

DEVELOPMENT APPLICATION STAFF REPORT

| | | | |
|-------------------------|---------------------------------------|-----------------|---------------------|
| Case Number: | SPA24-02-01 | Request: | Site Plan Amendment |
| Project Name: | MS PHX82 SPA | | |
| Applicant/Owner: | Jacobs / Microsoft Corporation | | |
| Project Address: | 12901 W Olive Ave, El Mirage AZ 85335 | Acres | 137.0 ac |

| | |
|---|---|
| Considerations | The applicant is requesting the approval of a site plan amendment to an approved major site plan to continue the development of the site to expand the data center operation. This is the fourth building planned for the development of the site with additional buildings to come in the future. The PHX82 is an approximately 245,000-square-foot single-story data center. The proposed data center building will be industrial, consisting of slab-on-grade construction, with premium grade metal exterior walls, exterior electrical and mechanical equipment, and be connected to the existing onsite substation operated by Arizona Public Service (APS). The applicant will be requesting relief from Chapter §152.030 requiring utilities and electrical 13KV and under to be relocated underground along Olive Ave at the April 16, 2024, City Council Meeting. |
| General Plan Compliance | The El Mirage 2020 General Plan identifies the site as being in the Commerce/Industry Park Planning Area and follows the plan. |
| Zoning & Land Use | The property is zoned Employment/Industry E/I and the proposed site plan amendments and use are permitted under the approval of zoning application case PZ19-04-05 approved in May 2019. The property's land use has been identified as a data center. |
| ARS 28-8481 Land Use Compatibility | The site is located within the Luke Air Force Base Noise Contours Zone and is subject to ARS 28-8481 land use compatibility regulations. Please see the attached review comments from Luke Air Force Base. |
| City Staff Review | City staff reviewed the application and found that it meets the zoning code requirements to proceed with the public meeting. |
| Stipulations: | The applicant shall address the TAC Review comments mentioned in the March 14, 2024, memorandum. |
| Planning Commission | The application will be presented to the Planning Commission for discussion and recommendation to the City Council at the April 9, 2024, public meeting. |
| City Council | The application will be presented to the City Council for discussion and final action at the April 16, 2024, public meeting. |
| Attachments | Zoning Application, TAC Review Comments, and Luke AFB Review Letter. |

Supportive Documents

Supportive documents are available for review during the City of El Mirage's regular business hours in the Development Services Department Planning and Zoning Division.