

METRO NORTH CORPORATE PARK



A PLANNED UNIT DEVELOPMENT Amendment No. 1

Case Z-29-A-14-1
Land Use and
Development Standards

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A Planned Unit Development (“PUD”) is intended to be a stand-alone document of zoning regulations for a particular project. Provisions not specifically regulated by the PUD are governed by the Zoning Ordinance. A PUD may include substantial background information to help illustrate the intent of the development. The purpose and intent statements are not requirements that will be enforced by the City. The PUD only modifies zoning ordinance regulations and does not modify other City Codes or requirements. Additional public hearings may be necessary such as, but not limited to, right-of-way abandonments.

This PUD provides the regulatory zoning provision designed to guide the implementation of the overall development plan through the City of Phoenix development review and permit process. The provisions provided within this PUD shall apply to all property within the PUD project boundary. The zoning and development standards provided herein amend various provisions provided by the City of Phoenix Zoning Ordinance (as adopted and periodically amended). In the event of a conflict between a use, a development standard, or a described development procedure between the City of Phoenix Zoning Ordinance and the PUD, the PUD shall prevail.

PUD General Statement

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A. Executive Summary

When this **Metro North Corporate Park** Planned Unit Development (“PUD”) was adopted by the Phoenix City Council in 2014, it established a vision for the subject property (“Property”), which was the site of a former GE/Honeywell computer manufacturing facility. The vision was to reinvent this Property for office, employment, commerce and light industrial uses.

The approved **Metro North Corporate Park** PUD zoning on the Property advances the City’s economic development goals by accommodating commerce, light industrial, warehouse, and distribution uses that generate jobs and expand the tax base. The existing **Metro North Corporate Park** PUD provides flexibility to create a balanced mix of employment opportunities and reinforces this area’s role as an economic driver for the City.

The purpose of the proposed Amendment No. 1 to the **Metro North Corporate Park** PUD is to: 1) identify data centers as a permitted use, 2) establish data center use and health/safety protections applicable to a data center use on the Property, 3) revise the north boundary perimeter landscape setback adjacent to a commercial or industrial uses, and 4) eliminate the Color Palette requirements contained in the Design Guidelines section of the **Metro North Corporate Park** PUD.

On December 17, 2014, the approximately 43-acre Property was rezoned from Intermediate Commercial (C-2) and Industrial Park (IND. PK) to **Metro North Corporate Park** PUD to allow employment opportunities that implement the greater vision of the City of Phoenix for

development along the I-17 Freeway corridor.

The original purpose of this **Metro North Corporate Park** PUD remains the same as originally approved, which is to create specific standards to guide the development of the Property. The Property is a completely self-contained site that has two fronts. One onto 30th Avenue and one onto the I-17 Frontage Road along the east side of the Property.

The irregular shaped Property is located south of Thunderbird Road, a major arterial road, and bounded by 30th Avenue (a private street) on the west and by the I-17 Freeway Frontage Road on the east. Access is provided via Thunderbird Road from the north; Sweetwater Road from the south; I-17 Freeway Frontage Road on the east and 30th Avenue from the west. 30th Avenue is not a public street; however, access easements have been granted through the CC&R recording. The I-17 Frontage Road and 30th Avenue provide limited access to the Property.

The subject site is approximately 43 acres in size and includes approximately 750,000 square feet of building area. This **Metro North Corporate Park** PUD will help prevent vacant and underutilized land and buildings, which will help avoid issues such as blight, mischief, illegal dumping and unsightliness.

The overall Property within the **Metro North Corporate Park** PUD includes 5 parcels under a common ownership. The three larger existing buildings were built on the Property in 1974 and 1975 and are the former site of GE/Honeywell computer manufacturing facility.

The existing **Metro North Corporate Park** PUD zoning on the Property provides an exceptional opportunity for office, employment, commerce and light industrial business, which in turn creates jobs and broadens the City's tax base. The approved **Metro North Corporate Park** PUD zoning on the Property also contributes to the orderly growth of the City and provides uses needed to balance growth and commerce.

B. Purpose and Intent

1. History of the Property

Metro North Corporate Park ("MNCP") has a well-established history of careful planning and long-term investment. In 1994, Dimension Financial & Realty Investments, Inc. acquired the 160-acre property with the vision of transforming it into a modern, mixed-use corporate campus. Over the past 31 years, this vision has been realized through a comprehensive master plan that has strategically integrated a broad range of residential, retail, office, and industrial uses to create a dynamic and sustainable environment. Key components of the development include an APS substation, major national retailers such as Lowe's, Best Buy, and new City of Phoenix Fire and Police facilities (former Fry's Electronics site), educational facilities such as a medical school, multiple high-security data centers, back-office operations, and the State of Arizona Department of Economic Security facility.

A key component of the master planning was the establishment of comprehensive CC&R's and the creation of a professionally managed association, designed to maintain the integrity and campus

appearance. This has ensured consistent quality across all development phases while also relieving the City of Phoenix from the responsibility of maintaining private roadways, landscaped boulevards, and other common areas. As a result, MNCP has not only delivered significant economic and employment benefits to the region but has also set a precedent for high-quality, privately maintained corporate campuses within the city.

2. Project Overview and Goals

OVERVIEW:

This PUD Amendment No. 1 does not change the original purpose of the existing PUD zoning for the approximately 43 acres of Property located south of the southwest corner of I-17 Freeway and Thunderbird Road (on the west side of the I-17 Freeway). The purpose remains the same, which is to enable the creation, development, and re-development of an infill, employment campus that caters to a broad range of supportive uses.

