



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

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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,

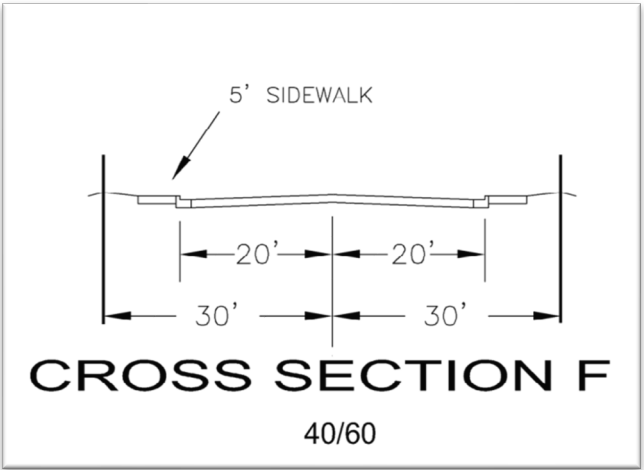
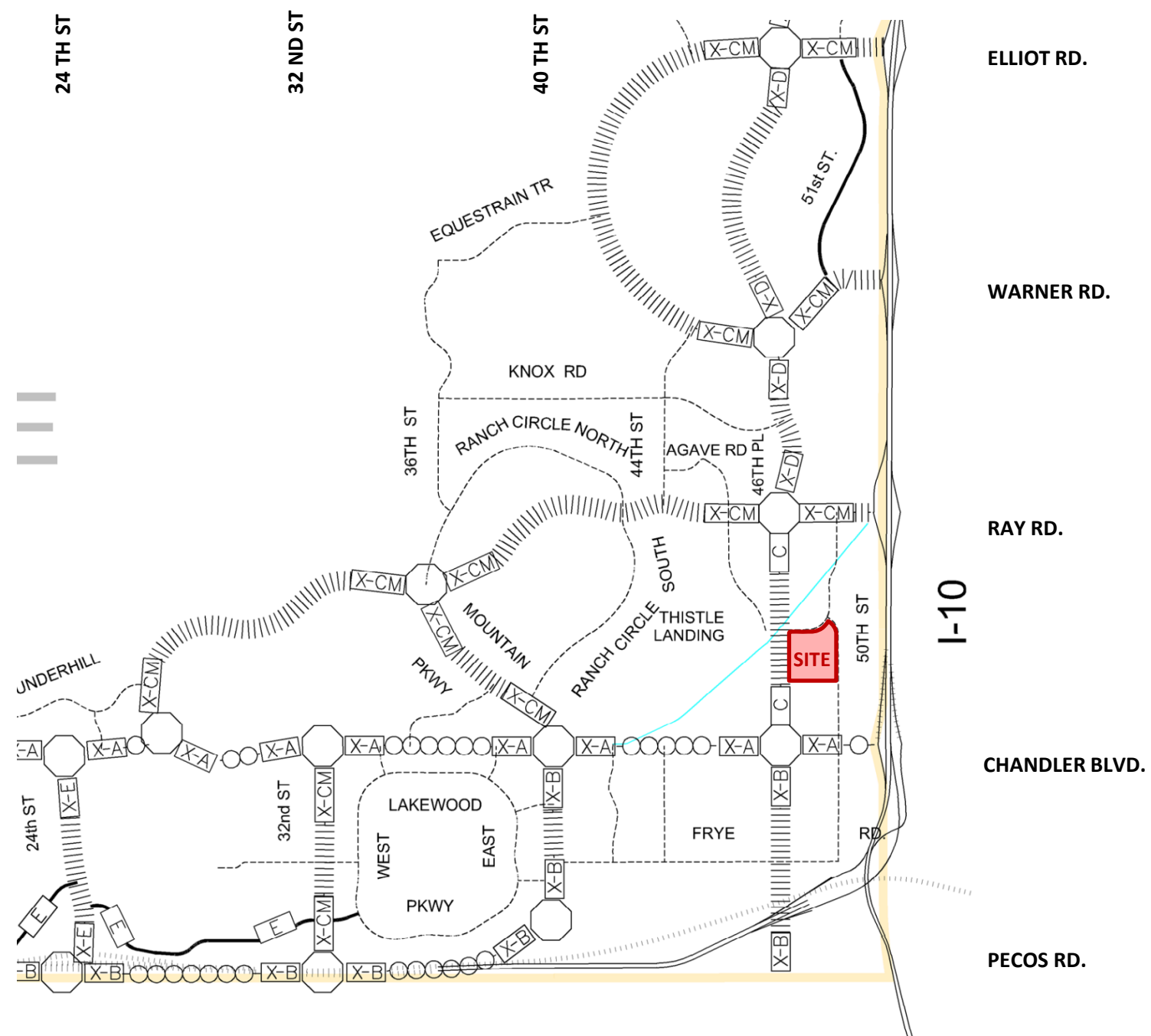
Snell & Wilmer

Noel J. Griemsmann, AICP
Sr Urban Planner

Exhibit A
Aerial Map



Exhibit B
Street Classification Map



Cross Section F from the City of Phoenix Street Classification Map depicting a 30-foot half-street right-of-way width.

STREET CLASSIFICATION LEGEND

MAJOR ARTERIAL

ARTERIAL

COLLECTOR

MINOR COLLECTOR

MAP LEGEND

EXISTING FREEWAY

FREEWAY-UNDER CONSTRUCTION

FUTURE FREEWAY INTERCHANGE

FUTURE FREEWAY

FUTURE FREEWAY FRONTAGE ROAD

FUTURE LIGHT RAIL TRANSIT

CITY LIMITS

CROSS SECTION

MARICOPA COUNTY

SONORAN DESERT PRESERVE (PROPOSED)

CAVE BUTTES RECREATION AREA

Please note: This exhibit reflects a zoomed-in excerpt of the City of Phoenix Street Classification Map (2018), as published on the City of Phoenix’s official website at https://www.phoenix.gov/content/dam/phoenix/pddsite/documents/planning-zoning-pz/pdd_pz_pdf_00175.pdf

SNELL
& WILMER

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1 East Washington Street, Suite 2700, Phoenix, AZ 85004



NOT TO SCALE

STREET CLASSIFICATION MAP
THISTLE LANDING

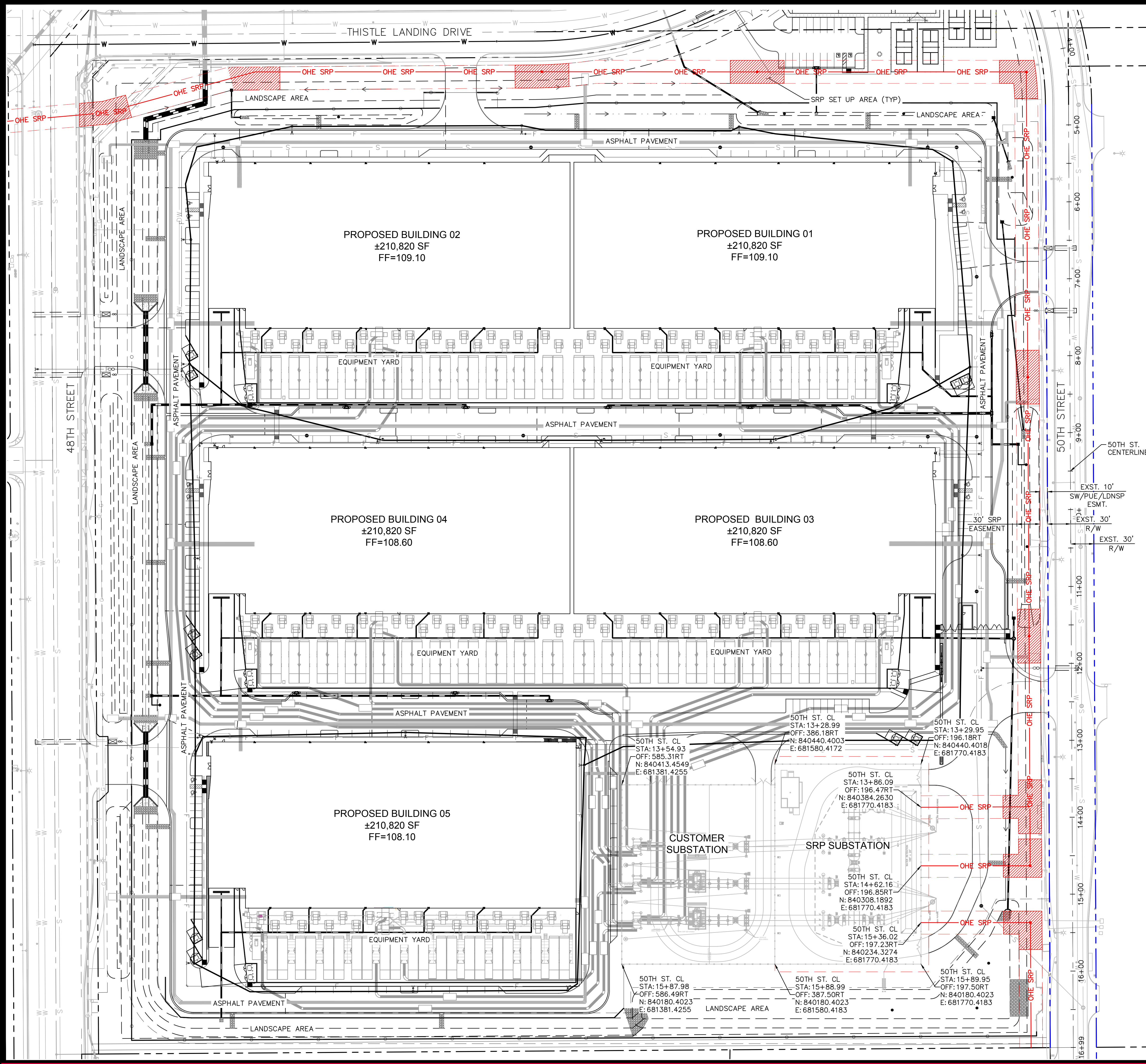
Exhibit: B

Address:

