



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

December 16, 2025

Ms. Carolyn Oberholtzer
Bergin, Frakes, Smalley & Oberholtzer, PLLC
4343 East Camelback Road, Suite 210
Phoenix, Arizona 85018

RE: MINOR AMENDMENT OF NORTH PHOENIX 3,500 PUD (Z-37-20-1)
NORTHWEST CORNER OF THE I-17 AND LOOP 303 FREEWAYS

Dear Ms. Oberholtzer,

Thank you for your letter dated December 5, 2025, requesting a minor amendment to the North Phoenix 3,500 Planned Unit Development. Your request includes revisions to Section 6. Design Guidelines, 6.a Conformance with the NBCOD, regarding the modification of planting requirements to allow a limited amount of date palms within the Technology Campus Land Use District.

Section 671.E of the City of Phoenix Zoning Ordinance includes provisions to allow for major and minor amendments to Planned Unit Developments. The amendment will be deemed minor if the Planning and Development Director determines the amendment does not meet the criteria established for major amendments. The Planning and Development Director has the authority to administratively approve the minor amendment. After review of your minor amendment request and discussion with staff, I have determined that a minor amendment is appropriate as stipulated below.

This minor amendment shall be approved, subject to the following:

1. An updated Development Narrative for the North Phoenix 3,500 PUD reflecting the changes approved through this request shall be submitted to the Planning and Development Department within 30 days of approval of this request. The updated Development Narrative shall be consistent with the Development Narrative dated January 31, 2025, as modified by the following stipulations:
 - a. Modify Cover Sheet as follows:
 - i. Update "Minor Amendment Final Submittal" to "1st Minor Amendment Final Submittal".
 - ii. Add 2nd Minor Amendment Approval date (December 12, 2025), and the 2nd Minor Amendment Final Narrative Submittal date.
 - b. Page 4, Minor Amendment to the North Phoenix 3,500 PUD: Add a sub-header to differentiate the text between the first and second minor amendments and add a summary of this minor amendment request.

- c. Page 23, Section 6. Design Guidelines, 6.a Conformance with the NBCOD: Add the following language:

- **SECTION II.C.1: PALM TREES AND OTHER PLANTS SPECIFIED ON THE PROHIBITED PLANT SPECIES LIST SHALL NOT BE ALLOWED IN THE NORTH BLACK CANYON CORRIDOR, WITH THE EXCEPTION OF 140 DATE PALMS WHICH ARE TO BE PERMITTED IN THE TECHNOLOGY CAMPUS, THE PLACEMENT OF WHICH IS LIMITED TO LOCATIONS AT THE BEGINNING PORTION OF AN ENTRY DRIVE, AT LEAST 150 FEET FROM THE SOUTHERN PAVEMENT LINE OF THE FRONTAGE ROAD, AND AS PART OF AN ENHANCED ENTRY DESIGN IN FRONT OF AN OFFICE BUILDING. THE DATE PALMS WILL ALSO FEATURE ENHANCED DECORATIVE UPLIGHTING TO ENSURE NIGHTTIME VISIBILITY OF THE DESIGN. THE PROHIBITED PLANT SPECIES LIST SHALL BE PROVIDED TO ALL PURCHASERS OF PROPERTY WITHIN THE NBCC AND SHALL BE LISTED IN THE PROPERTY OWNER'S ASSOCIATION C,C&RS. THESE SHALL SPECIFICALLY NOTE THAT TREES THAT GROW SUBSTANTIALLY TALLER THAN THE NATIVE DESERT TREES ARE NOT APPROPRIATE WITHIN THE NBCC BECAUSE THEY WILL IMPAIR VIEWS. (R)**

RATIONALE: THESE DATE PALMS ARE TO EXIST ONLY AS PART OF AN ENHANCED ENTRY DESIGN THAT REINFORCES THE CULTURAL IDENTITY OF TSMC WHILE, FROM A FENG SHUI PERSPECTIVE, SHAPING HOW QI APPROACHES THE SITE INTO AN ENERGY CORRIDOR THAT WELCOMES RATHER THAN BLOCKS. DATE PALMS ARE FEATURED ON THE AMWUA LIST AS LOWER WATER USE PLANTS, AND CAN BE APPROPRIATE IN LIMITED NUMBERS IN AN URBAN DESERT ENVIRONMENT.

The proposed minor amendment is consistent with the intent of the PUD. A limited use of palm trees provides for an enhanced entry design in alignment with the cultural identity of TSMC. The large setback matches the standards of similar policy plans with an intent to preserve the natural desert environment.

Should you have any questions, please contact the North Gateway Village Planner, Adrian Zambrano, at adrian.zambrano@phoenix.gov or (602) 534-6057.