This project was originally built under Industrial Park (IND. PK) zoning, but after several years of extremely low tenant occupancy, the original PUD approved in 2014 expand the allowable uses to include not only employment/industrial, office/medical uses, but also a variety of retail and service uses.

The concept behind this **Metro North Corporate Park** PUD is to provide the ability for meaningful development to occur in response to current market conditions both now and in the future. As market trends continue to evolve and new business ventures seek to locate in this area, this document will provide a

general framework of guidelines, expectations of permitted uses and design standards in order to ensure compatibility with the general area.

The proposed Amendment No. 1 to the Metro North Corporate Park PUD supports this same concept by: (1) identifying a data center use as a permitted use on the property; (2) establishing use criteria and health/safety protections to ensure any data center development is compatible with the surrounding area; (3) refining the north boundary landscape setback to create a more logical transition to adjacent commercial uses, and (4) removing outdated Color Palette requirements to allow greater design flexibility while maintaining quality development.

GOALS:

The goal of the ***Metro North Corporate Park*** PUD and this Amendment No. 1 is to become a preferred option for employment-related uses along this part of the I-17 Freeway corridor. The original PUD was prepared pursuant to Section 671 of the Zoning Ordinance of the City of Phoenix in order to establish the regulatory framework for this plan that will emerge and develop over the next decade. This Amendment No. 1 to the ***Metro North Corporate Park*** PUD follows the same regulatory framework approach.

This land use and development standards narrative is intended to be a standalone document comprised of zoning regulations, including permitted uses, development standards and design guidelines for the project. Further, this PUD includes general background information to help illustrate the intent of the development. All images including the site plan and illustrative photos of various types of

uses are conceptual representations of the proposed character and quality of the development. Provisions not specifically regulated by the ***Metro North Corporate Park*** PUD and this Amendment No. 1 are governed by the City's zoning ordinance. This PUD Amendment No. 1 only modifies the List of Uses section, includes a new section for data center use criteria and health/safety standards and modifies the Development Standards sections of the original PUD. It does not modify other City Codes or requirements.

3. Overall Design Concept

The site is located adjacent to one of the City's most desirous employment and industrial corridors and enjoys excellent regional access due to its strategic location just off the I-17 West Freeway. As previously noted, the subject Property also has immediate access to Thunderbird Road, Sweetwater Avenue and full-freeway access at Thunderbird Road and I-17 intersection.

The site's critical setting adjacent to the freeway corridor and arterial roadways gives the existing site a unique opportunity to attract a wide spectrum of commercial, office, and commerce park users who seek excellent freeway access and nearby employment, commercial services and good public transportation.

The existing building architecture provides a distinct yet complimentary environment in keeping with other existing types of uses in the area. Future redevelopment or new development for buildings may follow with the overall architecture character or may choose to develop a complimentary architectural theme. This will be determined upon a

future user (which is undetermined at this time).

Metro North Corporate Park PUD is a planned, employment campus development that will provide opportunities for a stand-alone or combination of uses including (but not limited to) business park/commerce park uses, office, restaurants, banks, general retail uses as well as storage and manufacturing.

C. Land Use Plan

The existing **Metro North Corporate Park** PUD is intended to expand on employment opportunities for this underutilized Property, to implement the City of Phoenix's vision for this area, and to allow new business opportunities for employment users who seek nearby freeway access and freeway frontage. The overall goal is reenergize this site with business/commerce park users in an employment campus along the I-17 Freeway corridor.

This project was originally built under Industrial Park (IND. PK) zoning, but after several years of extremely low tenant occupancy, the Property was rezoning to **Metro North Corporate Park** PUD in 2014 to expand the allowable uses to include not only employment/industrial, office/medical uses, but also a variety of retail and service uses.

One purpose of this Amendment No. 1 request is to identify a data center use as a permitted use by right, which will support economic growth and technological investment, and to establish use criteria and health/safety protections to ensure any data center development is compatible with the surrounding area. With

today's demand for technology, it is important to allow additional data centers that are relatively similar in terms of size and scale to a data center that operated on the Property for many years. Doing so ensures meaningful development can continue to occur in response to current market conditions both now and in the future. As market trends continue to evolve and new business ventures seek to locate in the area, this document will provide a general framework of guidelines, expectations of permitted uses and design standards in order to ensure compatibility with the general area.

The types of uses allowed in this district include industrial uses, general office, warehouse, and retail and commercial uses that support these employment uses.

Allowing this reuse of this site complies with the City's General Plan and the City's Zoning Ordinance and will allow the underutilized buildings to be remodeled and occupied with uses that are compatible and appropriate for this site and the area. This **Metro North Corporate Park** PUD provides additional opportunity for commercial, office or light industrial businesses to locate in a strategic freeway location bringing new jobs and sales tax to the area and put a passed over parcel into productive use after years of laying fallow.

C.1 Land Use (This Amendment No. 1)

Data centers were not defined or explicitly listed as a permitted use in the Phoenix Zoning Ordinance and therefore were addressed via informal interpretation. This interpretation was based on the state-of-the-art of data center technology

as it then existed; however, as the state-of-the-art of data center technology rapidly advanced in recent years, it was found that the informal interpretation did not adequately address the changes to size and scale of, and the related significant health/safety issues associated with, modern data centers. Therefore, in July 2025, the Phoenix City Council adopted a text amendment that added a definition for data center and established regulations for approval of new data centers.

