CONTACT: JARED HANSMANN

GOVERNING AGENCY

CITY OF PHOENIX
PLANNING & DEVELOPMENT DEPARTMENT
200 WEST WASHINGTON STREET
PHOENIX, ARIZONA 85003-1611
PH: (602) 262-7004

ARCHITECT

GENSLER
1700 BROADWAY, SUITE 400
NEW YORK, NY 10019
PH: (347) 839-1510
CONTACT: JOSEPH PJURA

BENCHMARK

CITY OF PHOENIX BENCHMARK OBJECT ID NO. 773, BEING A CITY OF PHOENIX BRASS CAP IN HANDHOLE, LOCATED AT 48TH STREET AND CHANDLER BOULEVARD (19.7' EAST AND 3.2' WEST OF OTHERS).

ELEVATION = 1198.76 FEET NGVD'29

BASIS OF BEARING

THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29 AS SHOWN IN BOOK 651, PAGE 39 MARICOPA COUNTY RECORDS. SAID LINE BEARS SOUTH 89 DEGREES 36 MINUTES 54 SECONDS WEST.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

LOTS 1, 2, 3 AND 4, THISTLE LANDING OFFICE PARK AMENDED, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 651 OF MAPS, PAGE 39.

PARCEL NO. 2:

DRAINAGE, UTILITY, CONSTRUCTION AND MAINTENANCE, INGRESS AND EGRESS, PARKING, SIGNAGE, BUILDING ENCROACHMENT, FIRE AND EMERGENCY ACCESS, ACCESS, MAINTENANCE AND SELF HELP EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF THE ABOVE PARCEL NO. 1, ALL AS DEFINED, DESCRIBED AND PROVIDED IN THE DECLARATION OF COVENANTS AND GRANT OF EASEMENTS FOR THISTLE LANDING OFFICE PARK, DATED OCTOBER 31, 2005, RECORDED NOVEMBER 01, 2005 AS INSTRUMENT NO. 2005-1654407 OF OFFICIAL RECORDS, AND THEREAFTER FIRST AMENDMENT DATED AUGUST 31, 2012, RECORDED AUGUST 31, 2012 AS INSTRUMENT NO. 2012-0790332 OF OFFICIAL RECORDS AND RE-RECORDED SEPTEMBER 07, 2012 AS INSTRUMENT NO. 2012-0807912 OF OFFICIAL RECORDS AND SECOND AMENDMENT RECORDED SEPTEMBER 22, 2015, IN RECORDING NO. 2015-0682276 OF OFFICIAL RECORDS

ZONING STIPULATIONS

- ZONING CASES: Z-127-96-6, Z-10-96-6
- THE DEVELOPER SHALL PROVIDE MINIMUM 126' BUILDING SETBACKS FROM ALL PERIMETER PROPERTY LINES, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 11, 2023, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - THE PROPOSED SUBSTATION SHALL BE LOCATED IN THE SOUTHEAST QUARTER OF SITE, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 11, 2023, AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - THE DEVELOPER SHALL PROVIDE AN APPROXIMATELY 2 ACRE PUBLICLY ACCESSIBLE OPEN SPACE AREA IN THE NORTHEAST QUARTER OF THE SITE, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 11, 2023, AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - THE PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE OPEN TO THE PUBLIC FROM 6AM-10PM.
 - THAT ALL BUILDINGS WITHIN THE PROJECT SHALL BE HARMONIOUS WITH EACH OTHER AND EACH BUILDING ELEVATION SHALL BE CONSISTENT AND CONTINUOUS IN DESIGN AND MATERIALS AROUND THE BUILDING, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - THAT THE FOLLOWING RIGHT-OF-WAY DEDICATIONS BE PROVIDED:
 - A 55-FOOT HALF STREET AND LANDSCAPE/SIDEWALK FOR 48TH STREET.
 - A 33-FOOT HALF STREET AND A 10-FOOT LANDSCAPE/SIDEWALK EASEMENT FOR THISTLE LANDING DRIVE.
 - A 35-FOOT HALF STREET AND A 10-FOOT LANDSCAPE/SIDEWALK EASEMENT FOR 50TH STREET.
 - AN 18-FOOT BY 18-FOOT TRIANGLE AT 48TH STREET AND THISTLE LANDING DRIVE.
 - ADDITIONAL RIGHT-OF-WAY DEDICATIONS MAY BE REQUIRED UPON REVIEW OF THE FINAL APPROVED TRAFFIC IMPACT STUDY BY THE STREET TRANSPORTATION DEPARTMENT.
 - THE DEVELOPER SHALL CONSTRUCT ALL STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT WITH PAVING, CURB, GUTTER, SIDEWALK, STREETLIGHTS, MEDIAN ISLANDS, LANDSCAPING, AND OTHER INCIDENTALS AS PER PLANS APPROVED BY THE CITY.
 - THAT NO BUILDINGS SHALL EXCEED 56- FEET IN HEIGHT.
 - LANDSCAPED PEDESTRIAN WALKWAYS SHALL BE PROVIDED THROUGHOUT THE SITE CONNECTING BUILDINGS AND ADJACENT RIGHTS-OF-WAY AS APPROVED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.
 - IN THE EVENT THE PROJECT IS PHASED, THE PUBLICLY ACCESSIBLE OPEN SPACE WILL NOT BE REQUIRED TO BE COMPLETED UNTIL PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING OF THE PROJECT, AS PER A PHASING PLAN FOR THE OVERALL PROJECT AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
 - PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

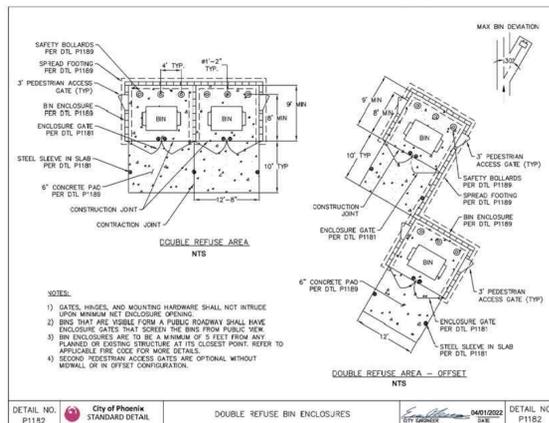
FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

THE FLOOD ZONE DESIGNATION FOR THIS AREA IS ZONE X, DEFINED AS: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
MAP NUMBER 04013C2715L, REVISED OCTOBER 16, 2013.

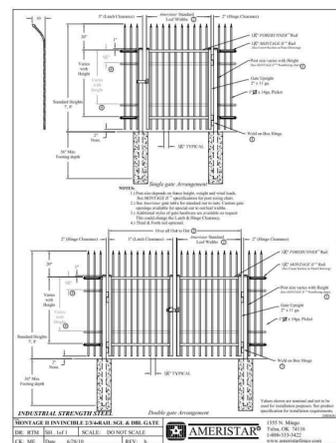
PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A DATA CENTER TECH CAMPUS DEVELOPMENT WITH RELATED IMPROVEMENTS AT THE SEC OF 48TH STREET AND THISTLE LANDING DRIVE. THE BUILDINGS WILL BE SERVICED BY WATER, FIRE, AND DRY UTILITIES.

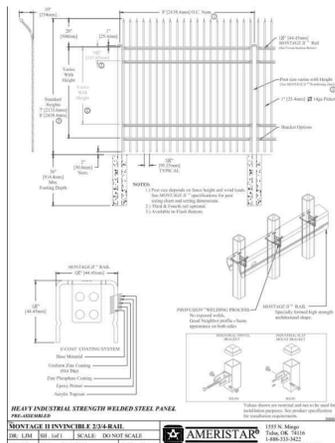
SHEET INDEX		
NO.	SHEET	TITLE
1	SP1	FINAL SITE PLAN COVER SHEET
2	SP2	FINAL SITE PLAN
3	SP3	FINAL SITE PLAN
4	SP4	BUILDING ELEVATION PLAN
5	SP5	BUILDING ELEVATION PLAN
6	E1.003	ELECTRICAL SITE LIGHTING PLAN
7	E1.007	ELECTRICAL SITE LIGHTING PLAN



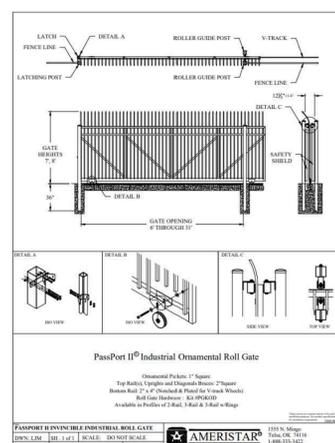
TRASH ENCLOSURE DETAIL



SWING GATE DETAIL N.T.S.



