



DEVELOPMENT APPLICATION STAFF REPORT

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| Case Number: | SPA24-09-01 | Request: | Site Plan Amendment |
| Project Name: | Microsoft PHX83 | | |
| Applicant/Owner: | Stantec LLC / Microsoft Corporation | | |
| Project Address: | 12901 W Olive Avenue, El Mirage AZ 85335 | Acres | 150.0 ac. |

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| Considerations | The applicant is requesting the approval of a site plan amendment zoning application to proceed with constructing a fifth data center on the 150-acre parcel. The new PHX83 data center building will be approximately 245,540 square feet in total area and will be a single-story building. The building will be up to 31 feet high with 1,091 feet above mean sea level finished floor elevation. The proposed data center building will add 78 parking spaces, including 4 handicap-accessible parking spaces. The added parking accommodates at least 1 space per employee during the large shift. A Traffic Impact Study is provided to detail traffic generated by site operations. Multiple levels of security will secure the overall campus and the individual buildings all hours of the year, including a security fence around the perimeter of the site and a security gate at the primary site access. |
| General Plan Compliance | The El Mirage 2020 General Plan identifies the site as being in the Commercial/Industry Park Planning Area and follows the plan. |
| Zoning & Land Use | The property is zoned E/I Employment/Industry with a land use designation status of a data center. |
| ARS 28-8481 Land Use Compatibility | The site is located inside the Luke Air Force Base (LAFB) Noise Contour Zone, and the Military Airport Territory Area and is subject to ARS 28-8481, land use compatibility regulations. See the attached Luke AFB review email. |
| City Staff Review | City staff reviewed the application and found that it meets the zoning code requirements to proceed with the public hearing. |
| Stipulations: | The applicant shall consent and address the TAC Review comments mentioned in the October 7, 2024, memorandum. |
| Planning Commission | The Commission recommends approving the zoning application at the November 12, 2024, public meeting with a 4-0 vote. |
| City Council | Staff is seeking a final action from the Council so the applicant may proceed with the submittal of construction documents. |
| Attachments | Zoning Application, TAC Review Comments, and Luke Review Comments. |
| Supportive Documents | Supportive documents are available for review at the El Mirage Development Services Department, Planning & Zoning Division during the city's work hours. |