Metro North Corporate Park has a long-standing technological legacy dating back to the early 1960s, when it first served as a tech campus for General Electric. This site played a key role in the development and use of advanced software systems and high-speed mainframe computers for many years. Honeywell later assumed operations, continuing the software and mainframe business before forming a joint venture with Bull Information Systems to expand these technologies to a global market. Together, Honeywell/Bull Information Systems established one of the Phoenix area's first data centers on the property, with more than 100,000 square feet of raised-floor space powered by dedicated APS electrical service. APS continues to operate a major substation within Metro North Corporate Park, underscoring the site's capacity for power-intensive users. Over the past five decades, companies including General Electric, Honeywell, Bull Information Systems, and Dell have maintained high-tech operations here, cementing the property's status as a proven location for advanced computer and data center facilities.

This Amendment No. 1 seeks to identify a data center use as a permitted use by

right. This amendment also establishes use criteria and health/safety protections to ensure any data center development is compatible with the surrounding area.

The City's text amendment was aimed at making sure the City Council would have the ability to review data center requests before they proceeded. The City Council wanted to make sure sites were appropriate for the use. But here, there was already an older, smaller-scale data center that operated for many years, without issue. The Amendment No. 1 to the ***Metro North Corporate Park*** PUD simply identifies that a data center use is a permitted use because actual operations, at a smaller size and scale, have already proven this to be an appropriate site.

Additionally, the City's text amendment established data center requirements that were designed to address health and safety concerns that are most severe in very large data center operations. Smaller sites with 100,000 square feet or less of data center operations, which would be the maximum size allowed within this ***Metro North Corporate Park*** PUD, present health/safety concerns that can appropriately be addressed within a site the size of the current ***Metro North Corporate Park***. Similarly, even if water-based cooling systems are used for a data center use, the associated level of water consumption would be greatly reduced from the levels associated with very large data centers.

This PUD amendment provides a tailored approach—allowing a data center use with appropriate performance and health/safety standards—ensuring compatibility with surrounding development while still advancing the City's broader

goals of attracting high-tech investment and being a business friendly City.

This PUD Amendment No. 1 clarifies that data centers are allowed as a primary use in the **Metro North Corporate Park** PUD but caps the size to 100,000 square feet of cumulative gross floor area, while establishing reasonable standards that protect the health, safety, and welfare of the surrounding community.

This request simply clarifies the allowance for a data center use that is intentionally smaller in scale than the large, high-impact facilities that were the primary focus of the City's recent text amendment. By imposing clear size limitations and applying performance and health/safety standards, this proposal ensures the project is compatible with its surroundings while still capturing the economic benefits data centers bring, such as new investment, quality jobs, and increased tax revenue. In short, this is a fair and balanced approach that allows the Property to respond to market demand, all while ensuring compatibility of the development with the surrounding area.

The site's location is compatible with the request to allow a data center use on the Property. It is positioned directly along the I-17 Freeway, nearly adjacent to a new City of Phoenix fire and police station and surrounded primarily by light industrial and commercial development. While two multifamily projects are located to the west, they are currently buffered by a large parking lot. The nearest single-family homes are separated by the I-17 Freeway and sit more than 280 feet from the Property's eastern boundary—providing a substantial buffer that

minimizes any potential impact on single-family residential areas.

This Amendment No. 1 allows data centers as a permitted use while establishing new performance and health/safety standards not previously required within the **Metro North Corporate Park** PUD. These standards address air quality, fire/life safety, and water usage.

D. Site Conditions and Location

1. Site, Location, Acreage & Context

The site is an existing 43-acre developed site that is self-contained and fully developed with several large buildings. The uniquely situated Property enjoys approximately 1,120 feet of freeway frontage along the I-17 in Phoenix. The Property has two physical fronts. One onto 30th Avenue (a private street) and one onto the I-17 Frontage road along the east side of the Property. While 30th Avenue is not a public street, it does provide direct access to the Property through an access easement that was granted through the CC&R recording. This 30th Avenue entrance is designed as a focal point to the project with a center landscaped median and separate drive lanes. Access to the Property is provided via I-17 Frontage road from one existing right-in/right-out driveway, an internal drive via Thunderbird Road, Sweetwater Avenue and 30th Avenue.

To the north are Best Buy, in-line commercial shops, small retail pads (zoned Intermediate Commercial (C-2), and Lowe's Home Improvement (zoned C-2 and Industrial Park (IND. PK)); to the east is the I-17 Frontage Road and Freeway; to the west exists the old Fry's

Electronics site, which has been purchased by the City of Phoenix and will become a new fire and police facility (zoned C-2), and two Multiple-Family Residence projects (zoned R-4); and to the south is Pima Medical Institute and Bull Information Systems and an light industrial/warehouse development (zoned Industrial Park (IND. PK)).

The existing building setbacks will remain.

2. Topography & Natural Features

The site is an existing developed site. The topography of the existing 43 acre Property is relatively flat with no natural features. The 2 large existing buildings are located near the middle of the site with large parking area being provided on the west and east side of the Property. A third building is located near the north-western portion of the Property adjacent to the internal ring road.

E. General Plan Conformance

The General Plan Land Use Map designates the subject site as Industrial land use which allows for employment/commerce and limited supporting commercial uses.

Land Use Element

Goal 2 - Employment and Population Balance: Favor development proposals that improve the existing residential/employment balance when those proposals are consistent with other goals and policies in the General Plan.

This request improves the City's overall residential/employment balance while enhancing the City's employment base.

The existing Industrial Land Use designation provides an exceptional opportunity for the City of Phoenix to capture significant employment opportunities from new and existing businesses, light industrial users, warehousing and offices relocating to this part of Phoenix, which in turn will aid in balancing the City's job to population ratio.