SECURITY FENCE DETAIL N.T.S.



ROLL GATE DETAIL N.T.S.

CITY OF PHOENIX SITE PLAN NOTES

- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODES AND ORDINANCES.
- THIS PROJECT IS LOCATED IN THE CITY OF PHOENIX WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY.
- ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND.
- ALL SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMITS.
- ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM THE ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION EMITTED BY USES OUTSIDE OF THE SITE.
- OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHT-OF-WAY WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING WITHIN THE RIGHTS-OF-WAY IN ACCORDANCE WITH APPROVED PLANS.
- AFTER FINAL APPROVAL THE PROJECT WILL BE INSPECTED FOR ZONING COMPLIANCE DURING CONSTRUCTION AND PRIOR TO OCCUPANCY. THE APPLICANT IS TO NOTIFY PDD PRIOR TO OCCUPANCY TO ARRANGE FOR INSPECTIONS. CALL 262-6981 AND REQUEST A SITE INSPECTION.
- ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE TALLEST EQUIPMENT.
- ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
- STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33'-FEET X 33'-FEET ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'-FEET.
- FINAL BUILDING PERMIT CANNOT BE OBTAINED UNTIL BONDING OR APPROVED ASSURANCES ARE PROVIDED FOR THE LANDSCAPING WITHIN THE RIGHT-OF-WAY.
- NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR IRRIGATION PLANS WITHOUT PRIOR APPROVAL FROM THE CITY OF PHOENIX LANDSCAPE SECTION AT 602-262-7811.
- ALL RIGHT-OF-WAY AND CITY-REQUIRED (PERIMETER, RETENTION AND PARKING) PLANT MATERIAL TO BE IN COMPLIANCE WITH THE DEPARTMENT OF WATER RESOURCES LOW WATER USE PLANT LIST.
- VERIFY OWNERSHIP OF ANY PLANT MATERIAL OR IRRIGATION LOCATED IN PUBLIC RIGHT-OF-WAY. OBTAIN PERMISSION FROM PARK & RECREATION DEPARTMENT, IN WRITING, PRIOR TO REMOVAL OF ANY CITY PLANT MATERIAL OR EQUIPMENT.
- ALL ON-SITE ACCESSIBLE SIDEWALKS SHALL BE A MINIMUM OF 3 FEET 0 INCHES WIDE AND HAVE A MAXIMUM SLOPE OF 1:20 WITH THE MAXIMUM CROSS SLOPE OF 1:50. ALL CURBS MUST PROVIDE ACCESSIBLE RAMPS PURSUANT TO THE AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS.
- ALL NEW SANITARY SEWER LINES WITHIN THE SITE SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE OR THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) ACQUIFER PROTECTION PROGRAM (APP) GENERAL PERMIT 4.01 IN ACCORDANCE WITH ARIZONA ADMINISTRATIVE CODE TITLE 18, CHAPTER 0, SECTION E301 (ACC R18-9-E301) WHICHEVER IS APPLICABLE.
- ALL ON-SITE WATER LINES, INCLUDING THOSE REQUIRED FOR FIRE PROTECTION SHALL BE PRIVATE PLUMBING LINES SUBJECT TO THE PHOENIX PLUMBING CODE.
- PEDESTRIAN WALKWAYS SHALL BE IDENTIFIED WITH SIGNS, MATERIALS OR COLORS.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER:	301-84-762,763,764,765
EXISTING ZONING:	CP/GCP
PROPOSED ZONING:	CP/GCP
PROPOSED USE:	DATA CENTER
CONSTRUCTION TYPE:	V-B
SITE AREA (NET):	1,667,670 SF (38.284 AC)
SITE AREA (GROSS):	1,829,343 SF (41.996 AC)
TOTAL DISTURBED AREA:	38.284 AC
BUILDING AREA:	201,820 SF * 5 = 1,009,100 SF
BUILDING FOOTPRINT:	101,905 SF * 5 = 509,525 SF
BUILDING HEIGHT ALLOWED:	56'
BUILDING HEIGHT PROVIDED:	50'
LOT COVERAGE: (509,525 SF / 1,667,670 SF) * 100 =	30.6%
FAR: (1,009,100 SF / 1,667,670 SF) =	0.605
PARKING REQUIRED:	1 SPACE PER 5,500 SF GLA: 927,000 SF / 5,500 SF = 169 SPACES
ACCESSIBLE PARKING REQUIRED:	2% OF TOTAL PARKING: 0.02 * 169 SPACES = 4 SPACES
PARKING PROVIDED:	202 SPACES (192 STANDARD, 10 ADA)
5 ADA LOADING SPACES	
5 TRUCK DOCK LOADING SPACES	

LEGEND

- (#) PARKING STALL COUNT
- ADA ACCESSIBLE PATH
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE
- PROPERTY LINE
- EASEMENT LINE

CONSENT

I CONSENT TO THE REPRODUCTION OF THIS SITE PLAN FOR THE PURPOSE OF FUTURE AMENDMENTS PROVIDED THAT IF MODIFICATIONS ARE MADE, THE ARCHITECTS WHO MADE SUCH CHANGES ASSUME FULL RESPONSIBILITY AND LIABILITY FOR THE PLAN.

Chris Cook
SIGNATURE OF COPYRIGHT OWNER (CHRIS COOK)