Date:

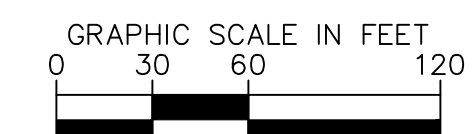
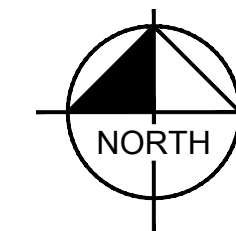
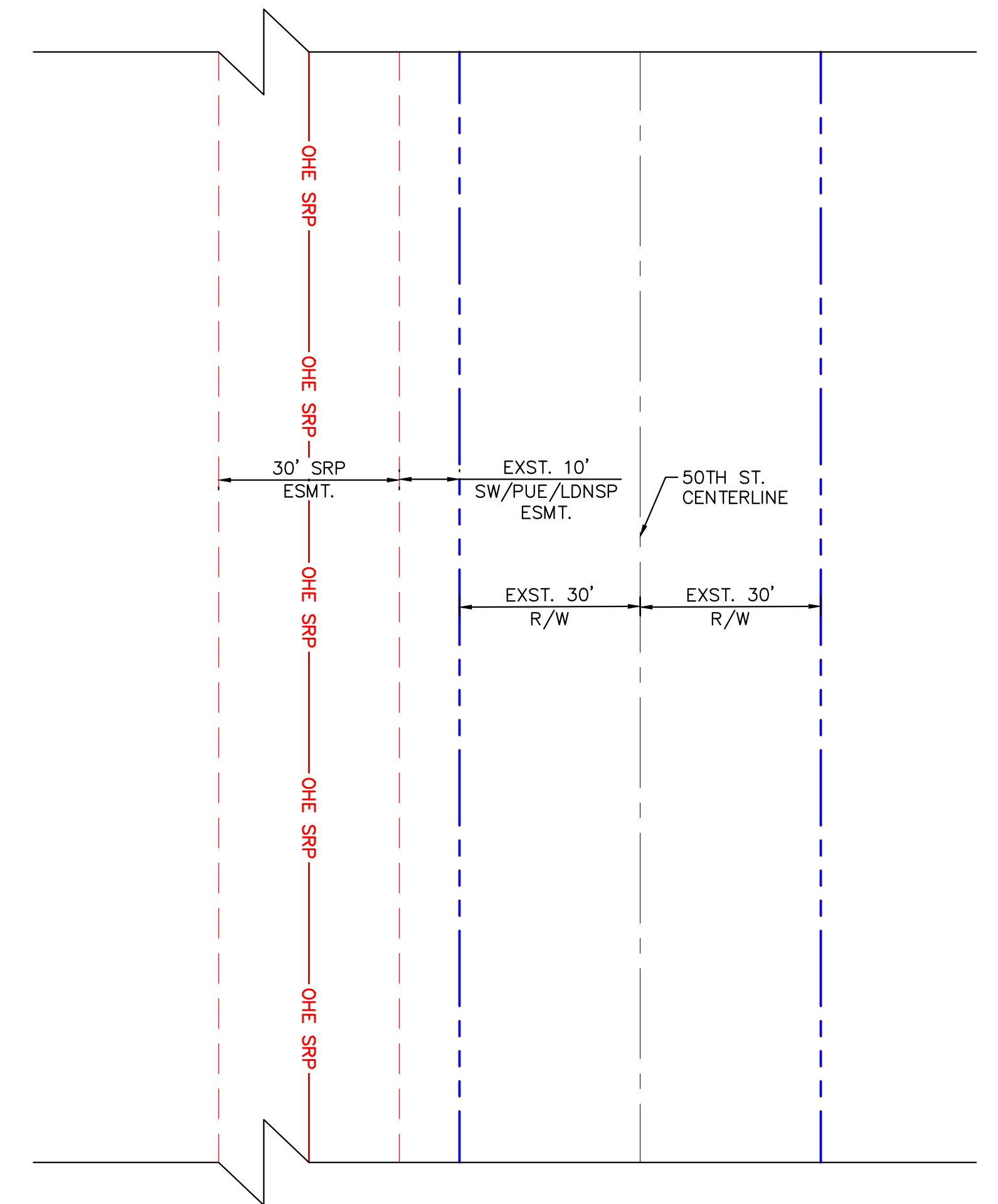
Exhibit C
50TH Street Right-of-Way Exhibit

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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

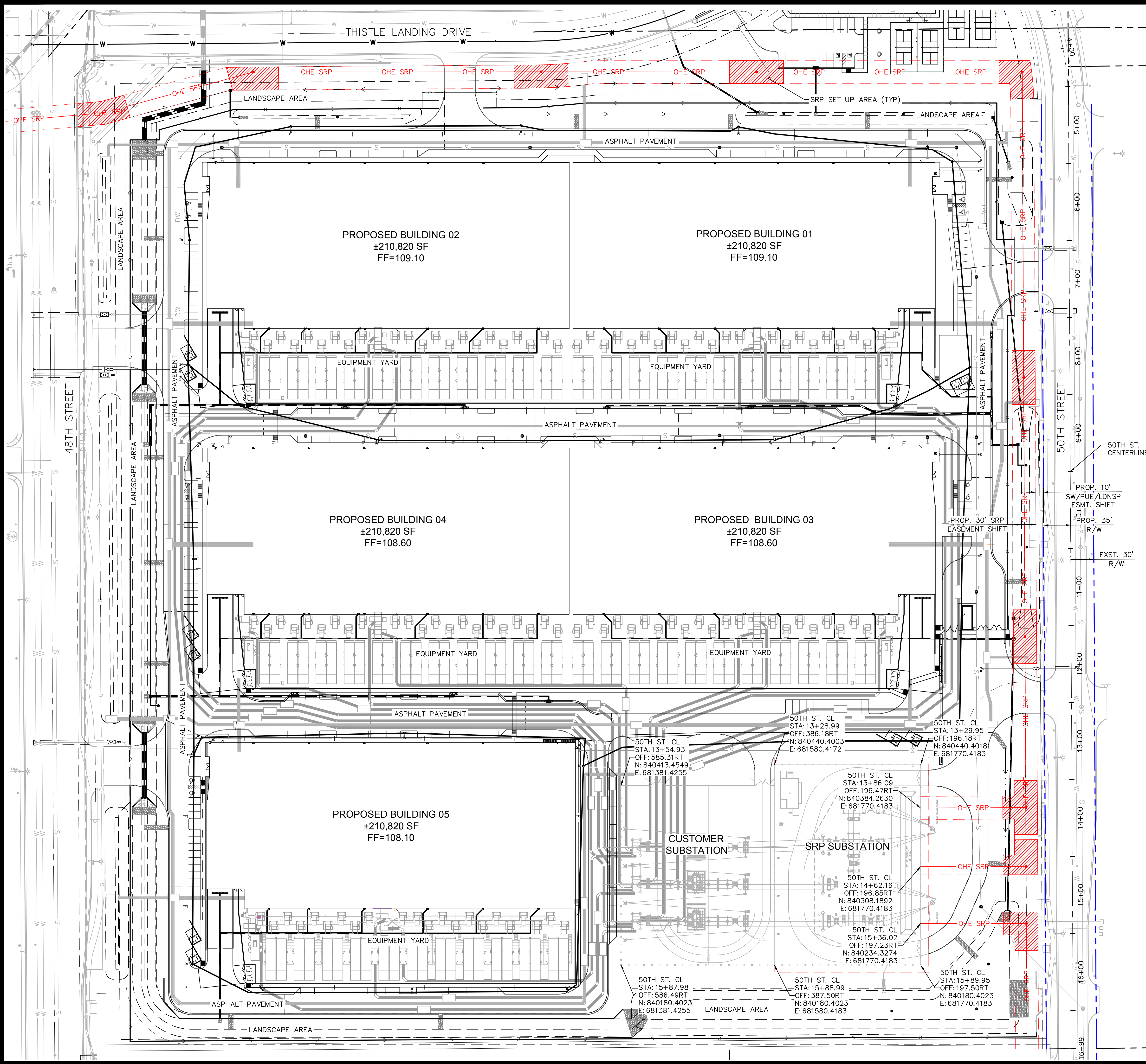
CURRENT RIGHT OF WAY, SRP/PUE EASEMENT CONDITION
N.T.S