Policy 11: Promote the development of jobs in employment centers identified on the map below in addition to village core.

This request is located within the North I-17 employment center. The PUD Amendment provides more flexibility in land uses to help revitalized this underutilized parcel. It also promotes new jobs to this area of the City.

Policy 16: Promote the goals and strategies of the Economic Development Plan for Phoenix that are designed to increase the number of businesses creating quality jobs.... This Property is located within the North I-17 employment center which stretches from Bell Road to Northern Avenue. This site enjoys convenient access from 30th Avenue along the west side, Thunderbird Road along the north, Sweetwater along the south and limited access from the Black Canyon Freeway frontage road. The I-17 Freeway provides several nearby freeway interchanges to the Loop 101 Freeway, as well as the I-10 Freeway some distance to the south making this site appealing to new businesses looking for convenient access to all parts of the Valley. Furthermore, the close proximity to the Phoenix International Airport and Deer Valley Airport makes this site a good location for major employers or small businesses looking

freeway frontage and close proximity to employment areas.

The existing PUD district is a zoning category that fits within the Industrial designation, and is designed to provide locations for commerce, service and employment activities which are designed such that a desirable appearance is projected towards public streets such that compatibility can be maintained with adjacent land uses. This zoning amendment conforms to the above-referenced General Plan policies that encourage employment opportunities along arterial roadways and which fit the scale and character of the surrounding area.

The existing PUD and this amendment allows for the site to be redeveloped or expanded with uses that provide economic opportunities and new jobs. The amendment adds to the opportunity for redevelopment/reuse of this infill Property.

A skilled, diverse and plentiful labor pool exists in this part of the City. This **Metro North Corporate Park** PUD and Amendment No. 1 help taps into that pool.

Goal 3: Infill: Vacant and underdeveloped land in the older parts of the city should be developed or redeveloped in a manner that is compatible with the viable existing development and the long term character and goals for the area.

The underutilized 43-acre site is an older infill site that is located within the North I-17 employment center that has excellent freeway frontage and located next to the I-17 Freeway. The existing PUD zoning along with this amendment provides for a range of uses that are compatible with the existing development characteristics

and compatible with the existing development and the long term character and goals for the area.

The existing PUD and this Amendment No. 1 conform to the above-referenced General Plan policies that encourage redevelopment opportunities along arterial roadways and which fit the scale and character of the surrounding area. This area has transitioned over the last two decades into a major commercial/employment corridor.

F. Zoning and Land Use

The development standards (other than the performance and health/safety changes related to data centers described herein) are largely unchanged from the General Commerce Park zoning district except to recognize the Property's setting and eliminate the need for future variances.

The existing land use designation provides for a range of uses that have proven over time to be compatible with the existing development characteristics and compatible with the long-term character and goals for the area. This site is adjacent to the I-17 Freeway Interchange and thus provides quick and convenient access to I-10, SR-51, SR-60 and the Loop 202 and 101 Freeways.

To the north are Best Buy, in-line commercial shops, small retail pads (zoned Intermediate Commercial (C-2), and Lowe's Home Improvement (zoned C-2 and Industrial Park (IND. PK)); to the east is the I-17 Frontage Road and Freeway; to the west exists the old Fry's Electronics site, which has been purchased by the City of Phoenix and will become a

new fire and police facility (Zoned C-2), and two Multiple-Family Residence projects (zoned R-4)); and to the south is Pima Medical Institute and Bull Information Systems and an light industrial/warehouse development (zoned Industrial Park (IND. PK)).

The intent of the existing zoning is to establish a land use that is compatible with mix of commercial/employment/light industrial uses to the north, west and east yet also accommodate a reuse of a underutilized site in a strategic location that is fully compatible with the business uses to the north, west and east.

The existing land uses and zoning adjacent to the site are as follows:

| Surrounding Land Uses and Zoning | | |
|---|---|---|
| | Land Use | Zoning |
| On site | Existing employment buildings | PUD Planned Unit Development |
| North | Commercial | Intermediate Commercial (C-2) and Industrial Park (IND. PK) |
| South | Pima Medical Institute and Bull Information Systems | Industrial Park (IND. PK) |
| East | I-17 Freeway | PAD-10 |
| West | Apartments | Multiple-Family Residence (R-4) |

Clearly, the pattern of development in this area consists of a mix of land uses including employment-related commerce park centers and commercial uses. The existing zoning and this amendment offer an excellent land use solution for this infill parcel that has been underutilized for many years.

1. Land Use Category

Metro North Corporate Park PUD embraces a more vibrant employment campus with medium to low intensity uses including commercial retail, commerce and colleges/trade schools uses to complement the accessibility and visibility of the I-17 Freeway. In reviewing the City's General Plan and Zoning map as well as the development patterns in the immediate area, it is clear that the predominant land use within the vicinity of this freeway-orientated site is that of employment related uses, with little to no single family development located adjacent to the west side of the freeway. This PUD continues to represent the highest and best use for the subject Property as it provides opportunities for a variety of land uses through common design elements.

2. Land Use Compatibility

The **Metro North Corporate Park** PUD includes a single land use designation in order to promote the intent of the PUD and to accommodate flexibility with uses through design requirements and ensure compatibility among future land use opportunities within the project developed properties in the surrounding area as well as major regional capital investments that are being made to the I-17 Freeway.

G. List of Uses

Metro North Corporate Park PUD allows for significant flexibility regarding land uses. The underlying intent of this PUD is to accommodate office, retail, and/or employment-related uses in any combination or to allow the development of the Property under a single land use over the entire 43 acre Property.

