



# City Council Work Session

Thursday, November 4, 2021  
5:00 p.m.

Council Chambers Conference Room  
88 E. Chicago St., Chandler, AZ



## Work Session



From left to right: Councilmember Matt Orlando, Councilmember Rene' Lopez, Vice Mayor Mark Stewart, Mayor Kevin Hartke, Councilmember OD Harris, Councilmember Christine Ellis, Councilmember Terry Roe

Pursuant to Resolution No. 4464 of the City of Chandler and to A.R.S. 38-431.02, notice is hereby given to the members of the Chandler City Council and to the general public that the Chandler City Council will hold a WORK SESSION open to the public on Thursday, November 4, 2021, at 5 p.m., in the Chandler City Council Chambers Conference Room, 88 E. Chicago Street, Chandler, Arizona. One or more members of the Chandler City Council may attend this meeting by telephone.

Persons with disabilities may request a reasonable modification or communication aids and services by contacting the City Clerk's office at 480-782-2181 (711 via AZRS). Please make requests in advance as it affords the City time to accommodate the request.

Agendas are available in the Office of the City Clerk, 175 S. Arizona Avenue.

## Revised Agenda

### Call to Order

### Discussion

1. **Proposed amendments to Chapter 35 Land Use and Zoning of the City Code to add provisions that promote sustainable development relating to:**
  1. Data Centers
  2. Electric vehicle charging stations

### Adjourn



**City Council Memorandum    Development Services    Memo No.**

**Date:**    November 4, 2021

**To:**    Mayor and Council

**From:**    Derek Horn, Development Services Director

**Subject:** Proposed amendments to Chapter 35 Land Use and Zoning of the City Code to add provisions that promote sustainable development

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**Attachments**

Sustainability Presentation





# Sustainability Ordinance

City Council Work Session  
November 4, 2021





# Proposed Amendments:

- Data Centers
- Electric Vehicle Charging

# Data Centers

\*as a primary use

## Current Zoning Code:

- Table of Permitted Uses – Unlisted Use
- Nothing Akin therefore not permitted by-right
- Existing Data Centers located in PAD Zoning