SRP EASEMENT LOCATION

Kimley»Horn

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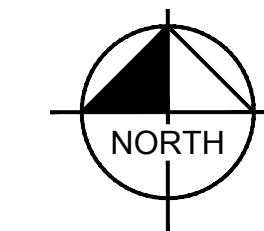
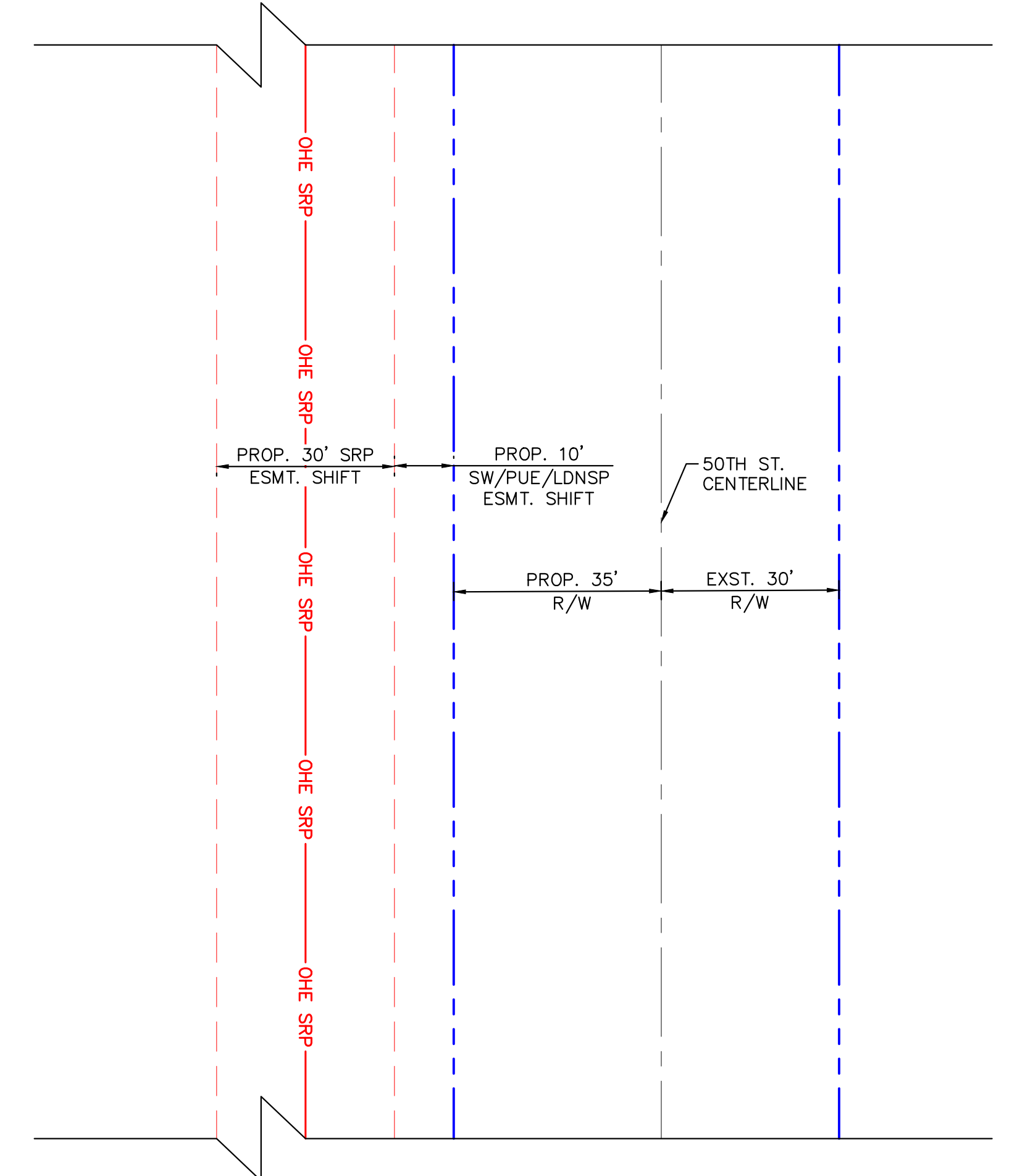


LEGEND

- PROPERTY LINE
- RIGHT OF WAY LINE
- STREET CENTERLINE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
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- PROPOSED STORM DRAIN MANHOLE
- STORM DRAIN PIPE
- FIRE LINE
- SEWER LINE
- WATER LINE
- DRAINAGE BASIN/ DRAINAGE CHANNEL
- SRP EASEMENT
- OHE SRP

PROPOSED RIGHT OF WAY, SRP/PUE EASEMENT CONDITION

N.T.S



GRAPHIC SCALE IN FEET

0 30 60 120

SRP EASEMENT LOCATION

Kimley»Horn



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.

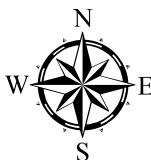
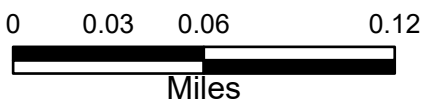
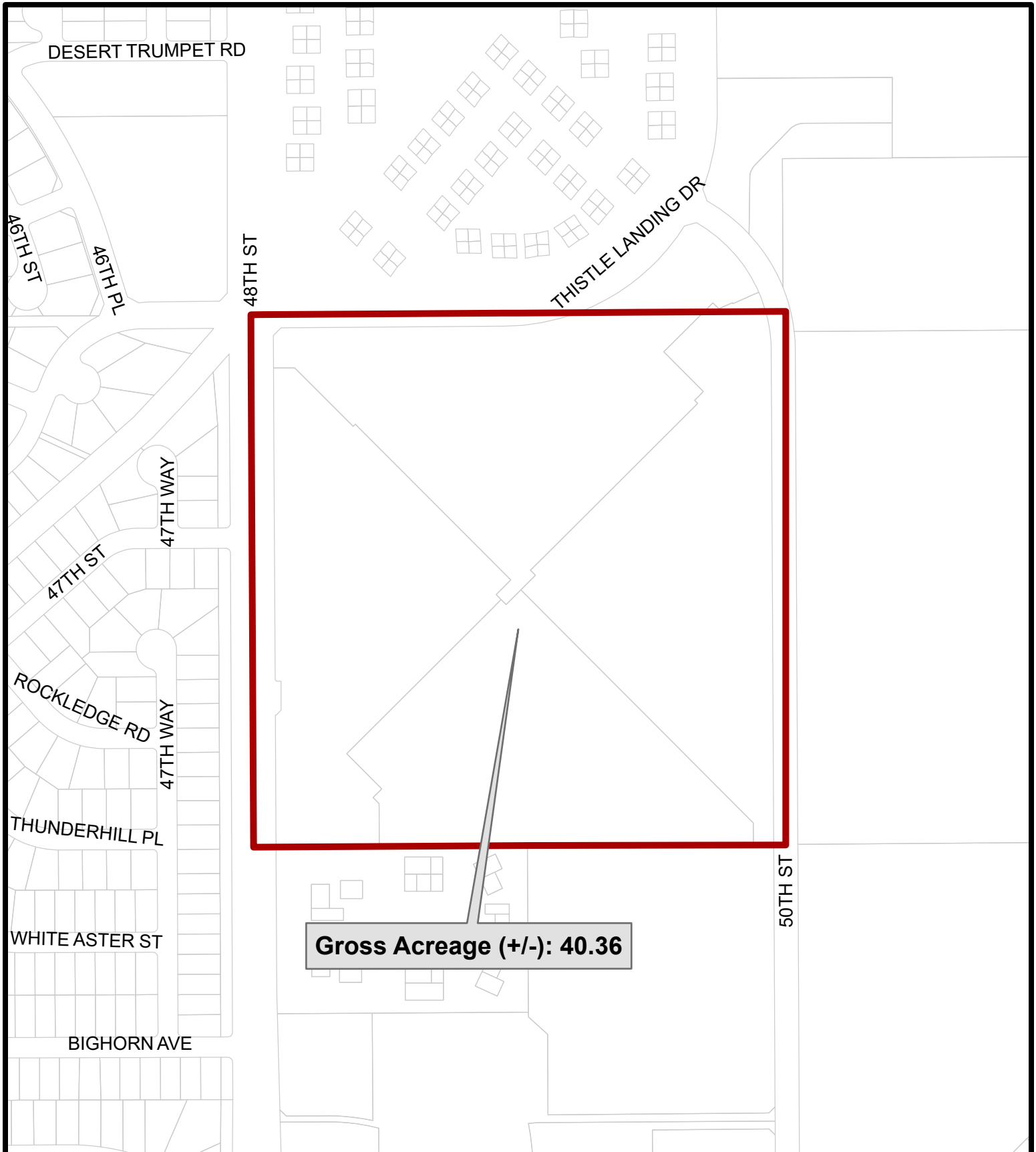
Sincerely,