The following is a comprehensive list of permitted uses within the **Metro North Corporate Park** PUD:

1. Permitted Principal Use:

- All permitted uses under the following zoning districts: Section 621 Commercial Office (C-O), Section 622 Neighborhood Retail (C-1), Section 623 Intermediate Commercial (C-2), and Section 626 Commerce Park District (CP) and Section 627 Light Industrial (A-1)* of the Phoenix Zoning Ordinance as amended and adopted by the City of Phoenix.

*All uses within Section 627 A-1 Light Industrial of the Zoning Ordinance except as amended herein. No outdoor storage shall be permitted as a principal use. Outdoor storage will be subject to the same storage standards as the Zoning Ordinance General Commerce Park option which is that outdoor storage areas must be screened with an 8-foot high solid fence or continuous plantings.

- Data Centers, subject to use criteria standards in Section H of this PUD.

- Any similar uses to those permitted by the above-referenced zoning districts as determined by the Planning and Development Director and/or their designee.

2. Permitted Accessory Use:

- Uses permitted as accessory use to a Permitted Principal Use as required by the City of Phoenix Zoning Ordinance.

3. Temporary Use:

- Uses permitted as Temporary Use as outlined by the City of Phoenix Zoning Ordinance.

4. Prohibited Use:

- Adult bookstore, adult novelty store, adult theatre, adult live entertainment establishment, erotic dance or performance studio
- Aircraft Fabrication and Assembly
- Aircraft Sales and Repair
- Aircraft Storage, Including Hanger Facilities
- Automobiles: Parts and Supplies (used); Salvage; Storage-Dead (warehouse)
- Brick Storage
- Bus Line Depots with repair and light maintenance, including washing facilities
- Bus Line Shops, Garage Repair
- Butane Distributors
- Cement Products, Manufacturing (pipe, Blocks, etc.)
- Cement Storage
- Cesspool Builders and Service: Equipment Yard
- Concrete Contractors, Storage Yard
- Concrete Products, Storage

- Crane, Storage Yard
- Crop Dusting Equipment Yard
- Drilling Company Equipment Yards
- Fences, Metal, Wholesale (exterior storage)
- Fertilizers, Processed, Storage Only
- Flour and Grain Storage and Elevators
- Freight Yards
- Grain Elevator
- House Movers, Exterior Equipment Storage Yards
- House Wreckers' Yards
- Insulation, Contractors' Exterior Equipment Yards
- Multiple-Family Residence
- Neighborhood Collection Center
- Paving Contractors' equipment Storage
- Paving Materials Storage Yard
- Pawn shops
- Piercing studio
- Poultry Slaughtering
- Poultry Supplies Wholesale and Storage
- Rabbit Slaughtering
- Recycling Center
- Road Building Equipment, Storage Yard
- Scaffolds, Equipment Storage Yard
- Single-Family Residence
- Storage yards (principle use)
- Tattoo shops/parlor
- Well Drilling, Equipment Yard
- Wrecking Contractors' Yard

H. Data Center Use Criteria

The data center use criteria for this project are designed for the type of smaller-scale data center uses allowed under the **Metro North Corporate Park** PUD and not large-scale "hyperscale" data centers. Data center use(s) under this PUD

would be distinguishable from those large-scale data centers because of the following significant factors:

Smaller-Scale Operation:

The cumulative gross building area for data center use(s) within the **Metro North Corporate Park** PUD shall not exceed 100,000 square feet. This limit ensures a much lower operational intensity than that of hyperscale data centers, which generate greater intensity and thus a greater need for operational controls.

Adaptive Reuse / Redevelopment:

Unlike new data centers that require new infrastructure and involve new demands on utility resources, this project represents an adaptive reuse and redevelopment of an existing site. This will result in repurposing of existing infrastructure, which is not only consistent with the City's focus on sustainable planning practices, but it will also minimize (if not totally eliminate) new infrastructure demands and new utility impacts.

Lower Utility and Safety Impacts:

The smaller operational scale directly translates to significantly lower heat generation, reduced water and energy consumption, and far fewer safety or redundancy concerns. In short, issues that drove the City's recent text amendment—intense resource use, large-scale mechanical systems, and emergency response complexities—do not apply to a data center facility of smaller size and design. This PUD amendment also establishes use criteria and health/safety protections to ensure any data center development is compatible with the surrounding area.

Established and Proven PUD Development Standards:

This site has operated, and continues to operate, under an approved PUD zoning framework that has functioned effectively for many years without incident, including with a data center use. This site continues to be developed and used as an industrial and commerce park, maintaining compatibility with surrounding uses and the area's established character. City-wide use standards must address a wide variety of circumstances, including locations that have never had industrial or data center uses. Here, we have an existing project with existing types of uses that have successfully operated with existing standards. This removes uncertainty that general standards are intended to address.

Design Consistency and Compatibility:

The design of our project aligns with the existing PUD and broader development pattern. The size and design criteria for data center(s) under this PUD ensure the Property remains in character with the surrounding industrial and commercial context.

The following use criteria apply to data center(s) within the Property:

- Cumulative Gross Building Area for Data Center use(s) within the **Metro North Corporate Park** PUD shall not exceed 100,000 square feet.
- Prior to preliminary site plan approval for any proposed data center on the Property, the developer shall either:
 - (i) Submit to the Planning and Development Department a contractual agreement from a local utility company that affirms its capacity and commitment to serve the

proposed data center's energy demand; or

(ii) Demonstrate that it owns, controls, or has contractual right to use a substation that has the capacity to transmit a minimum of 15 megawatts of power. The transmission capacity contemplated under this (ii) option can be demonstrated through a report submitted to the Planning and Development Department by a credible, third-party engineering firm.