KIVA: 23-1632
SDEV: 2300419
PAPP: 2305893
PRLM: 2402543
QS: 09-39, 10-39
SCMH: 2504023

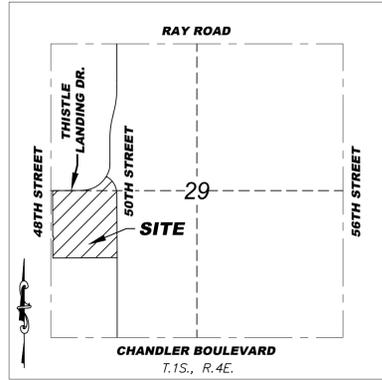
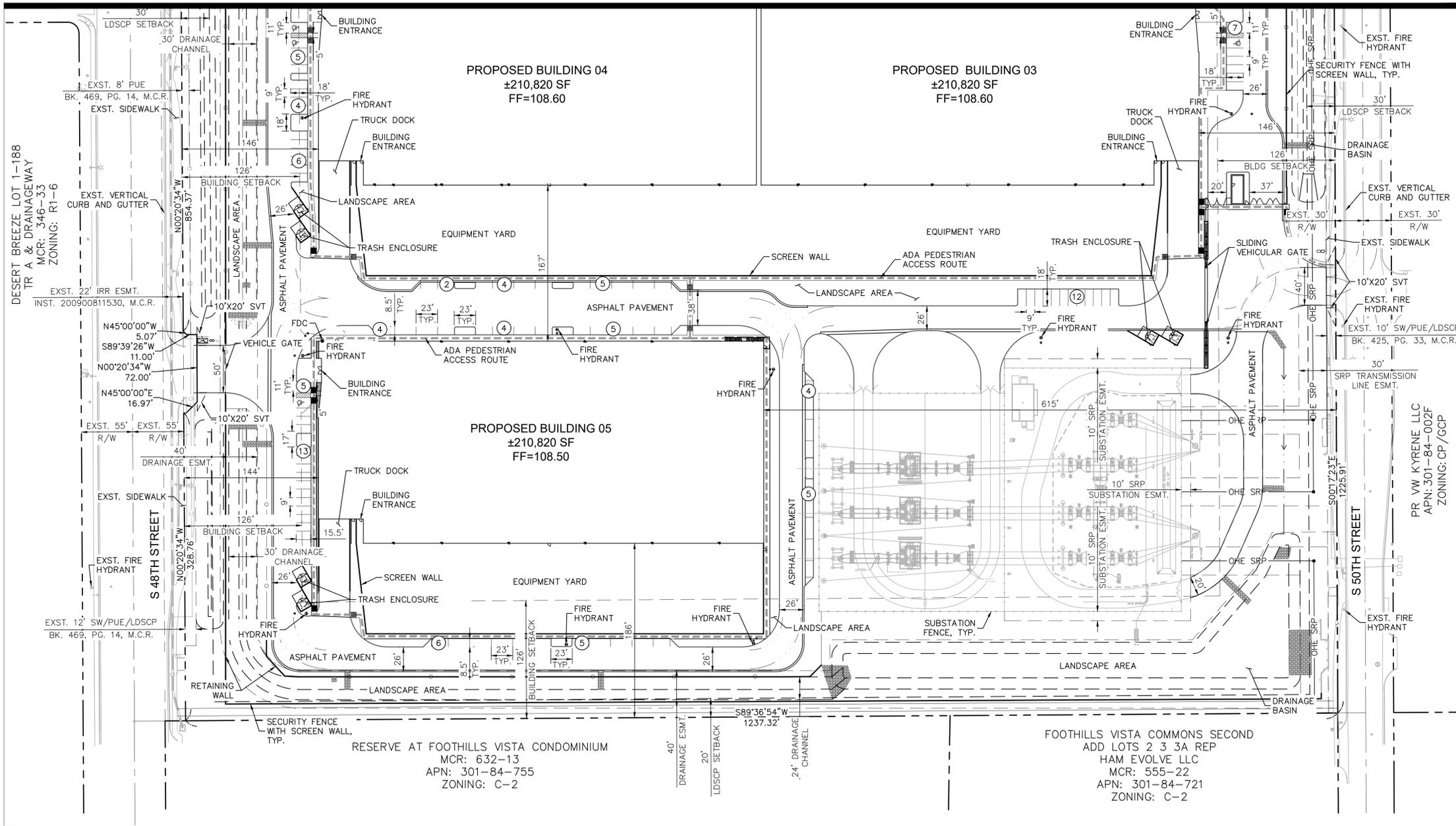


CITY OF PHOENIX
JAN 15 2026
Planning & Development
Department

PROJECT No.
291934000
SCALE (H): NONE
SCALE (V): NONE
DRAWN BY: GMS
DESIGN BY: GAM
CHECK BY: BCC
DATE: 01/09/2026

Professional Engineer
CERTIFICATE NO.
80324
B. CHRIS
COOK
Arizona 811
SDEV - 291934000.dwg
SP1
1 OF 7 SHEETS

MATCHLINE SEE SHEET SP2



VICINITY MAP
PHOENIX, AZ
N.T.S.

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
1681 East Camelback Road, Suite 400
Phoenix, Arizona 85016 (602) 944-5500

MENLO EQUITIES

ME PHX TECH CAMPUS

4801 EAST THISTLE LANDING DR

FINAL SITE PLAN

PHOENIX, AZ

CITY OF PHOENIX

JAN 15 2026

Planning & Development
Department



SP3
3 OF 7 SHEETS

PROJECT No.	291934000
SCALE (H):	1" = 60'
SCALE (V):	NONE
DRAWN BY:	GMS
DESIGN BY:	GAM
CHECK BY:	BCC
DATE:	01/09/2026

K:\PHX_Civil\291934000--East Thistle Landing Data Center\CADD\Improvement Plans\SP - 291934000.dwg; Layout:Layout2 Jan 07, 2026 - 5:56pm Gabby Mazzoli
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE
 OF AND RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Q.S.: 09-39,010-39 KVA#: 23-1632 SDEV: 2300419

SNELL & WILMER

Zoning Group

Nick Wood, Esq
Attorney

Mike Maerowitz, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Ryan McCann, AICP
Urban Planner

Maggie Dellow, AICP
Urban Planner

Ray Banker
Urban Planner

Simran Shah
Assistant Planner

Sarah Schiele, AICP
Planner Technician

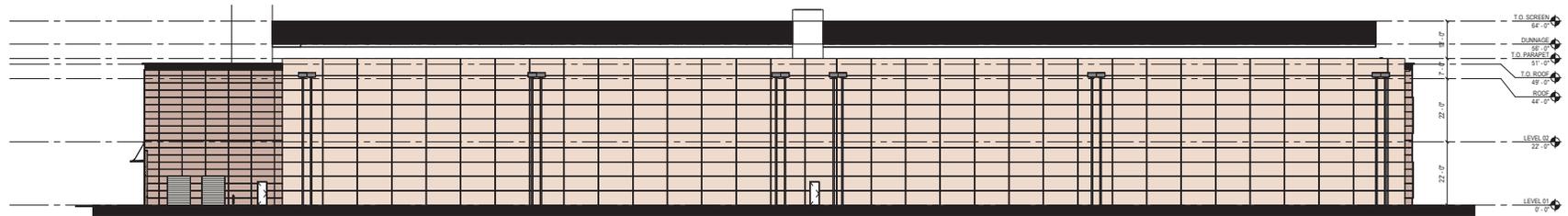
Thistle Landing
Elevations

MATERIALS LEGEND

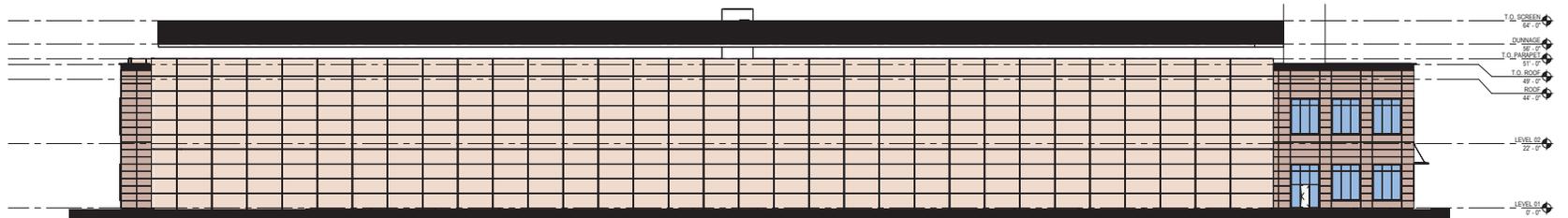
- PRECAST INSULATED CONCRETE PANELS (1'2")
- PREFINISHED INSULATED METAL PANEL (2'5")
- STOREFRONT SYSTEM WITH 1" IGUs
- PERFORATED SCREENING



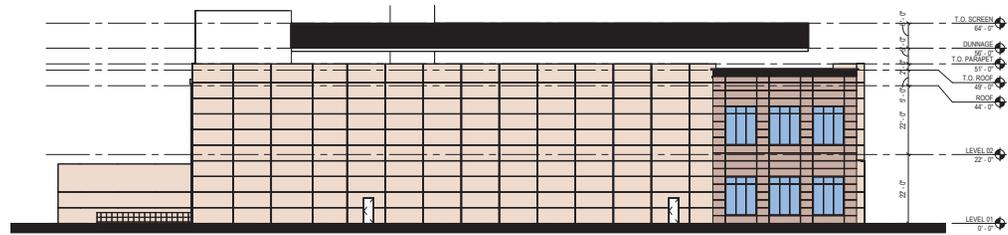
01 WEST ELEVATION (typical street facing)
SCALE: 1/16" = 1'-0"