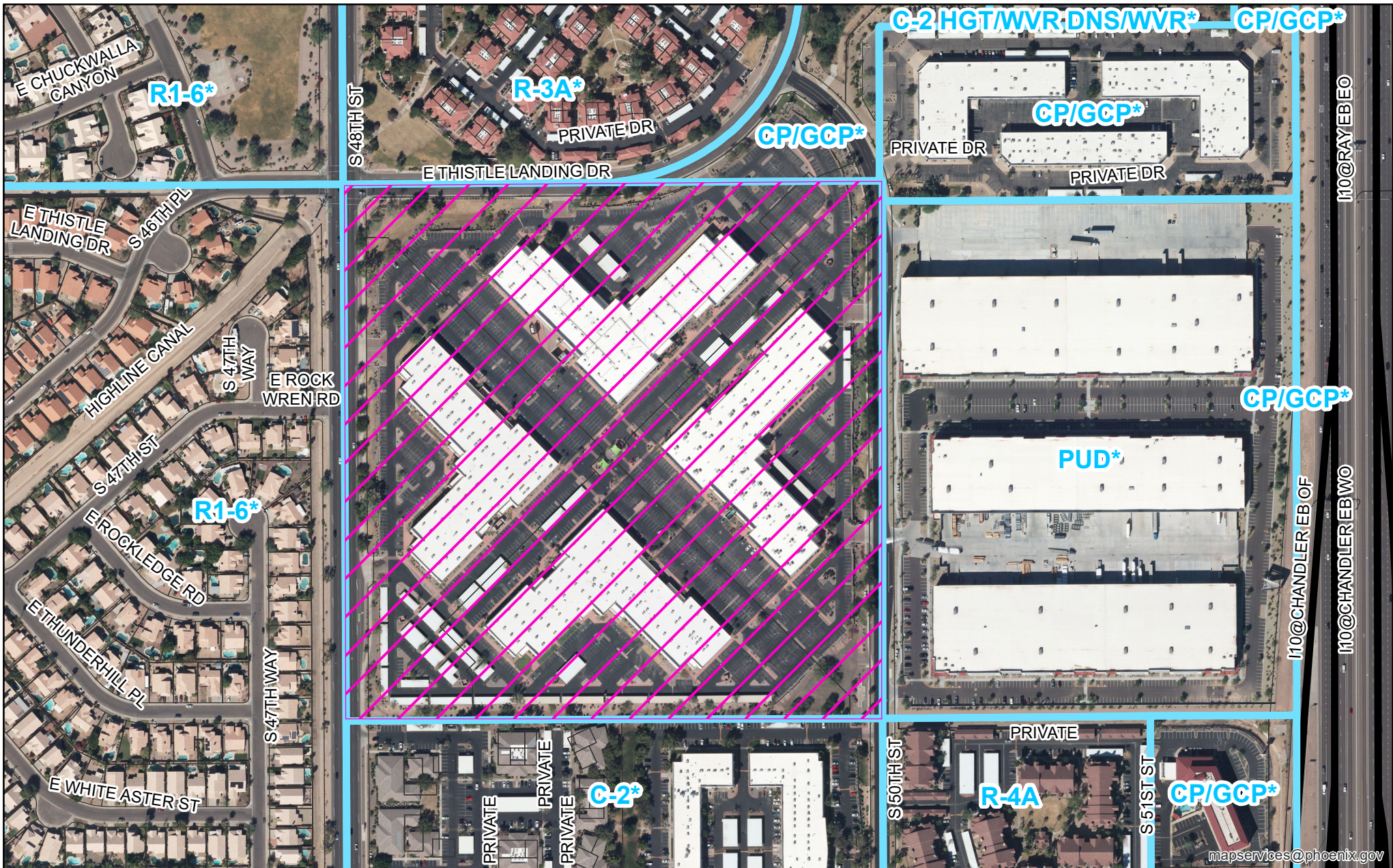
Byron Easton
Planner III

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



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

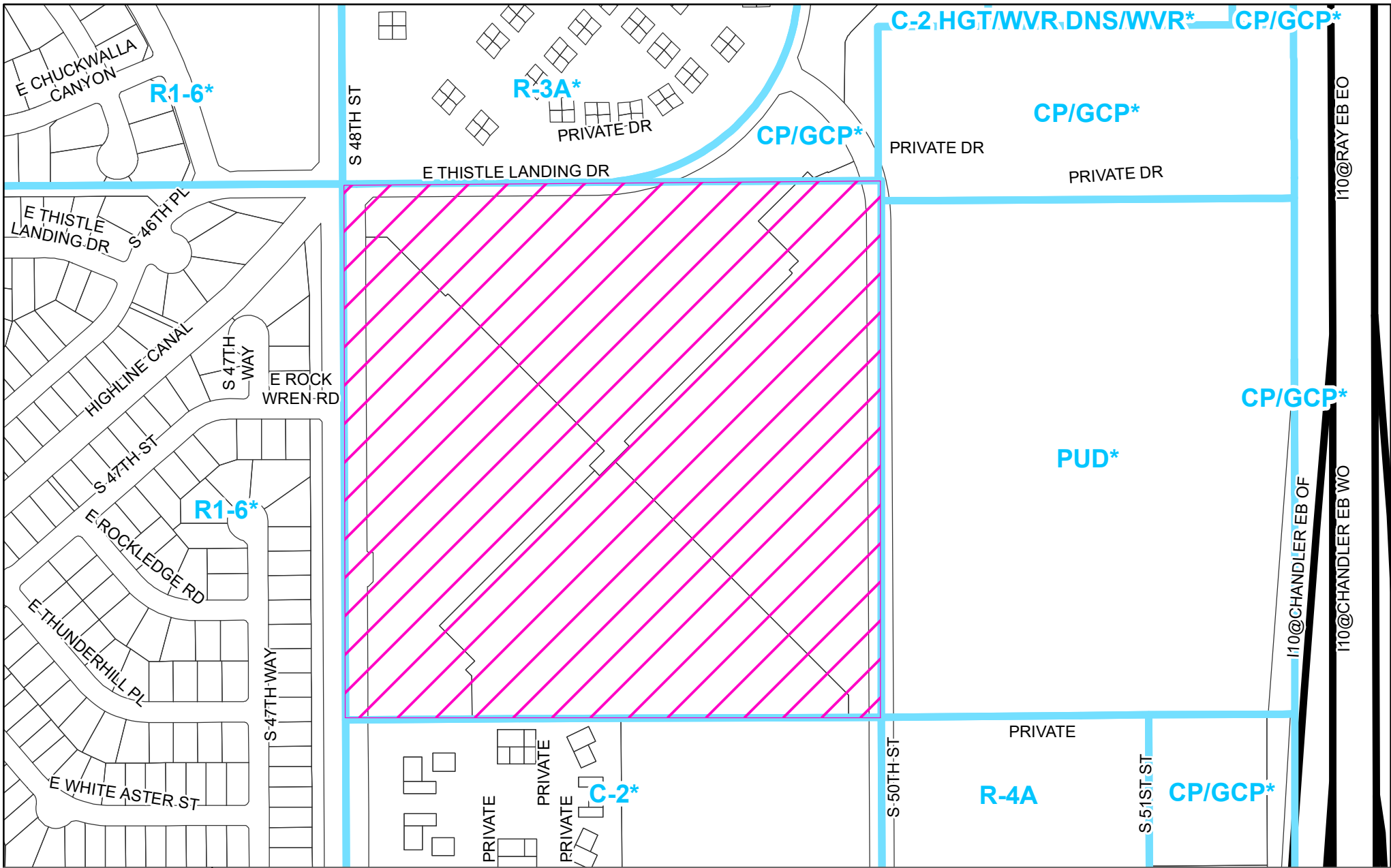


City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 155 310 620 Feet





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

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



City of Phoenix
PLANNING AND DEVELOPMENT DEPARTMENT

Planning & Development Department

0 155 310 620 Feet



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
Site Plan

\\Fs_PUW_C\W\291934000-Essn_Thistle_Landing_Data_Center\CADD\Improvement_Plans\SPCV - 291934000.dwg, Layout:CI Jan 07, 2026 - 5:55pm Gabby,Mazzoli

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.

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.

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

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

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

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).

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.

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

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

DRAINAGE, UTILITY, CONSTRUCTION AND MAINTENANCE, INGRESS AND EGRESS, PARKING, STAIRWAYS, BUILDING, FENCES, ENCLOSURES, FENCES, AND EGRESS, ACCESS, EGRESS, 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 SEPTEMBER 31, 2012, RECORDED SEPTEMBER 12, 2012 AS INSTRUMENT NO. 2012-0807912 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 CASES: Z-127-96-6, Z-10-96-6

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.
 - 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 PLANNING AND 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.

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

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

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.

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.