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

- No nuclear generators shall be permitted on the Property.
- A sound study shall be submitted as part of the preliminary site plan application for any primary (not accessory) data center use and sound mitigation elements shall be incorporated into any data center building operating as a primary use.
- Routine testing of generators shall occur only between 8:00 a.m. and 6:00 p.m., Monday through Friday, excluding holidays.
- Fuel storage tanks shall include secondary containment in compliance with City of Phoenix Fire standards. Storage capacity, refueling plans, and operation plans required by the Phoenix Fire Code for any on-site power generation assets shall be provided to the Phoenix Fire Department prior to issuance of a Certificate of Occupancy.

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- Fire suppression systems shall include early detection systems (VESDA/air-sampling smoke detection) and clean agent suppression systems (e.g., FM-200, NOVEC 1230), to the extent required by the Phoenix Fire Code or other applicable code provisions, and comply with applicable NFPA standards.
 - Battery energy storage associated with a data center and uninterruptible power supply (UPS) systems shall be installed per the Phoenix Fire Code, including as it relates to ventilation and suppression systems. A complete inventory of the data center's battery types (e.g., lithium-ion, lead-acid) and associated chemistries, along with manufacturer safety data sheets, shall be provided to the Phoenix Fire Department along with a data center facility map that clearly indicates the locations of all such batteries, prior to issuance of a Certificate of Occupancy. Thermal runaway prevention measures and off-gas monitoring systems shall be installed in compliance with, and to the extent required by, the Phoenix Fire Code and other applicable regulations prior to the issuance of a Certificate of Occupancy.
 - On-site emergency access shall be maintained in accordance with Fire Department requirements. Fire Department access points and emergency shut offs for data center power, water, and fuel shall be clearly labeled, and a digital site plan reflecting the locations of data center batteries, power transmission infrastructure, and hazardous materials shall be provided to the City to make available to first responders.
 - Wastewater discharge shall comply with applicable pretreatment requirements.
 - Any water-based cooling towers shall maintain water treatment protocols to control bacteria, including Legionella.
 - Access controls and surveillance shall be provided around any primary data center use to ensure site security while maintaining an orderly visual appearance.
 - An emergency response plan, which includes provisions for signage and wayfinding, shall be submitted to the Phoenix Fire Department prior to issuance of a Certificate of Occupancy to facilitate coordination of emergency response.
 - Noise Generation:
 - Noise generated by the data center, including but not limited to noise generated by mechanical equipment, cooling systems, and on-site power generators (except for those generators exempted below), shall not exceed 70 dBA during all hours of the day, as measured at the nearest property to the boundaries of the data center use that is both residentially zoned and contains a single-family housing or a multifamily housing use.
 - Noise levels shall be measured using an ANSI-certified sound level meter on an A-weighted scale, at ground level.
 - Generators used for backup and emergency purposes, and testing operations for the same, are exempt from these standards.
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- Compliance shall be demonstrated through submission of a sound study prepared by a qualified acoustical engineer or equivalent measurement documentation.
- Large Water User Ordinance (Ordinance G-7237) – If applicable, facility will comply with Ordinance G-7237, which provides that developments that use an average of 250,000 gallons of water or more per day are required to provide a Water Conservation Plan and that developments that use an average of 500,000 gallons of water or more per day are required to demonstrate a minimum of 30% water reuse in the Water Conservation Plan. If applicable, the Water Conservation Plan must be reviewed and approved by the Water Services Department (WSD) prior to preliminary site plan approval.
- Hazardous Materials Disclosure: Submit a hazardous materials management plan for the data center that clearly identifies all hazardous materials, as defined by applicable federal or state law (including but not limited to the U.S. Environmental Protection Agency, the U.S. Department of Transportation, and the Arizona Department of Environmental Quality), stored on site, including their quantities and applicable reporting thresholds. The plan shall be updated annually and made available to local fire and emergency management agencies upon request.
- Law Enforcement and Emergency Management Coordination: Provide site tour and training for Phoenix Fire Department on suppression systems, hazardous materials, and emergency shutdown procedures prior to the issuance of a Certificate of Occupancy. This requirement shall be met if the tour and training, and a two-week written notice to the City's Fire Department of the same, are provided, even if the City's Fire Department personnel do not attend.

For an abundance of clarity, all references to batteries within this section H are intended to exclusively refer to batteries within data centers and not to refer to batteries outside of data centers or those associated with other uses on the Property.

I. Development Standards

1. Development Standards:

The purpose and intent of the provisions defined within the **Metro North Corporate Park** PUD is to enable development that will provide opportunities for high-quality office and commerce park uses through compatible design features. The development standards are intended for new and/or substantial redevelopment of the Property. These development standards are intended to allow this Property the ability to bring together employment related uses in a cohesively planned urban setting given the existing and future site constraints. Development Standards for the **Metro North Corporate Park** PUD are listed below:

TABLE 1. Development Standards

The development standards applicable to existing three buildings and existing site improvements on this Property shall not be required to be modified to conform to the changes resulting by this PUD until such time as any of the existing buildings are redeveloped or new building(s) or site improvements are proposed for approval.

| Development Standards | |
|--|--|
| <i>Minimum Lot Width/Depth:</i> | None |
| <i>Building Setbacks/Build to lines (measured from property line):</i> | North Property Line: Minimum 20-feet East Property Line: Minimum 30-feet West Property Line: Minimum 20-feet South Property Line: Minimum 20-feet |
| <i>Landscape Setbacks:</i> | North Property Line: Minimum 0-feet East Property Line: Minimum 30-feet West Property Line: Minimum 20-feet South Property Line: Minimum 20-feet |
| <i>Building Height:</i> | Maximum 60-feet; 5 stories |
| <i>Building Separation:</i> | Per City of Phoenix Building Code |
| <i>Lot Coverage</i> | Maximum 60% |
| <i>FAR</i> | No maximum |

2. Landscaping standards.

Landscaping setbacks within the **Metro North Corporate Park PUD** will be consistent with the Development Standards in Table 1.