02 SOUTH ELEVATION (typical equipment yard facing)
SCALE: 1/16" = 1'-0"



03 NORTH ELEVATION (typical interior/street facing)
SCALE: 1/16" = 1'-0"



04 EAST ELEVATION (typical interior facing)
SCALE: 1/16" = 1'-0"

Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
THISTLE DATA CENTER

Project Number
27.8322.000

Description
ARCHITECTURAL ELEVATIONS

Scale
As indicated

SD0.02

Sheet Filename
Designer

AHJ APPROVAL STAMP

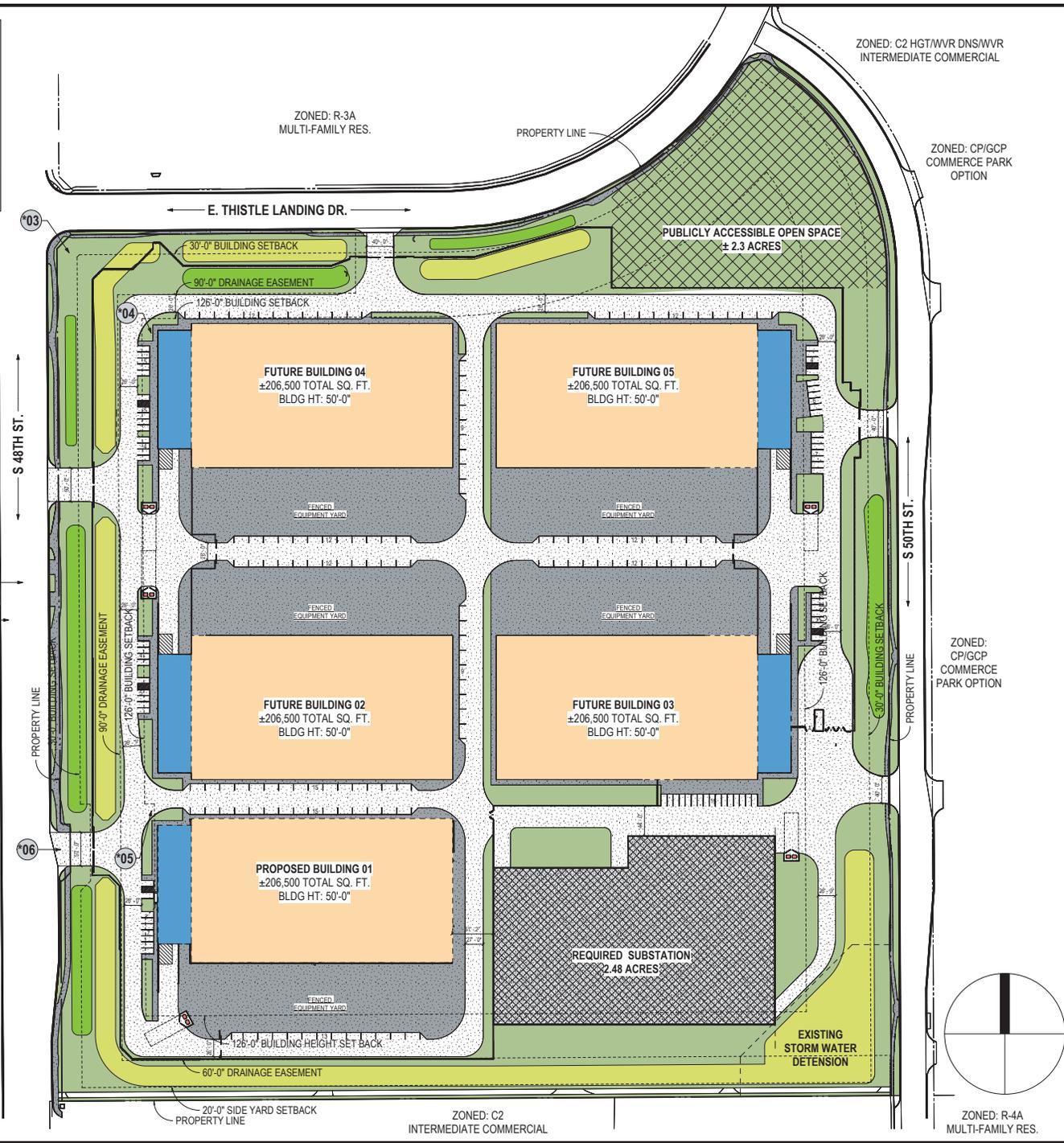
CITY OF PHOENIX

JAN 15 2026

Planning & Development
Department

11/25/2023 12:58:30 PM - Autodesk Docs: 10710221001-111441-Dwg - s=44927-02210221001-111441-Dwg - 021.rvt

- LEGEND**
- EQUIPMENT YARD
 - OFFICE AREA
 - MECHANICAL / ELECTRICAL ROOMS
 - TRASH / RECYCLING
 - STORMWATER AREAS
 - BERMING
 - 20'x20' LOADING ZONE
- *01 - VIEW FROM RESIDENTIAL
 *02 - OVERALL WEST ELEVATION
 *03 - NW VIEW PROPERTY LINE
 *04 - NW VIEW
 *05 - FACING BUILDINGS
 *06 - ENTRY DRIVE



PROJECT INFORMATION

PROJECT NAME: EAST THISTLE DATA CENTER
PROJECT ADDRESS: 4801, 4825, 4859 AND 4811 EAST THISTLE LANDING DR PHOENIX, ARIZONA

OWNER: MENLO EQUITIES
ARCHITECT: GENSLER 5005 GREENVILLE AVE. DALLAS, TEXAS 75206

ACCESSOR'S PARCEL NUMBER: CP/GCP COMMERCE PARK
EXISTING ZONING: NO CHANGE
PROPOSED ZONING: DATA CENTER
PROPOSED USE:

ALLOWED BUILDING HEIGHT: 18' WITH 30' OF PERIMETER, 1 INCREASE PER 3' ADDITIONAL SETBACK. MAXIMUM 68' TO 80' WITH USE PERMIT & SITE PLAN

PROPOSED BUILDING HEIGHT: 50'-0" (EXCLUDING EQUIP. & SCREENING)

STORIES: 2 EACH BUILDING

BUILDING SETBACKS:
 PERIMETER STREET: 30' MIN
 PERIMETER (NO STREET): 20' MIN
 INTERIOR (S STREET): 20' MIN
 INTERIOR (NO STREET): 0' MIN

LANDSCAPE SETBACKS:
 INTERIOR (NO STREET): 5' MIN

GROSS SITE AREA: 1,667,694.656 / ±38.285 ACRES
NET SITE AREA: 1,667,694.656 / ±38.285 ACRES
PROPOSED BUILDING AREA: 1,033,000 SQ. FT.
LOT COVERAGE: 61% ALLOWED
 516,500 / 1,667,694.6 = 31%

PARKING:
 SPECIFIED INDUSTRIAL USE: 1 SPACE / 3 EMPLOYEES
 TOTAL PARKING REQUIRED: 1,033,000 / 5500 = 188 SPACES
 TOTAL PARKING PROVIDED: 207 SPACES

OFF STREET LOADING: 6 SPACES (2 PER BUILDING)

GREEN LANDSCAPE AREA:
 REQ. PERIMETER LANDSCAPE: ±1.12 ACRES
 ADDITIONAL LANDSCAPE / PUBLIC PATHWAYS: ±7.4 ACRES
 PUBLICLY ACCESSIBLE OPEN SPACE: ±0.68 ACRES
 TOTAL: ±9.2 ACRES

SUBSTATION AREA: ±2.48 ACRES

- GENERAL NOTES**
- DEVELOPMENT AND USE OF THIS SITE WILL CONFORM WITH ALL APPLICABLE CODE AND ORDINANCES.
 - ALL NEW OR RELOCATED UTILITIES WILL BE PLACED UNDERGROUND. RE: CIVIL
 - ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE.
 - ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, AND OTHER MECHANICAL AND ELECTRICAL EQUIPMENT FROM EYE LEVEL ADJACENT TO ALL PUBLIC STREETS.
 - BARBED, RAZOR, OR CONCENTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
 - ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS AREA APPROVED PER THIS SITE PLAN.