MAX BIN DEVIATION

SAFETY BOLLARDS
PER DTL P1189

SPREAD FOOTING
PER DTL P1189

3' PEDESTRIAN ACCESS
GATE (TYP)

BN ENCLOSURE
PER DTL P1189

BN

BN

12'-0"

9'-0"

4'-0"

6" CONCRETE PAC
PER DTL P1189

STEEL SLEEVE IN SLAB
PER DTL P1181

CONSTRUCTION JOINT

CONSTRUCTION JOINT

ENCLOSURE GATE
PER DTL P1181

6" CONCRETE PAC
PER DTL P1189

3' PEDESTRIAN ACCESS GATE (TYP)

BN ENCLOSURE
PER DTL P1189

BN

BN

12'

9'

4'

ENCLOSURE GATE
PER DTL P1181

STEEL SLEEVE IN SLAB
PER DTL P1181

DOUBLE REFUSE AREA

NTS

NOTES:

1) GATES, HINGES, AND MOUNTING HARDWARE SHALL NOT INTRUDE INTO REFUSE AREA.

2) BINS THAT ARE VISIBLE FROM A PUBLIC ROADWAY SHALL HAVE ENCLOSURE GATES THAT OPEN TO THE SHED FROM PUBLIC VIEW.

3) BN ENCLOSURES ARE TO BE A MINIMUM OF 5 FEET FROM ANY PLANNED OR EXISTING STRUCTURE AT ITS CLOSEST POINT REFER TO APPLICABLE FIRE CODE FOR MORE DETAILS.

4) SECOND PEDESTRIAN ACCESS GATES ARE OPTIONAL WITHOUT MINOR OR IN OFFSET CONFIGURATION.

DOUBLE REFUSE AREA - OFFSET

NTS

DETAIL NO. P1132	City of Phoenix STANDARD DETAIL	DOUBLE REFUSE BIN ENCLOSURES	DATE/ISSUED 04/01/2022 SSE	DETAIL NO. P1182
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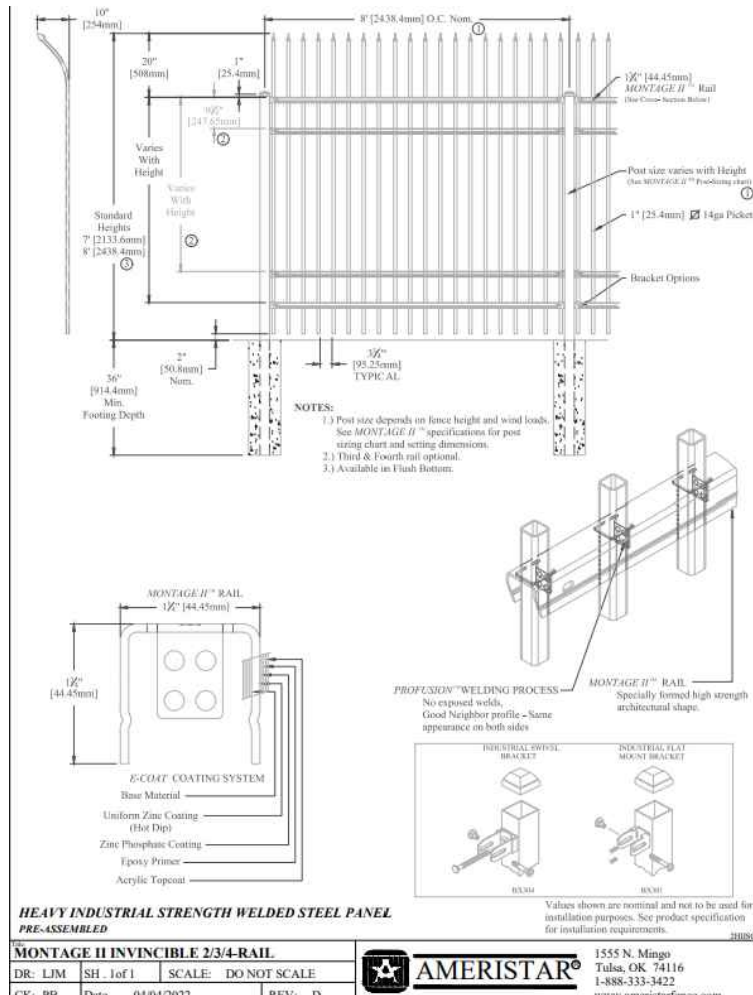
STRUCTURAL STRENGTH

DESIGN BY: [blank] SCALE: [blank]

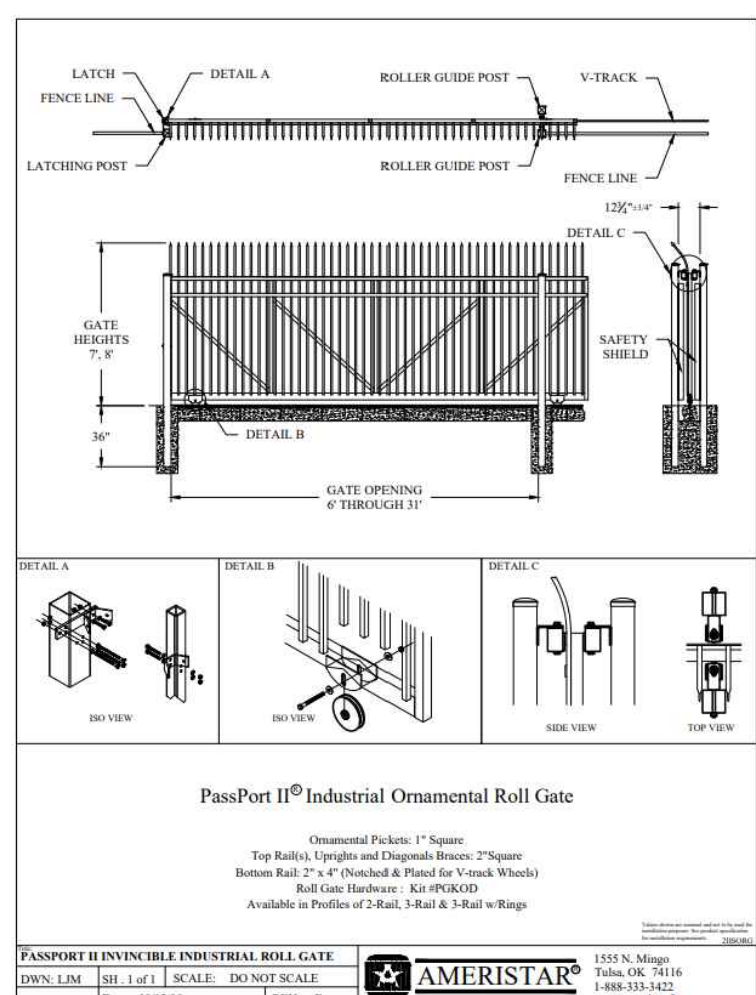
AMERISTAR

DESIGN BY: [blank] SCALE: [blank]

N.T.S.



N.T.S.



N.T.S.



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

TOTAL DISTURBED AREA: 38.284 AC

BUILDING HEIGHT ALLOWED: 56'
BUILDING HEIGHT PROVIDED: 50'

LOT COVERAGE: (509,525 SF / 1,667,670 SF) * 100 = 30.6%

FAR: $(1,009,100 \text{ SF} / 1,667,670 \text{ SF}) = 0.605$

1 SPACE PER 5,500 SF GLA: $927,000 \text{ SF} / 5,500 \text{ SF} = 169 \text{ SPACES}$
ACCESSIBLE PARKING REQUIRED:
2% OF TOTAL PARKING: $0.02 * 169 \text{ SPACES} = 4 \text{ SPACES}$

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

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 (CHRIS COOK)
SIGNATURE OF COPYRIGHT OWNER

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



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1661 East Camelback Road, Suite 400
Phoenix, Arizona 85016 (602) 944-5500