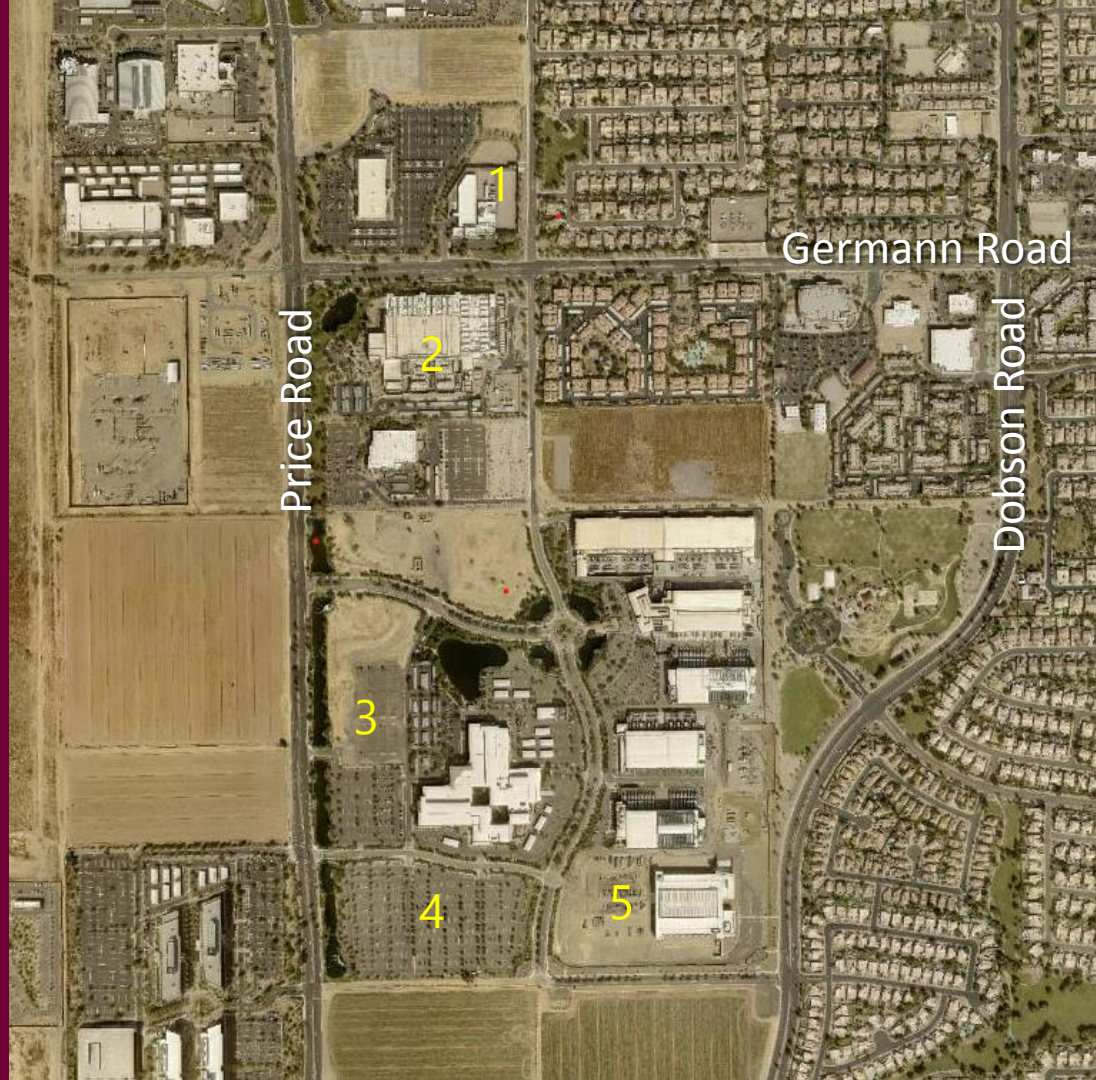


# Data Centers

\*as a primary use

## Remaining zoned sites:

- NWC Germann and Ellis (1)
- SEC Price and Germann (2)
- Continuum (3, 4 & 5)





# Data Centers

\*as a primary use

## Sustainability concerns:

- Require significant cooling
  - Water
  - Electric
- Noise
- Multiple backup generators
- Minimal employees – inconsistent with General Plan Employment Designation



# Data Centers

\*as a primary use

## Proposed Amendment: -For new data centers-

- Table of Permitted Uses – **PROHIBITED**
- Does not remove existing rights





# Data Centers

\*as a primary use

## Proposed Amendment:

-For existing data centers-

- Require neighborhood outreach/meetings – notice ½-mile
- Require noise study - before/after construction
- Provide sound mitigation for mechanical equipment – chillers, backup generators
- Provide neighborhood liaison





# Data Centers

\*as a primary use

## Proposed Amendment:

- New data centers
- Existing data centers

## Questions?



# Electric Vehicle Charging



# Electric Vehicle Charging

- Definitions
- Things to consider
- Valley comparison
- Draft methodology
- Draft concepts





# Electric Vehicle Charging

## Definitions:

- Charger types:
  - Level 1: 120 V AC plug (house)
  - Level 2: 240 V (Res.) 208 V (Comm.)
  - Level 3: DC Fast Charge 480+ V
- EV Capable: Panel capacity, dedicated branch, raceway
- EV Ready: + Conduit, junction box
- EV Installed: + Level 2 charging stations