AHJ APPROVAL STAMP

CITY OF PHOENIX
 DEC 11 2023
 Planning & Development Department

MENLO EQUITIES
 PHOENIX, ARIZONA

Gensler
 The Meadows Building
 2505 Greenville Avenue
 Dallas, TX 75206
 United States
 Tel: 214.272.1500
 Fax: 214.272.1505

Date Description

Seal / Signature

NOT FOR CONSTRUCTION

Project Name: THISTLE DATA CENTER
 Project Number: 27.8322.000
 Description: ARCHITECTURAL SITE PLAN

Scale: As indicated
SD0.01
 Sheet Filename: Designer

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01 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 60'-0"

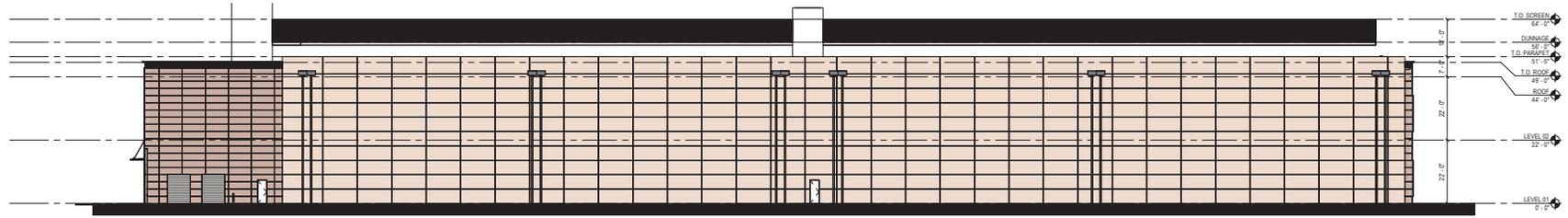
MATERIALS LEGEND

	PRECAST INSULATED CONCRETE PANEL (1")
	PREFINISHED INSULATED METAL PANEL (2.5")
	STOREFRONT SYSTEM WITH 1" IGUs
	PERFORATED SCREENING



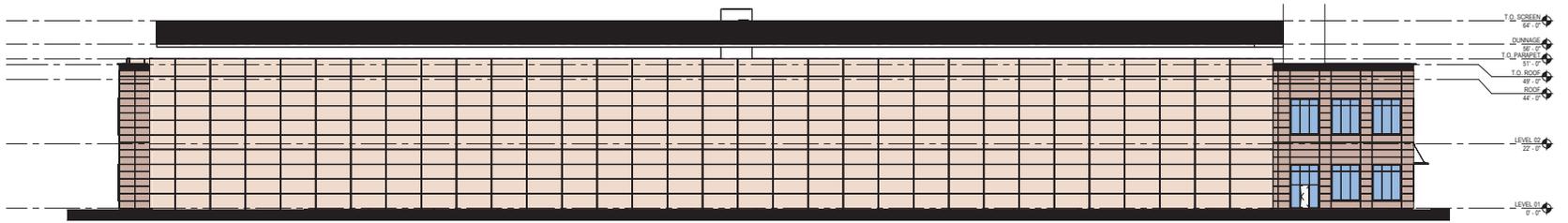
01 WEST ELEVATION (typical street facing)

SCALE: 1/16" = 1'-0"



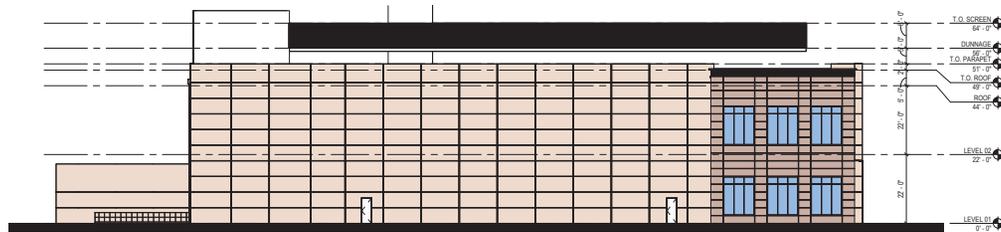
02 SOUTH ELEVATION (typical equipment yard facing)

SCALE: 1/16" = 1'-0"



03 NORTH ELEVATION (typical interior/street facing)

SCALE: 1/16" = 1'-0"



04 EAST ELEVATION (typical interior facing)

SCALE: 1/16" = 1'-0"

CITY OF PHOENIX

DEC 11 2023

Planning & Development
Department

AHJ APPROVAL STAMP

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
THISTLE DATA CENTER

Project Number
27.8322.000

Description
ARCHITECTURAL ELEVATIONS

Scale
As indicated

SD0.02

Sheet Filename
Designer

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Plant Materials Legend

Tree	CAL (in.)	Groundcovers	Size
Chitalpa tashkentensis	1 1/2"	Convolvulus mauritanicus	1 gal.
Chitalpa	1 1/2"	Ground Morning Glory	1 gal.
Ebenopsis ebano	1 1/2"	Eremophila prostrata	1 gal.
Texas Ebony	1 1/2"	Outback Sunrise Eremophila	1 gal.
Eucalyptus papuana	1 1/2"	Lantana sp.	1 gal.
Ghost Gum	1 1/2"	'New Gold' Lantana	1 gal.
Wilsonii Olive	1 1/2"	Lantana sp.	1 gal.
Olneya tesota	1 1/2"	'New Red' Lantana	1 gal.
Desert Ironwood	1 1/2"	Hymenoxys acaulis	1 gal.
Parkinsonia praecox	1 1/2"	Angelita Daisy	1 gal.
Palo Brea	1 1/2"	Teucrium chamaedrys 'prostratum'	1 gal.
Pistacia chinensis	1 1/2"	Prostrate Germander	1 gal.
Chinese Pistache	1 1/2"	Cacti/ Accents	Size
Prosopis hybrid	1 1/2"	Agave desmettiana	5 gal.
Thornless Mesquite	1 1/2"	Smooth Leaf Agave	5 gal.
Quercus fusiformis	1"	Aloe hyb. 'Blue Elf'	5 gal.
Escarpment Oak	1"	Blue Elf Aloe	5 gal.
Ulmus parvifolia 'Bosque'	1 1/2"	Bouteloua gracilis	1 gal.
Bosque Elm	1 1/2"	Blonde Ambition	1 gal.
Vitex agnus-castus	1 1/2"	Dasylium wheeleri	5 gal.
Chaste Tree	1 1/2"	Desert Spoon	5 gal.
		Hesperaloe parviflora 'Brakelights'	3 gal.
		Brakelights Red Yucca	3 gal.
		Nolina bigelovii	5 gal.
		Bear-grass	5 gal.
		Opuntia santa rita	5 gal.
		Purple Prickly Pear	5 gal.
		Vines	Size
		Rosa banksiae	5 gal.
		Lady Bank's Rose	5 gal.
		Inerts	Qty
		Decomposed Granite; 7/8" Screened	
		Carmel - Rock Pros	
		Midiron Sod	
		See Detail 5, Sheet LA6.1	

NOTES:
 1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
 2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
 3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

LEGEND

[Light Orange Box]	OFFICE
[Light Brown Box]	EQUIPMENT YARD
[Light Yellow Box]	FACILITY

CITY OF PHOENIX
 DEC 11 2023
 Planning & Development
 Department

City Council on matters heard by the Planning Hearing Officer on Feb. 21, 2024.

Summary

Application: PHO-2-24--Z-26-15-4

Existing Zoning: PUD

Acreage: 2.95

Owner: Perry Schroeder, Omninet Capital LLC

Applicant/Representative: Ed Bull, Burch & Cracchiolo P.A.

Proposal:

1. Request to modify Stipulation 8 regarding development commencement.

VPC Action: The Alhambra Village Planning Committee opted not to hear the case.

PHO Action: The Planning Hearing Officer recommended approval.

Location

Northwest corner of Central Avenue and Pierson Street

Council District: 4

Parcel Address: 4800 N. Central Ave.

This item was adopted.

91 Modification of Stipulation Request for Ratification of Feb. 21, 2024, Planning Hearing Officer Action - PHO-2-24--Z-127-96-6 - Southeast Corner of 48th Street and Thistle Landing Drive

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Feb. 21, 2024. This ratification requires formal action only.

Summary

Application: PHO-2-24--Z-127-96-6

Existing Zoning: CP/GCP

Acreage: 40.36

Owner: Thistle Income Partners, LLC c/o Menlo Equities

Applicant: Thistle Income Partners

Representative: Noel Griemsmann, Snell & Wilmer LLP

Proposal:

1. Request to modify Stipulation 1 regarding general conformance with the site plan dated Oct. 15, 1997.
2. Request to delete Stipulation 2 regarding a Comprehensive Sign Plan.
3. Technical Correction to Stipulation 3.
4. Request to modify Stipulation 7 regarding building height.
5. Request to delete Stipulation 8 regarding a landscaped entryway.
6. Request to delete Stipulation 9 regarding landscaped pedestrian walkways.