ME PHX TECH CAMPUS

FINAL SITE PLAN COVER SHEET

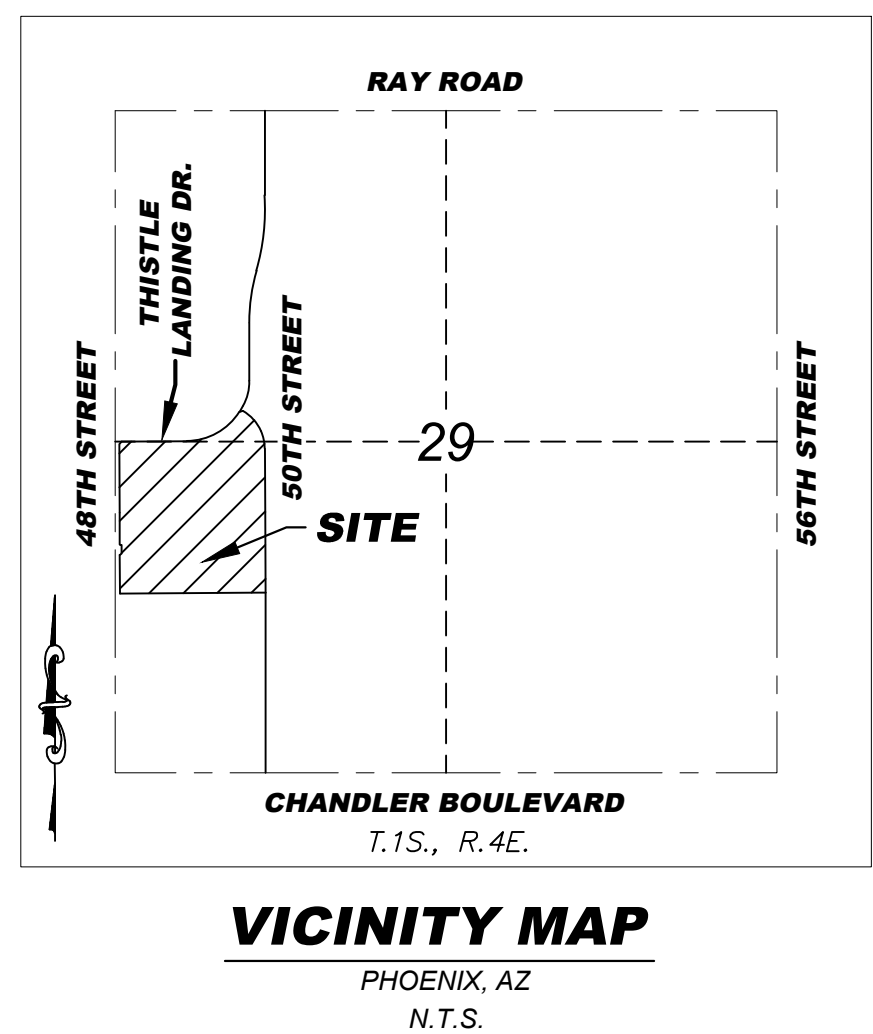
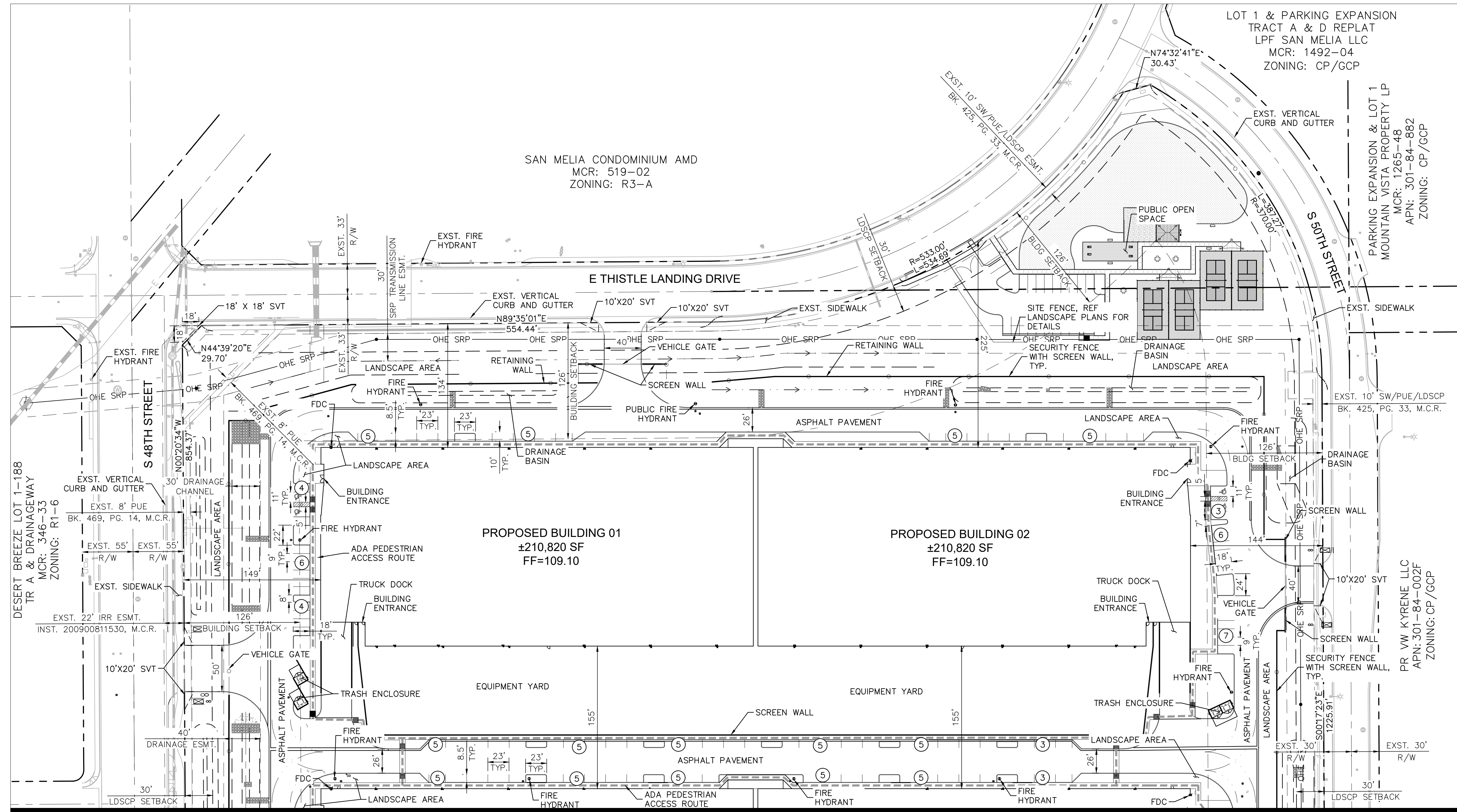
PHOENIX, AZ

Q S: 09-39.010-39	KIVA #: 23-1632	SDEV: 2300419
-------------------	-----------------	---------------

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



SP1
1 OF 7 SHEETS

[illegible]

LEGEND

- # PARKING STALL COUNT

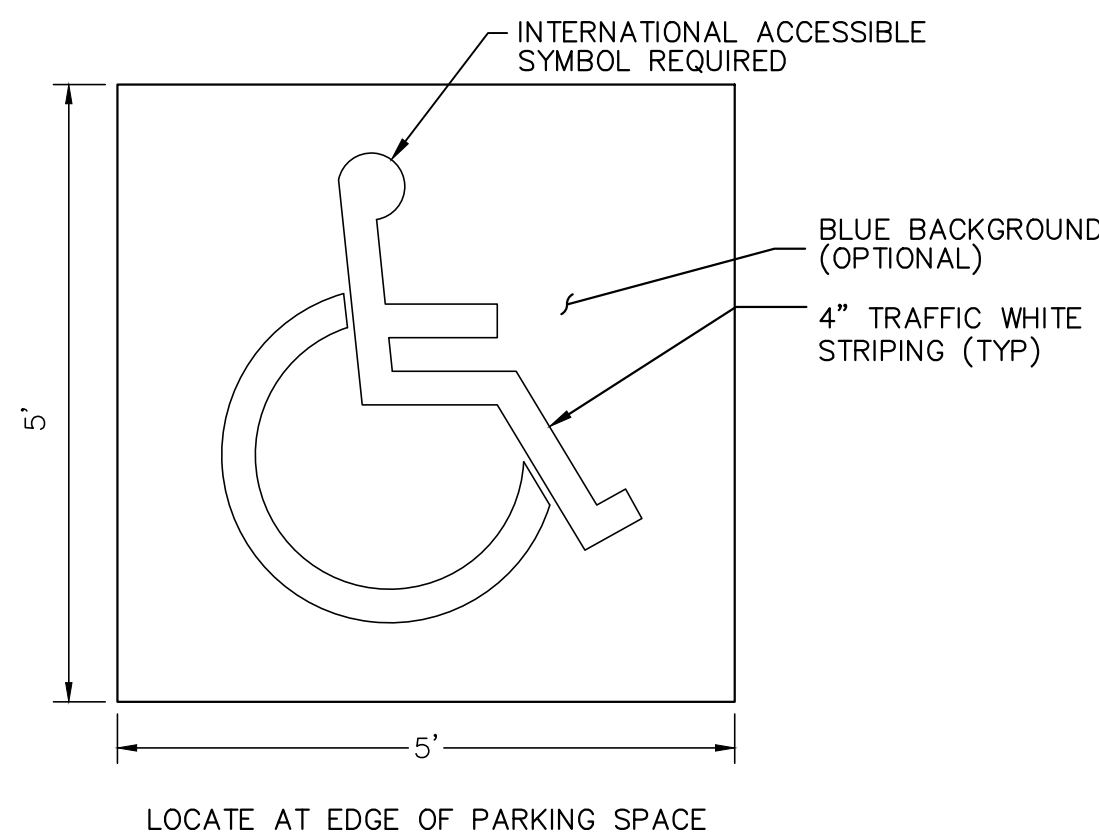
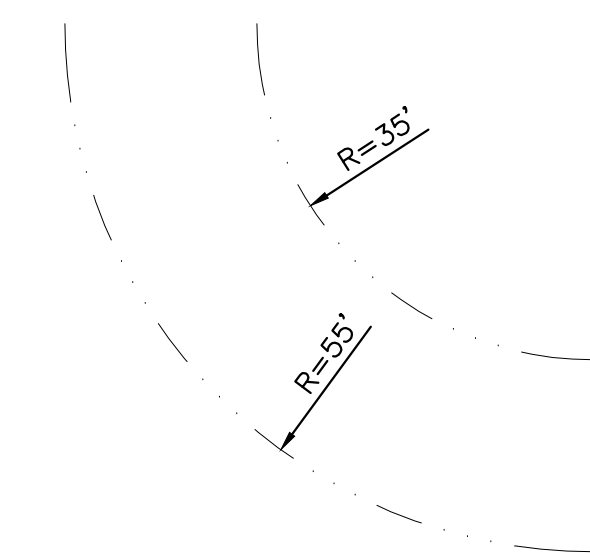
----- ADA ACCESSIBLE PATH