3. Walls and screening.

- a. Walls and screening around parking areas adjoining a residence district shall be as provided in Section 702.B.7.b.
- b. An eight-foot solid masonry wall shall be provided on any lot line which abuts a residential zoning unless that lot line is adjacent to any street.
- c. Any open use or storage area, where permitted, shall be enclosed by an eight-foot-high solid fence or continuous plantings.

District Regulations. Any use established or conducted within this PUD shall comply with the following standards:

1. A site plan, according to Section 507 of the Phoenix Zoning Ordinance, is required with all new development.
2. Parking and loading standards.
 - a. Off-street parking, paved and properly drained, shall be provided on the site.
 - b. Parking spaces shall meet the standards of Section 702 of the Phoenix Zoning Ordinance, no parking or loading area shall be located within any required setback adjacent to a public street or within any required landscaped area.

- c. Any loading space or dock shall be screened by an eight-foot-high solid wall when located adjacent to a public street or within 100-feet of a residence district or use.

J. Design Guidelines

It is the intent of the PUD to create an attractive, high quality, mixed-use development incorporating a variety of architectural styles for new or redevelopment. New or redevelopment styles may, and should, vary while maintaining some common threads, which create compatibility between buildings and land uses. The representative images are for illustration purposes only, intended to communicate a general level of quality and design vocabulary and do not represent any specific buildings in the **Metro North Corporate Park PUD**. The design guidelines shall not apply to the existing buildings unless new or substantial redevelopment of the existing site.

Building Materials

New or redevelopment for buildings within **Metro North Corporate Park PUD** will use the following approved exterior façade materials:

- Common clay brick.
- Architectural metal panels.
- Poured in place, tilt-up or precast concrete provided that surfaces must be painted or have exposed aggregate finish.
- Stucco or EIFS (exterior insulated finish systems) type systems provided that finishes must be smooth or sand finish.
- Integrally colored concrete block, smooth face and/or split-face block units.

- Granite, marble or other natural stone.
- Ceramic tile.
- Sloped roofs may be flat concrete tile or architectural metal.
- Any roof access ladders shall be located inside the building.
- All roof drainage shall be interior roof drains or architecturally integrated into the building design.
- Streetscape: All new or relocated electric lines 12 kV and smaller, communications and cable television and all on-premises wiring shall be placed underground in all developments where visible from streets or adjoining properties, unless otherwise approved through a technical appeal. (T)

J.1 Special Consideration for Data Centers

The following standards in this Section J.1 shall only apply to data center development and not to other buildings or uses within the PUD.

Architecture.

Building facades that exceed 100 feet should contain architectural embellishments and detailing such as textural changes, pilasters, offsets, recesses, window fenestration (including faux windows), shadow boxes, and overhead/canopies.

All sides of a building/structure should provide an enhanced design including a variation in colors, materials, patterns, textures, height, windows (including faux windows), articulation, and/or art installations.

K. Signs

All signs shall comply with City of Phoenix Zoning Ordinance Sections 705 and 705.2 Off-Premise Signs. Off-premise signs will be allowed in this PUD. The subject property is within the boundary of approved Metro North Comprehensive Sign Plan (ZA-97-31). Future sign permits will be required to comply with or amend the approved Metro North Comprehensive Sign Plan per the City of Phoenix Zoning Ordinance.

L. Infrastructure

All street improvements, which include pavement, driveway curb cuts, attached sidewalks, landscaping, and streetlights adjacent to this site have been installed. No further off-site improvements are necessary at this time.

Grading and Drainage:

Will be submitted as part of the Planning and Development Department Site Plan submittal.

Water and Waste Water:

Water and wastewater infrastructure requirements will be determined at the time of the site plan or master plan review, when the final land-use and urban design of the Property in question have been clearly identified and proposed water demands and wastewater generation and infrastructure locations have been clearly established. The project site may be served by the existing City of Phoenix water and wastewater systems pending capacity review and approval. Infrastructure improvements may be required to provide service. The improvements will be designed and constructed in accordance with City Code requirements and

Water Service Department Design
Standards, and Policies.