Sincerely,



Joshua Bednarek, Director
City of Phoenix, Planning and Development Department

Attachments:

Minor Amendment Request Letter dated December 5, 2025.

- c: Z-37-20-1
Adrian Zambrano, North Gateway Village Planner

December 5, 2025

ELECTRONIC SUBMITTAL

Mr. Joshua Bednarek
Planning & Development Director
City of Phoenix

Re: Case No. Z-37-20-1 Minor PUD Amendment Request, Second Submittal

Mr. Bednarek,

The North Phoenix 3,500 Planned Unit Development (the “PUD”) was approved by Phoenix City Council on October 21, 2020, to develop approximately 3,721 acres of vacant State Trust land as a master-planned, mixed-use employment hub. A minor amendment was approved on February 6, 2025 to modify building height requirements for Wireless Communication Facilities and the exclusion of critical infrastructure and Wireless Communication Facilities from the acreage of Phase I in regard to master planning requirements. This minor PUD amendment request modifies landscaping restrictions for the Technology Campus to provide for the application of unique standards to an enhanced entry feature for the new office project within the campus. These modifications do not meet the criteria triggering a major PUD amendment process under Section 671(E)(1), and as such, this proposed minor PUD amendment may be approved administratively by the Phoenix Planning and Development Director.

Section 654.II (C) (1) of the Phoenix Zoning Ordinance states that, “palm trees and other plants specified on the prohibited plant species list... shall not be allowed in the North Black Canyon Corridor.” The design guidelines provided in Section 654 of the Phoenix Zoning Ordinance are adopted in the PUD with certain modifications, but not to Section 654.II(C)(1). This amendment seeks to modify the prohibited plant species list to allow Date Palms *Phoenix dactylifera* in the following, limited circumstance:

A maximum of 140 Date Palms are permitted in the Technology Campus, the placement of which is limited to locations at the beginning portion of an entry drive, at least 150 feet from the southern pavement line of the frontage road, and as part of an enhanced entry design in front of an office building.

The Date Palms will also feature enhanced decorative uplighting to ensure nighttime visibility of the design.

In addition to being decorative additions, the Date Palms also serve important roles as spatial anchors and cultural symbols. Closely associated with Taiwan's island landscape, their placement grounds the Tech Campus in Taiwan's cultural identity. The trees reinforce the project's left-brain right-brain narrative. Their tall, repeating trunks are intended to read as a representation of a three-dimensional circuit diagram, expressing the facility's highly ordered "left-brain" identity and the precision of chip manufacturing. At the same time, the elevated canopy introduces a softer, sensory dimension, with its shifting shades and rustling fronds bring movement to the arrival sequence. These qualities are tied to right-brain thinking.

Further, from a feng shui perspective, the date palms reinforce this balance by shaping how energy (qi) approaches and enters the site. Organized as a clear allée, the palms guide qi smoothly toward the main entry, forming an "energy corridor" that welcomes rather than blocks. The strong vertical spacing of the trunks (yang) are tempered by the softer movement of the fronds (yin). This balance mirrors the facility's core ambition to reconcile high-performance left-brain engineering with right-brain creativity. In this way, the date palm grove becomes a symbolic and functional gateway that unifies cultural identity, technological precision, and feng shui harmony.

Please let us know if you need anything further to process this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carolyn', followed by a long horizontal flourish.

Carolyn K. Oberholtzer, Esq.

Enclosure: Redline

Rational: Rip rap is almost always required to dissipate velocity and energy. While permitted within the North Phoenix 3,500 PUD area, it should be used with restraint and be designed to blend with the desert setting.

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6b. Conformance with the Carefree Highway Scenic Corridor Design Policies

The City of Phoenix adopted the Carefree Highway Scenic Corridor Design Policies in June 1997. The plan recommends an average setback of 205 feet and a minimum of 170 feet from the centerline of Carefree Highway. However, in commercially zoned or designated areas, the setback will be 120 feet from the centerline. Furthermore, the plan protects wash crossings by recommending a setback of 570 feet if any floodplain or floodway are present along the corridor. The plan recommends that plant type, density, and spacing should match the adjacent desert environment. The plan also recommends that bridges should be stained to color match the desert landscape, use of corten guardrails adjacent to washes, sidewalk construction should blend with the natural environment, revegetation of previously disturbed areas, and planting within the median is recommended. North Phoenix 3,500 PUD development along Carefree Highway (SR-74) shall be in conformance with the design policies as listed above and within the Carefree Highway Scenic Corridor Design Policies document.

6c. North Phoenix 3,500 PUD Specific Design Guidelines

The North Phoenix 3,500 PUD development plan will promote flexibility in uses and site design while providing consistent design standards and guidelines to direct development of the individual parcels within the site. The North Phoenix 3,500 PUD project-specific design guidelines identified below serve as a critical tool to ensure ongoing compatibility between