_____ RIGHT-OF-WAY LINE

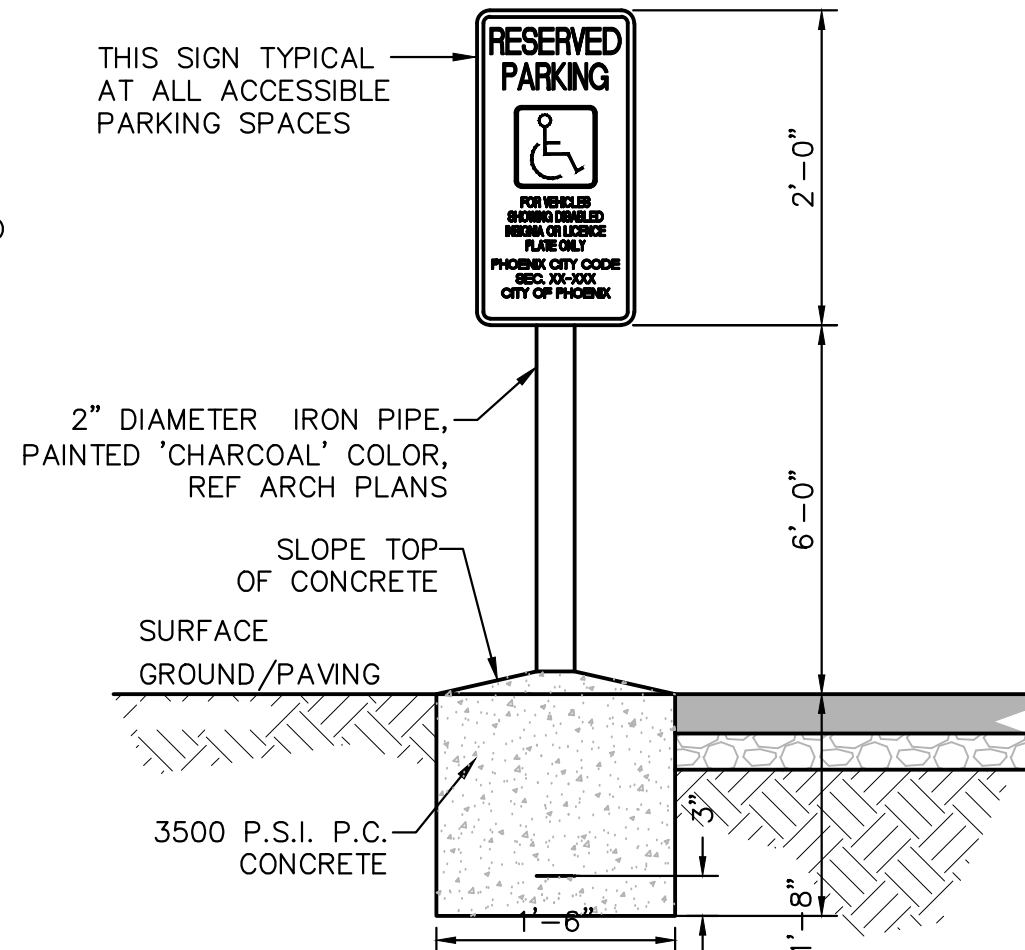
----- ROADWAY CENTERLINE

_____ PROPERTY LINE

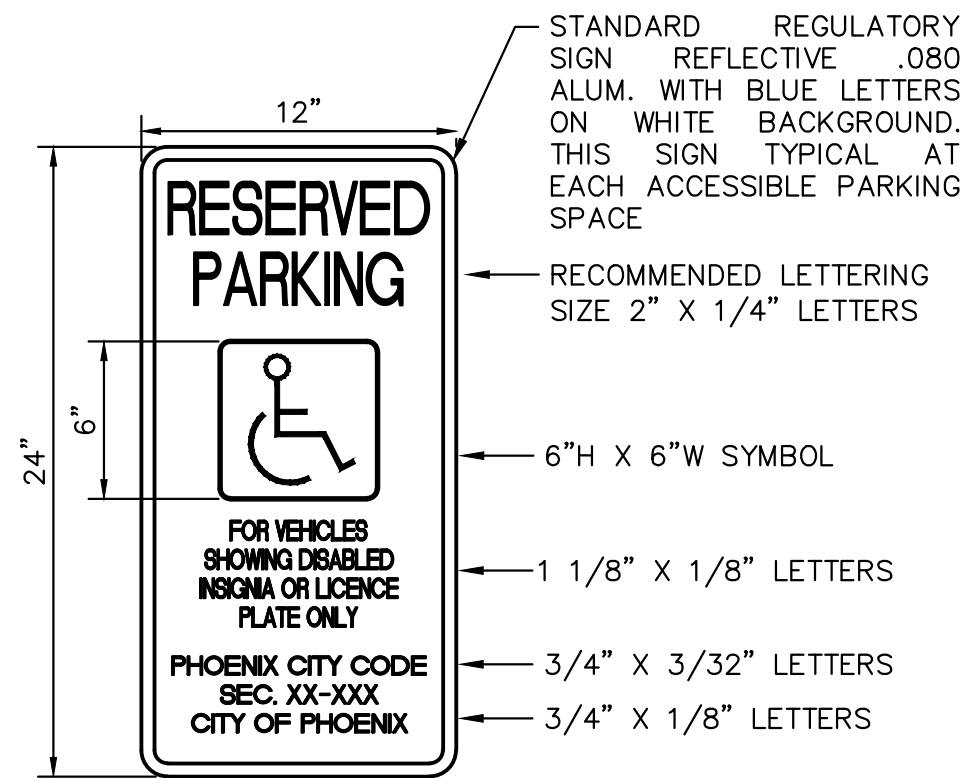
----- EASEMENT LINE



INTERNATIONAL ACCESSIBLE
PARKING SYMBOL DETAIL



ADA ACCESSIBLE PARKING SIGN DETAIL N.T.S.

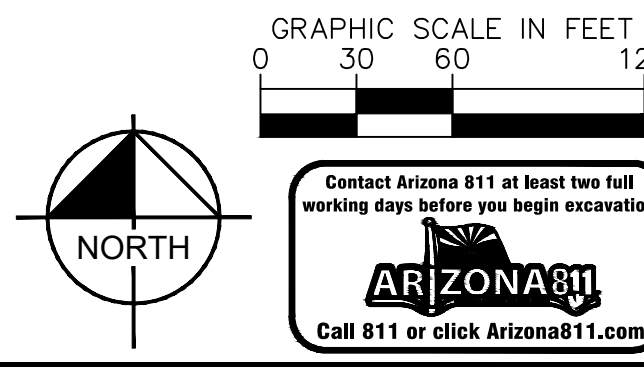


ACCESSIBLE PARKING SIGN DETAIL N.T.S.

CITY OF PHOENIX

JAN 15 2026

**Planning & Development
Department**



4801 EAST THISTLE LANDING DR

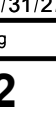
Kimley»»Horn

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1661 East Camelback Road, Suite 400
Phoenix, Arizona 85016 (602) 944-5500

ME PHX TECH CAMPUS

PHOENIX, AZ

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



Registered Professional Engineer
 CERTIFICATE NO.
 80324
 B. CHRIS
 COOK
 Date Signed 01/09/26
 ARIZONA, USA.
Chris Cook
 Exp. Date 03/31/27
 SP - 2919.34000.dwg

SP2

2 OF 7 SHEET

Q.S.: 09-39.010-39 KIVA#: 23-1632 SDEV: 2300419

PHX_Civil/291934000--East Thistle Landing Data Center/CADD/Improvement Plans/SP -- 291934000.dwg, Layout:Layou2 Jan 07, 2026 -- 5:56pm GabbyMazzoli

PROPOSED BUILDING 04
±210,820 SF
FF=108.60

PROPOSED BUILDING 03
±210,820 SF
FF=108.60

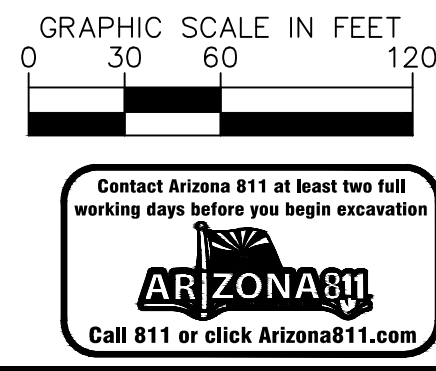
PROPOSED BUILDING 05
±210,820 SF
FF=108.50