VPC Action: The Ahwatukee Foothills Village Planning Committee heard this request on Jan. 22, 2024, and recommended approval, with additional stipulations, by a vote of 8-0.

PHO Action: On Feb. 21, 2024, the Planning Hearing Officer recommended denial as filed, approval with modifications and additional stipulations.

Location

Southeast corner of 48th Street and Thistle Landing Drive

Council District: 6

Parcel Address: 4801 E. Thistle Landing Drive

This item was approved.

92 Modification of Stipulation Request for Ratification of Feb. 21, 2024, Planning Hearing Officer Action - PHO-1-24--Z-10-96-6 - Southwest Corner of 50th Street and Thistle Landing Drive

Request to authorize the City Manager, or his designee, to approve Planning Hearing Officer's recommendation without further hearing by the City Council on matters heard by the Planning Hearing Officer on Feb. 21, 2024. This ratification requires formal action only.

Summary

Application: PHO-1-24--Z-10-96-6

Existing Zoning: CP/GCP

Acreage: 1.6

Owner: Thistle Income Partners LLC c/o Menlo Equities

Applicant/Representative: Thistle Income Partners LLC

Proposal:

1. Request to delete Stipulation 1 regarding general conformance with the site plan date stamped October 1995.
2. Request to delete Stipulation 2 regarding building elevations.
3. Request to delete Stipulation 3 regarding loading docks.

VPC Action: The Ahwatukee Foothills Village Planning Committee heard this request on Jan. 22, 2024, and recommended approval by a vote of 8-0.

PHO Action: On Feb. 21, 2024, the Planning Hearing Officer recommended approval with an additional stipulation.

Location

Southwest corner of 50th Street and Thistle Landing Drive

Council District: 6

Parcel Address: 4801 E. Thistle Landing Drive

This item was approved.

Items 25, 33 and 34, Ordinance S-50662 was a request to authorize the City Controller to disburse funds, up to amounts indicated, for the purpose of paying vendors, contractors, claimants and others, and providing additional payment authority under certain existing city contracts. This section also requested continuing payment authority, up to amounts indicated below, for the following contracts, contract extensions and/or bids awarded. As indicated below, some items below require payment pursuant to Phoenix City Code section 42-13.

A motion was made by Councilwoman Ansari, seconded by Councilwoman O'Brien, that Items 25, 33 and 34 be adopted. The motion carried by the following vote:

Yes: 8 - Councilwoman Ansari, Councilwoman Guardado, Councilwoman Hodge Washington, Councilwoman O'Brien, Councilwoman Pastor, Councilman Robinson, Vice Mayor Stark and Mayor Gallego

No: 1 - Councilman Waring

25 Applied Economics, LLC

REPORT OF PLANNING HEARING OFFICER ACTION
 Byron Easton, Planner III, Hearing Officer
 Teresa Garcia, Planner I, Assisting

February 21, 2024

ITEM NO: 4	
	DISTRICT NO. 6
SUBJECT:	
Application #:	PHO-2-24--Z-127-96-6
Location:	Southeast corner of 48th Street and Thistle Landing Drive
Zoning:	CP/GCP
Acreage:	40.36
Request:	<ol style="list-style-type: none"> 1) Request to modify Stipulation 1 regarding general conformance with the site plan dated October 15, 1997. 2) Request to delete Stipulation 2 regarding a Comprehensive Sign Plan. 3) Technical Correction to Stipulation 3. 4) Request to modify Stipulation 7 regarding building height. 5) Request to delete Stipulation 8 regarding a landscaped entryway. 6) Request to delete Stipulation 9 regarding landscaped pedestrian walkways.
Applicant:	Thistle Income Partners LLC
Owner:	Thistle Income Partners LLC
Representative:	Thistle Income Partners LLC

ACTIONS:

Planning Hearing Officer Recommendation: The Planning Hearing Officer recommended denial as filed, approval with modifications and additional stipulations.

Village Planning Committee (VPC) Recommendation: The Ahwatukee Foothills Village Planning Committee heard this request on January 22, 2024 and recommended approval with additional stipulations by a vote of 8-0.

DISCUSSION:

Nick Wood, representative of Snell & Wilmer LLC, gave an overview of the site and modification requests. He stated the one of the primary concerns voiced by surrounding neighbors was building setbacks. He stated that even though the applicant is allowed up to 80-feet in height by the Zoning District, the buildings will be 56 feet tall with a minimum 126-foot setback. He stated the size of the

streets provides a greater distance from surrounding homes. He stated the substation will be 770 feet away from the nearest single-family home. He stated the park will be publicly accessible from 6:00AM-10:00PM and have substantial security 24/7. He stated in the event the project is phased; the park will be built when the final certificate of occupancy is issued.

Nikki Micale, 14817 South 46th Place, stated the applicant's public outreach map showed minimal dots for the southwest corner of 48th Street and Thistle Landing Drive. She stated that the before mentioned area is where her two properties are located and that she has video footage showing no one approached her homes for public outreach. She clarified that her neighbors attended the meeting because it was a work night. She stated that if the developer was interested in building a park, it would be located closer to 48th Street. She stated she is concerned with the heat, noise and traffic generated for the proposed site.

Byron Easton, Planning Hearing Officer, asked Mr. Wood if he can provide data regarding daily trips generated for the proposed site.

Mr. Wood stated the existing site would produce 226 daily a.m. arrival trips and 59 daily a.m. departure trips during peak morning times at full capacity; the proposed project would produce 65 daily a.m. arrival trips and 51 departing. He stated the existing site would produce 56 arrivals and 160 departing during peak evening times; the proposed project would produce 28 arrivals and 65 departing.

Mr. Easton asked how the park will be fenced.

Mr. Wood stated the conceptual plan may not indicate the actual shape of the park. He stated when the geometry is determined, the fence and gates will be designed to go around the perimeter of the park.

Mr. Easton recommended denial as filed, approval with modifications and additional stipulations.

FINDINGS:

- 1) The request to modify Stipulation 1 regarding general conformance with the site plan dated October 15, 1997 is recommended to approved with a modification to replace the general conformance stipulation with targeted, specific stipulations that ensure the site plan adheres to goals that were agreed upon by the developer and surrounding neighborhoods. The first stipulation ensures that the developer will maintain a minimum 126' perimeter building setback as depicted on the proposed site plan. The second stipulation ensures that the substation will be located away from the single-family residential neighborhoods adjacent to the site as shown on the proposed site plan. The third stipulation ensures that the park will

be constructed to the size and location as shown on the proposed site plan and will operate at the hours listed by the fourth stipulation.

The original stipulated site plan consisted of four (4), L-shaped buildings that were designed for a call center use, higher employee numbers/parking and more traffic. The proposed use will produce lower impacts to the community, will provide more dense landscaping and will provide 24 hour security to the area.

- 2) The request to delete Stipulation 2 regarding a Comprehensive Sign Plan is approved. There is no need for a CSP with one, unified user.
- 3) The request for a technical correction to Stipulation is approved.
- 4) The request to modify Stipulation 7 regarding building height is recommended for approval to match the proposed design of the data center, which require additional interior height for operational uses. As such, in order to accommodate this Project, this application requests to modify this stipulation so that the maximum permitted building height is in conformance with the Zoning Ordinance's baseline standards for the CP/GCP zoning district (which is the Property's underlying zoning).
- 5) The request to delete Stipulation 8 regarding a landscaped entryway feature is recommended for approval. Since the Project is no longer a commercial center, an entryway feature is no longer required.
- 6) The request to delete Stipulation 9 regarding landscaped walkways is recommended denial as filed. Workers on site will still need walkways to connect to the other buildings and adjacent right of ways for public transit access.
- 7) The new stipulation is added to provide clarity for City Staff regarding the timing of the of the construction of the publicly accessible open space (park) and how that it now tied to the certificate of occupancy for the final building on the site. This stipulation allows for the buildings that are build in earlier phases be completed an occupied while allowing the installation and completion of the park to be timed by the contractor to avoid conflicts with construction equipment. It is noted by the Planning Hearing Officer and agreed upon by the applicant that the Phasing Plan referenced by the stipulation be submitted to the Development Division for Director approval at the time of preliminary site plan review.
- 8) The applicant did not submit a Proposition 207 waiver of claims prior to the Planning Hearing Officer hearing. Submittal of this form is an application requirement. An additional stipulation is recommended to

require the applicant to record this form and deliver it to the City to be included in the rezoning application file for record.