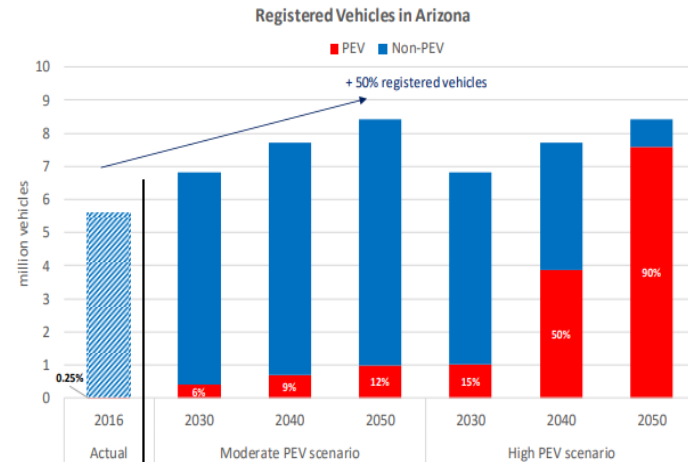


# Electric Vehicle Charging

## Things to consider:

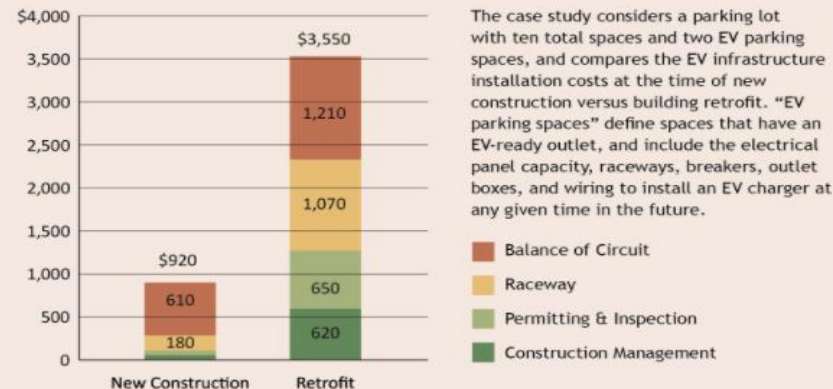
- Wide range of predictions
- EV infrastructure costs significantly less than retrofitting
- Design: Aesthetics, safety, interface with pedestrians
- Where is the EV for extended periods of time?
- Regional system limitations – outside of Zoning Code

Figure 4 Projected Arizona Light-Duty Fleet



## Cost per EV Parking Space: New Construction vs Retrofit

Case Study prepared for the City and County of San Francisco (2016)



# Electric Vehicle Charging

## Valley Comparison:

- Zoning Code: Avondale (recently adopted)
- Building Code: 6 yes, 5 no

## Nationally

- Excellent case studies
- Blanket percentage vs. targeted





# Electric Vehicle Charging

## Draft Methodology:

- Take a targeted approach vs. standard percentage
- Concentrate on EV Capable and EV Ready
- Maintain Design Aesthetic expectations
- Signage



# Electric Vehicle Charging

## Draft concepts:

- Level 2 chargers - Residential and Employment Areas
- Level 3 fast chargers – Downtown, Regional Commercial (Level 3 can be a destination)
- Charging station locations
- Retractable cords, do not obstruct sidewalk (safety)

Land Use	EV Ready	EV Installed
Single Family	100% off street parking	0%
Multi Family	20% parking spaces EV ready	2%, installed for all developments > 25 spaces
Multi Family Duplex/Triplex/Town-homes (Assigned covered parking)	1 Ready per unit	0%
Commercial	15% EV ready	2%, installed for all developments > 25 spaces
Office	20% EV ready	2%, installed for all developments > 25 spaces
Hotels	20% EV ready	2%, installed for all developments > 25 spaces
Entertainment	15% EV ready	2%, installed for all developments > 25 spaces
Industrial	15% EV ready	2%, installed for all developments > 25 spaces



# Electric Vehicle Charging

**Council feedback/direction**



# Next Steps

## **Stakeholder outreach**

-Fall/Winter 2021

## **Finalize draft**

-Winter 2021/Spring 2022

## **Public notification**

-Spring 2022

## **Public hearings**

-Summer 2022