M. Phasing

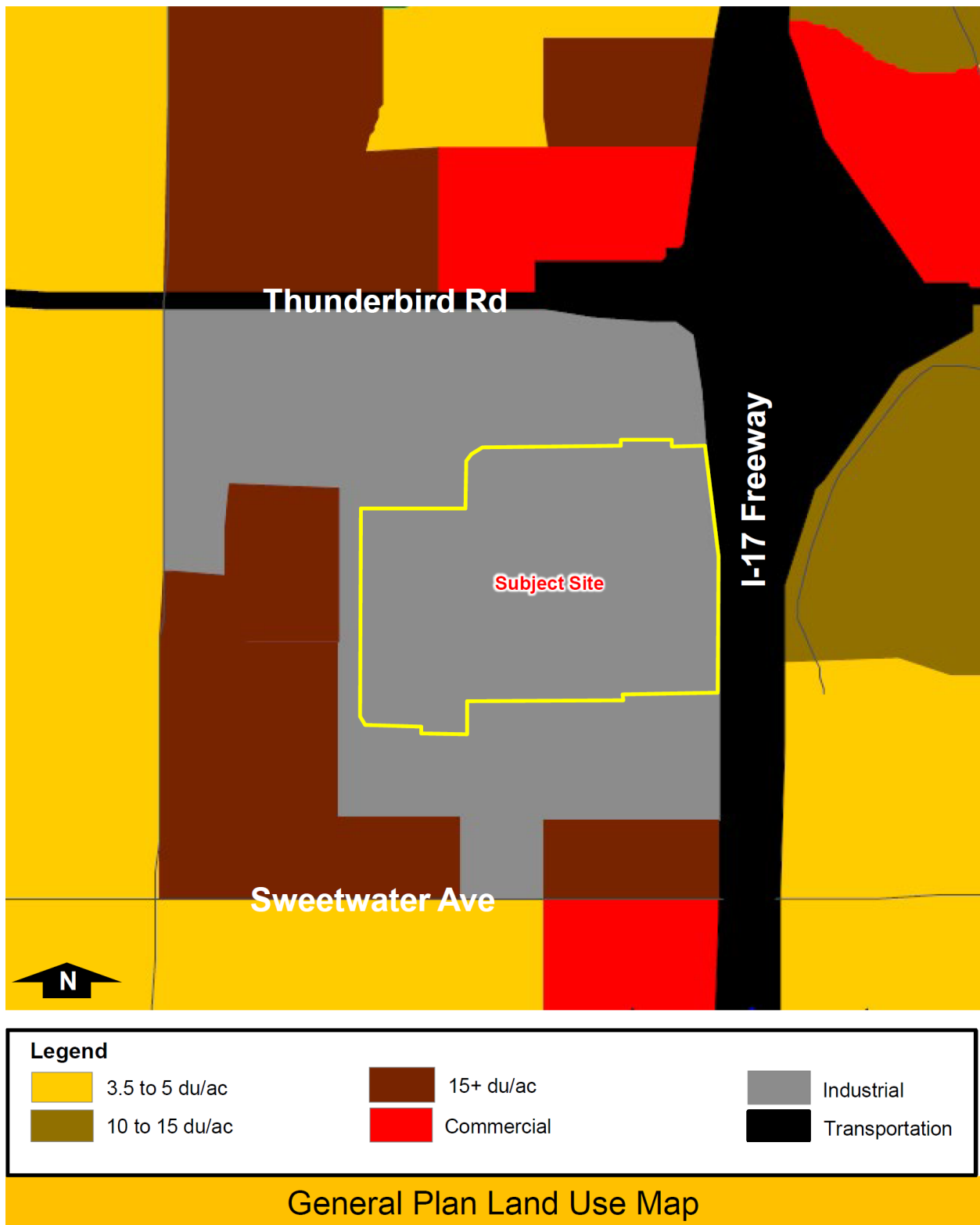
As with any project of this size, **Metro North Corporate Park PUD** will be phased in over a period of time. Forecasting the pace and composition of phases is a difficult proposition.

There is approximately 750,000 square feet of building area within three larger existing buildings. This Amendment No. 1 seeks to clarify that a data center of a relatively similar size and scale to what was previously allowed and operated on the Property for many years would be a permitted use. The **Metro North Corporate Park PUD** allows for employment/industrial, office/medical uses, and a variety of retail and service uses. This existing PUD zoning and this amendment request will provide an exceptional opportunity for office, employment, commerce and light industry and business, which in turn will create quality jobs and expand the tax base.

Market conditions will dictate which portions of the development will be developed or redeveloped first. Therefore, development will occur depending upon timing of the ultimate end users, market conditions, and available financing. The improvements will be designed and constructed in accordance with City's Planning & Development Services Department review and requirements. However, any internal parcel being developed will provide sufficient ingress/egress to and from the surrounding street network.

Metro North Corporate Park - PUD Exhibits











Comparative Zoning Standards Tables

Original **Metro North Corporate Park** PUD Zoning Development Standards - Approved December 17, 2014

| Development Standards | |
|---|--|
| Minimum Lot Width/Depth: | None |
| Building Setbacks/Build to lines (measured from property line): | North Property Line: Minimum 20-feet East Property Line: Minimum 30-feet West Property Line: Minimum 20-feet South Property Line: Minimum 20-feet |
| Landscape Setbacks: | North Property Line: Minimum 20-feet East Property Line: Minimum 30-feet West Property Line: Minimum 20-feet South Property Line: Minimum 20-feet |
| Building Height: | Maximum 60-feet; 5 stories |
| Building Separation: | Per City of Phoenix Building Code |
| Lot Coverage | Maximum 60% |
| FAR | No maximum |

Metro North Corporate Park PUD Amendment No. 1 Zoning Development Standards

| Development Standards | |
|---|--|
| Minimum Lot Width/Depth: | None |
| Building Setbacks/Build to lines (measured from property line): | North Property Line: Minimum 20-feet East Property Line: Minimum 30-feet West Property Line: Minimum 20-feet South Property Line: Minimum 20-feet |
| Landscape Setbacks: | North Property Line: Minimum 0-feet East Property Line: Minimum 30-feet West Property Line: Minimum 20-feet South Property Line: Minimum 20-feet |
| Building Height: | Maximum 60-feet; 5 stories |
| Building Separation: | Per City of Phoenix Building Code |
| Lot Coverage | Maximum 60% |
| FAR | No maximum |

Legal Description
Metro North Corporate Park

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