STIPULATIONS:

1.	<p>That development be in general conformance with the site plan dated October 15, 1997 as may be modified by the following stipulations, and the Development Services Department.</p> <p>THE DEVELOPER SHALL PROVIDE MINIMUM 126' BUILDING SETBACKS FROM ALL PERIMETER PROPERTY LINES, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 11, 2023, AND AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
2.	<p>THE PROPOSED SUBSTATION SHALL BE LOCATED IN THE SOUTHEAST QUARTER OF SITE, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 11, 2023, AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
3.	<p>THE DEVELOPER SHALL PROVIDE AN APPROXIMATELY 2 ACRE PUBLICLY ACCESSIBLE OPEN SPACE AREA IN THE NORTHEAST QUARTER OF THE SITE, AS DEPICTED ON THE SITE PLAN DATE STAMPED DECEMBER 11, 2023, AND AS APPROVED OR MODIFIED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.</p>
4.	<p>THE PUBLICLY ACCESSIBLE OPEN SPACE SHALL BE OPEN TO THE PUBLIC FROM 6AM-10PM.</p>
2.	<p>That the property be subject to a Comprehensive Sign Plan per Section 705.JJJ of the Zoning Ordinance. The sign plan shall convey a sense of continuity between the buildings and the property as a whole.</p>
5. 3.	<p>That all buildings within the project shall be harmonious with each other and each building elevation shall be consistent and continuous in design and materials around the building, as approved by the PLANNING AND Development Services Department.</p>
6. 4.	<p>That the following right-of-way dedications be provided:</p>
a.	<p>A 55-foot half street and landscape/sidewalk for 48th Street.</p>
b.	<p>A 33-foot half street and a 10-foot landscape/sidewalk easement for</p>

	Thistle Landing Drive; and
c.	A 35-foot half street and a 10-foot landscape/sidewalk easement for 50th Street;
d.	An 18-foot by 18-foot triangle at 48th Street and Thistle Landing Drive.
7. 5.	Additional right-of-way dedications may be required upon review of the final approved Traffic Impact Study by the Street Transportation Department.
8. 6.	The Developer shall construct all streets within and adjacent to the development with paving, curb, gutter, sidewalk, streetlights, median islands, landscaping and other incidentals as per plans approved by the City.
9. 7.	That no buildings shall exceed 56- FEET one story in height.
8.	That a landscape entryway feature be provided at the northwest corner of the site approved by the Development Services Department.
10. 9.	That Landscaped pedestrian walkways SHALL be provided throughout the site connecting buildings and adjacent rights-of-way as approved by the Development Services Department.
11.	IN THE EVENT THE PROJECT IS PHASED, THE PUBLICLY ACCESSIBLE OPEN SPACE WILL NOT BE REQUIRED TO BE COMPLETED UNTIL PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE LAST BUILDING OF THE PROJECT, AS PER A PHASING PLAN FOR THE OVERALL PROJECT, AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.
12.	PRIOR TO PRELIMINARY SITE PLAN APPROVAL, THE LANDOWNER SHALL EXECUTE A PROPOSITION 207 WAIVER OF CLAIMS IN A FORM APPROVED BY THE CITY ATTORNEY'S OFFICE. 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.

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Clifford Mager said much of the General Plan is high level and strategic, and asked what items in the plan are more relevant to the community of Ahwatukee Foothills. **Mr. Moric** explained through previous discussions with the Committee the highest rated core value was “Connecting People and Places,” and the other Core Values ranked in order of priority were “Strengthen Our Local Economy”, “Create a Network of Vibrant Cores, Centers, and Corridors”, “Build The Sustainable Desert City” and “Celebrate Our Diverse Communities & Neighborhoods”.

PUBLIC COMMENTS

None.

MOTION

Toni Broberg motioned to amend the General Plan to incorporate the 2025 General Plan Update. **Kimberly Barua** seconded the motion.

VOTE

7-1, Motion to amend the General Plan to incorporate the 2025 General Plan Update passed with Committee Members Barua, Broberg, Mager, Maloney, Meier, Pritchette, Fisher and Chair Gasparro in favor; and Schiller opposed.

4. **PHO-1-24--Z-10-96-6**: Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located at the southwest corner of 50th Street and Thistle Landing Drive. Request to delete stipulation numbers 1, 2, and 3 regarding general conformance with the site plan, building elevations, and loading docks.
5. **PHO-2-24--Z-127-96-6**: Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located at the southeast corner of 48th Street and Thistle Landing Drive. Request to modify stipulation numbers 1 and 7 regarding general conformance with the site plan and building height; request to delete stipulation numbers 2, 8, and 9 regarding a comprehensive sign plan, landscaped entry, and landscaped pedestrian walkways; and a technical correction to stipulation number 3.

Item No. 4 (PHO-1-24—Z-10-96-6) and Item No. 5 (PHO-2-24--Z-127-96-6) are inter-related cases and were heard together.

3 members of the public registered to speak on this item.

STAFF PRESENTATION

Matteo Moric, staff, introduced Case PHO-1-24—Z-10-96-6 along with the case PHO-2-24—Z-127-96-6 which Mr. Moric stated were interrelated.

Mr. Moric provided an overview identifying the location of the site, showed an aerial of the existing buildings which were proposed to be demolished, noted the surrounding zoning, and shared the proposed site plan and building elevations.

Mr. Moric then read through the stipulations which were proposed to be deleted as part of Case No. PHO-1-24—Z-10-96-6. Mr. Moric then identified the stipulations to be modified or deleted as part of Case No. PHO-2-24—Z-127-96-6.

Chair Gasparro explained that this was not a rezoning case and was only for stipulation modifications which was a courtesy presentation by the applicant.

APPLICANT PRESENTATION

Nick Wood, applicant representative, with Snell and Wilmer, LLP, stated this request was a change with the site plan and building elevations. Mr. Wood indicated that in the middle of the 1990's City Council started stipulating rezoning cases to ensure they understood which site plan and elevations would be built. Mr. Wood commented that this is what happened here with this case. Mr. Wood said the stipulation back then said one story building, which today sits a 30-foot-tall building. Mr. Wood noted a lot of time was spent with the subdivision next door and stated the notification covered a greater area than what is required by code and added they went door to door through the neighborhood.

Mr. Wood stated this request was equivalent to a down zoning because the site currently provided 2,300 parking spaces as part of what was a call center, and the number parking spaces was being reduced significantly. Mr. Wood also stated the proposal would reduce a lot of traffic from the roadways. Mr. Wood mentioned his client Menlo Equities owned the property for nearly nine years. Mr. Wood stated Menlo Equities received calls from many brokers who wanted to put multifamily development on the site and said this would have been a ton of multifamily for the area. Mr. Wood added Menlo Equities has high-tech centers which can do research and development and data storage. Mr. Wood noted this proposal was a hybrid technology center which would include high-tech and research and development companies in addition to a data center.

Mr. Wood stated the proposed development would dramatically reduce the traffic levels and increase the landscaping. Mr. Wood also indicated there were areas on the site which were home to urban campers. Mr. Wood commented the proposal will modify the use, landscaping, and add security to the site which Mr. Wood noted would improve the status quo and create a safer environment.