FOOTHILLS VISTA COMMONS SECOND
ADD LOTS 2 3 3A REP
HAM EVOLVE LLC
MCR: 555-22
APN: 301-84-721
ZONING: C-2

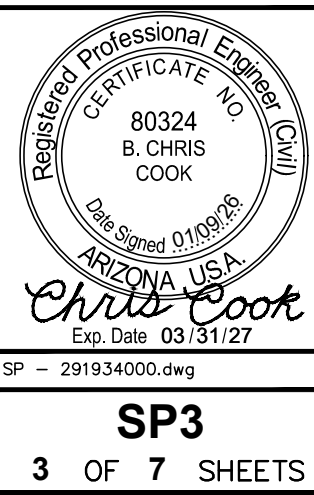
RESERVE AT FOOTHILLS VISTA CONDOMINIUM
MCR: 632-13
APN: 301-84-755
ZONING: C-2

PR VW KYRENE LLC
APN: 301-84-002F
ZONING: CP/GCP

DESERT BREEZE LOT 1-188
TR A & DRAINAGEWAY
MCR: 346-33
ZONING: RT-6



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



ME PHX TECH CAMPUS

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

PHOENIX, ARIZONA

The Meadows Building
5005 Greenville Avenue
Dallas, TX 75206
United States



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



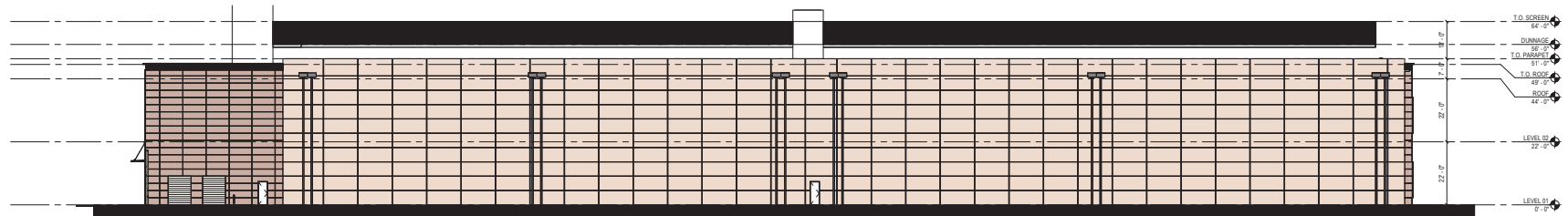
© 2023 Gardler

MATERIALS LEGEND

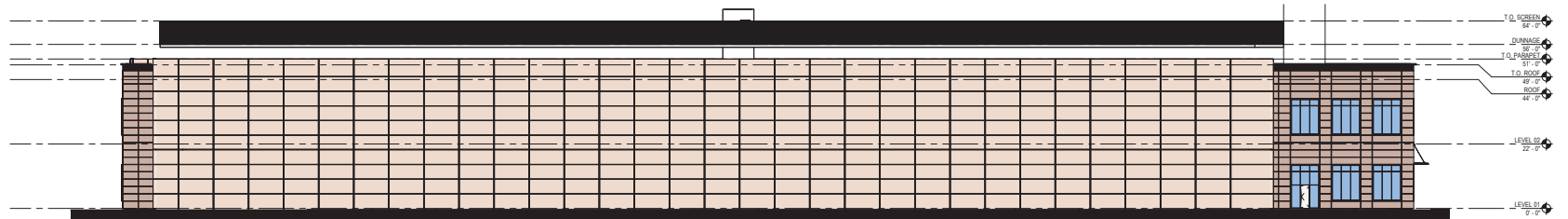
- PRECAST INSULATED CONCRETE PANELS (1'')
- PREFINISHED INSULATED METAL PANEL (2.5')
- STOREFRONT SYSTEM WITH 1" IGUs
- PERFORATED SCREENING



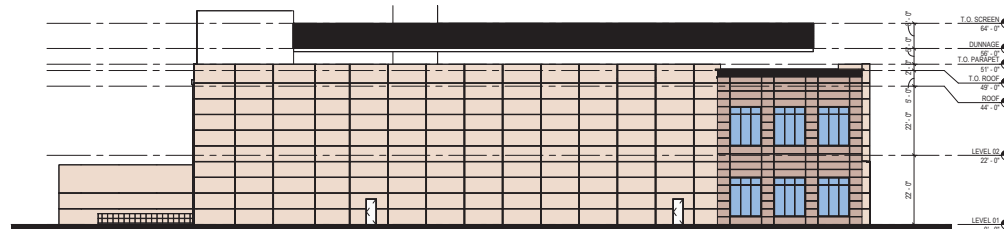
01 WEST ELEVATION (typical street facing)
SCALE: 1/16" = 1'-0"



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

AHLI APPROVAL STAMP

MENLO EQUITIES

PHOENIX, ARIZONA

Gensler

The Meadows Building
8005 Greenville Avenue
Dallas, TX 75206
United States
Tel: 214.273.1500
Fax: 214.273.1505

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

© 2023 Gensler



Plant Materials Legend

Tree		CAL (in.)
Chitalpa tashkentensis		1 1/2"
Chitalpa		1 1/2"
Ebenopsis ebano		1 1/2"
Texas Ebony		1 1/2"
Eucalyptus papuana		1 1/2"
Ghost Gum		1 1/2"
Olea europaea 'Wilsonii'		1 1/2"
Wilsonii Olive		1 1/2"
Olneya tesota		1 1/2"
Desert Ironwood		1 1/2"
Parkinsonia praecox		1 1/2"
Palo Brea		1 1/2"
Pistacia chinensis		1 1/2"
Chinese Pistache		1 1/2"
Prosopis hybrid		1 1/2"
Thornless Mesquite		1"
Quercus fusiformis		1"
Escarpment Oak		1 1/2"
Ulmus parvifolia 'Bosque'		1 1/2"
Bosque Elm		1 1/2"
Vitex agnus-castus		1 1/2"
Chaste Tree		

Extra Large Shrubs		Size	Groundcovers		Size
Bougainvillea 'Rosenka'		5 gal.	✓	Convolvulus mauritanicus	1 gal.
Rosenka Bougainvillea		5 gal.	✓	Ground Morning Glory	1 gal.
Caesalpinia mexicana		5 gal.	✓	Eremophila prostrata	1 gal.
Mexican Bird of Paradise		5 gal.	✓	Outback Sunrise Eremophila	1 gal.
Caesalpinia pulcherrima		5 gal.	✓	Lantana sp.	1 gal.
Red Bird of Paradise		5 gal.	✓	'New Gold' Lantana	1 gal.
Cordia parvifolia		5 gal.	✓	Lantana sp.	1 gal.
Little Leaf Cordia		5 gal.	✓	'New Red' Lantana	1 gal.
Dodonaea viscosa		5 gal.	✓	Hymenoxys acaulis	1 gal.
Green Hopseed Bush		5 gal.	✓	Angelita Daisy	1 gal.
Tecoma Stans		15 gal.	✓	Teucrium chamaedrys 'prostratum'	1 gal.
Yellow Bells		5 gal.	✓	Prostrate Germander	1 gal.
Tecoma x 'Bells of Fire'		5 gal.	✓	Cacti/ Accents	Size
Bells of Fire		5 gal.	✓	Agave desmettiana	5 gal.
Large Shrubs		Size	✓	Smooth Leaf Agave	5 gal.
Cassia nemophila		5 gal.	✓	Aloe hyb. 'Blue Elf'	5 gal.
Desert Cassia		5 gal.	✓	Blue Elf Aloe	5 gal.
Leucophyllum langmaniae 'Lynn's Legacy'		5 gal.	✓	Bouteloua gracilis	1 gal.
Lynn's Legacy Sage		5 gal.	✓	Blonde Ambition	1 gal.
Medium Shrubs		Size	✓	Dasylium wheeleri	5 gal.
Eremophila glabra spp. carnosa		5 gal.	✓	Desert Spoon	5 gal.
Winter Blaze		5 gal.	✓	Hesperaloe parviflora 'Brakelights'	3 gal.
Eremophila hygrophana Blue Bells		5 gal.	✓	Brakelights Red Yucca	3 gal.
Blue Bells		5 gal.	✓	Nolina bigelovii	5 gal.
Leucophyllum frutescens 'Compacta'		5 gal.	✓	Bear-grass	5 gal.
Compact Texas Sage		5 gal.	✓	Opuntia santa rita	5 gal.
Leucophyllum x 'Heavenly Cloud'		5 gal.	✓	Purple Prickly Pear	5 gal.
Heavenly Cloud Sage		5 gal.	✓	Vines	Size
Nerium oleander 'Little Red'		5 gal.	✓	Rosa banksiae	5 gal.
Little Red Oleander		5 gal.	✓	Lady Bank's Rose	5 gal.
Perovskia atriplicifolia		5 gal.	✓	Inerts	Qty
Russian Sage		5 gal.	✓	Decomposed Granite; 7/8" Screened	
Rosmarinus officinalis		5 gal.	✓	Carmel - Rock Pros	
Rosemary		5 gal.	✓	Midiron Sod	
Ruellia peninsularis		5 gal.	✓	See Detail 5, Sheet LA6.1	
Desert Ruellia		5 gal.	✓		

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

OFFICE	
EQUIPMENT YARD	
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:	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.	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. 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.	
2.	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.	
5. 3.	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.	
6. 4.	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; 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