Mr. Wood indicated the current zoning CP/GCP would allow up to 56 feet. Mr. Wood said the site plan includes five buildings which were setback from the perimeter of the site and on the north, a park would be created which the developer would maintain and make available to the neighborhood. Mr. Wood

stated they'd have the neighbors design for the activity component of the park. Mr. Wood added there would be a gate to close the park off at night. Mr. Wood said the substation is necessary for data storage and they are not changing the curb cuts and all along the project are security fencing with gates. Mr. Wood showed cross sections and pointed out the grade separation was six feet. Mr. Wood noted the wrought iron fence would match the colors of the building. Also, Mr. Wood noted the park is a response to what people want to see including amenities such as fitness zones, dog park, ramadas, climbing structures, etc.

Mr. Wood showed that there was more of a setback along the perimeter than what was being provided today. Mr. Wood said that it was a significant building setback from the nearest homes and the substation would have a decorative wall. Mr. Wood said Menlo does everything with quality architecture and design. Mr. Wood stated much of the building would be stone and there would be great landscaping. Mr. Wood stated the lushness of the landscaping is significant.

Mr. Wood showed the stipulations of the previous zoning case which were being modified and the site plan which was approved in 1995. Mr. Wood also added proposed Stipulation Nos. 8 through 10. Stipulation No. 8: During construction of development, primary access for deliveries and construction related access shall be from 50th Street or as approved by the City of Phoenix Street Transportation Department; Stipulation No. 9: The publicly accessible open space shall be owned and maintained by the property owner; and Stipulation No. 10: The hours of accessibility to the publicly accessible open space shall be generally consistent with City of Phoenix Parks & Recreation Department Park hours (currently 6am – 10pm), or as otherwise approved by the Parks & Recreation Department.

Mr. Wood also explained the stipulations to be removed as part of PHO-1-24--Z-10-96-6.

Mr. Wood said for the community outreach they went out to the neighborhood and received 122 letters of support, 27 verbal supports and 35 neutral which was described as people did not care what is being done, and 6 clear no's where Mr. Wood said people just hate it. Mr. Wood indicated that time was spent explaining to the neighbors the zoning is not changing, and that they were building something new and tearing down the existing buildings.

QUESTIONS FROM COMMITTEE/APPLICANT RESPONSE

Clifford Mager asked if they would activate the park and maintain it, and Mr. Wood clarified they would.

Mr. Mager asked if the landscaping would be maintained by the operator, Menlo. **Mr. Wood** said it would be maintained by Menlo and not the City.

Mr. Mager asked if there was a common nature of the no votes. **Mr. Wood** said they did not like the change, construction, dust, etc.

Toni Broberg inquired about the duration of construction. **Allison Koo** with Menlo Equities said construction would be staged overall for approximately 18 to 24 months.

Mike Schiller noted the area near the substation did not have a security fence. **Mr. Wood** said they have the option to move the fence and they could gently move the urban campers away if that becomes a problem.

Mr. Wood added SRP would build the substation.

Mr. Mager asked about the culvert and how the property carries a lot of water southeast. **Mr. Wood** said the city would require the site to retain enough water onsite and to hire a hydrologist and civil engineer. **Mr. Mager** said that from Thistle Landing Drive and 48th Street a lot of water is carried. **Mr. Mager** asked how they would handle the drainage. **Mr. Wood** said they would need to keep enough water onsite and much of it in underground tanks.

Mr. Mager said directly north of the northeast corner of 48th Street and Thistle Landing Drive has had tendency to flood nearby and goes somewhere underground and asked if there was an opportunity for the Street Transportation Department to look at it and deal with the flooding. **Mr. Wood** said there were lots of the older projects which did not have the same civil requirements for storm water.

Chair Gasparro said data centers typically require lots of power and water use. **Mr. Wood** said they worked on lots of data centers, and they used to use water to cool the electronics. But with today's technology will not need to use as much water as the older projects.

Toni Broberg asked about the noise generated from the project and **Mr. Wood** said with the new technology it is a quiet user.

PUBLIC COMMENTS

Richard Dunlap said he was the nearest backyard to the proposed development and was concerned of what was portrayed for the heights compared to what is existing. **Mr. Dunlap** felt it was substantially higher and indicated the triangle park area was something he encouraged. **Mr. Dunlap** wanted Building Number 3 to push the highest point away and asked how power was being brought to the building. **Mr. Dunlap** was concerned with how much higher the buildings would be and was concerned they would look institutional.

Mr. Wood said the current building was one story and 30 feet tall, and the proposal is for a 56-foot-tall building. Mr. Wood said the buildings would be 26 feet taller than the existing buildings, but they would be moved further away from the perimeter and there is a grade separation of six feet, so Mr. Wood felt the buildings would appear to be 50 feet tall. Also, Mr. Wood said the landscape with the trees would help soften the building. Mr. Wood noted many of his clients make one big building, but here are five separate buildings which make a big difference for the visual effect.

Chair Gasparro said the neighbor asked about power to the site and substation and **Mr. Wood** said he did not know the answer to this question.

Shashi Channar had several questions and asked why they could not use the four existing buildings and turn the site into a data center. Mr. Channar also asked about traffic demand and wondered why there was not a lot of parking proposed on the site. Mr. Channar also wanted to know if it was a 24-hour operation facility and where people are going to park when visiting the proposed park. Additionally, Mr. Channar asked about sound mitigation and wanted to know the amount of decibels that would be heard. Mr. Channar also questioned the length of each building and where the retention basin is being located.

Mr. Wood responded that the existing four buildings were old and antiquated and cannot be converted to a data center, the existing buildings need to come down, he said the existing buildings were ugly and that because of technology today noise will not be a problem and said this was not strictly a data center. Mr. Wood added that parking for the park could be designed on site but indicated most people could walk to the park. Mr. Wood said there would be 240 parking spaces compared to the 2300 parking spaces provided today. Mr. Wood clarified this was a highly secured site and the purpose of the security was because it would be used for very high tech and data storage.

Felicia Muller said she was with the Crimson Mountain Homeowner's Association across the street. Ms. Muller expressed concerns if there were enough parking spaces provided because if not it could lead to parking on their streets and concerns with the unhoused population.

Mr. Mager said this project was taller than the Converge Logistics site to the east.

Chair Gasparro provided clarity that the site plan indicated 208 parking spaces and the applicant said 240 parking spaces. Chair Gasparro reminded everyone that the item was a courtesy and that there would be two possible motions.

MOTION

Toni Broberg made a motion to recommend approval of PHO-1-24—Z-10-96-6. **Kimberly Barua** seconded the motion.

VOTE

8-0, Motion to recommend approval of PHO-1-24—Z-10-96-6 passed with Committee Members Barua, Broberg, Mager, Maloney, Meier, Pritchette, Schiller and Chair Gasparro in favor.

Chair Gasparro clarified that Agenda Item No. 5 is for the larger portion of the property and larger buildings.

MOTION

Toni Broberg made a motion to recommend approval of PHO-2-24—Z-127-96-6 with additional stipulations. **Kimberly Barua** seconded the motion.

VOTE

8-0, Motion to recommend approval of PHO-2-24—Z-127-96-6 with additional stipulations passed with Committee Members Barua, Broberg, Mager, Maloney, Meier, Pritchette, Schiller and Chair Gasparro in favor.

Mr. Mager commented on his votes as in favor but wants to note that there is a great tendency to have land not activating the street or neighborhood and believed when we talk about city centers this is a missed opportunity, and added this is a bigger issue than for this case and this applicant.

Mr. Moric reminded the Committee and public that these items would go to the Planning Hearing Officer (PHO) on February 21, 2024.

6. **PHO-2-24--Z-289-D-84-6**: Presentation, discussion, and possible recommendation regarding a request to modify stipulations of entitlement for the property located at approximately 170 feet north of the northwest corner of 19th Place and Desert Willow Drive (14004 South 19th Place). Request to modify Hillside stipulation number 7 regarding allowed grading for single-family detached homes.

Four members of the public registered to speak on this item, one in opposition.

STAFF PRESENTATION

Matteo Moric, staff, introduced the request to modify stipulations of entitlement at 14004 South 19th Place. Mr. Moric showed the location of the parcel and stated it is within The Foothills at South Mountain Park PCD which is approximately eight square miles in area. Mr. Moric noted the property is zoned R1-8 PCD and identified the modification requested. Mr. Moric added that the Committee may want to keep in mind that a possible recommendation should