



STREAM
DATA CENTERS

Rezone from I-1 to I-1 with PAD Overlay

104 acres located south of the southwest corner of Litchfield Rd & Lower Buckeye Rd

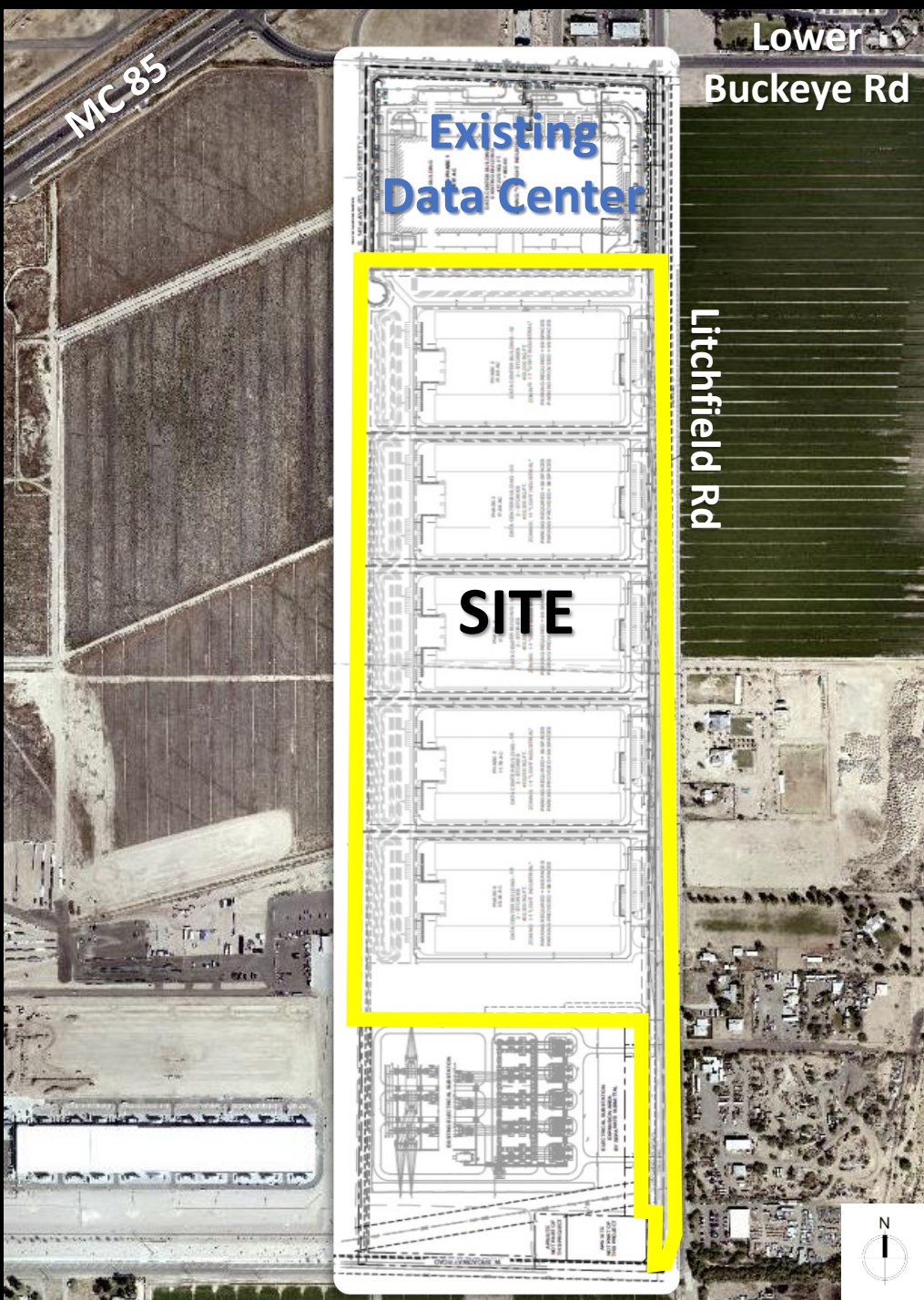


Planning & Zoning Commission

June 28, 2023

City Council

July 10, 2023



Stream Data Centers

- Existing data center to north (not part of application), SDC purchased in 2019 and has retrofitted to a data center.
- Proposed expansion for 100+ acre data center campus
 - Multiple buildings, multiple phases
 - \$1.5 billion overall investment
- **Request:** Additional rooftop screening; Maintain I-1 district uses and standards
 - Current standard: *10' of additional height for up to 50% of any elevation or roof area*
 - Proposal: Eliminate 50% area maximum
 - Maintain 10' height limitation



Existing Building



Air Chiller Equipment

- Closed-loop air chiller systems
 - Significantly lower water usage than traditional chillers
 - Existing building has ground-level closed-loop air cooling chiller system due to limitations with existing structure system use on building that SDC purchased in 2019.
- New buildings will have roof-mounted chillers
 - Still closed-loop air cooling system
 - Improved efficiency and performance
 - Greater air flow around the equipment
 - Heat dissipation to prevailing winds
 - Less land intensive; more room for spacing
 - Less prone to noise transmission

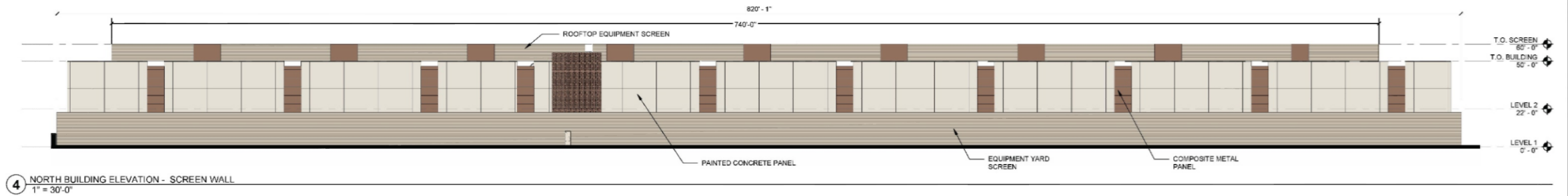
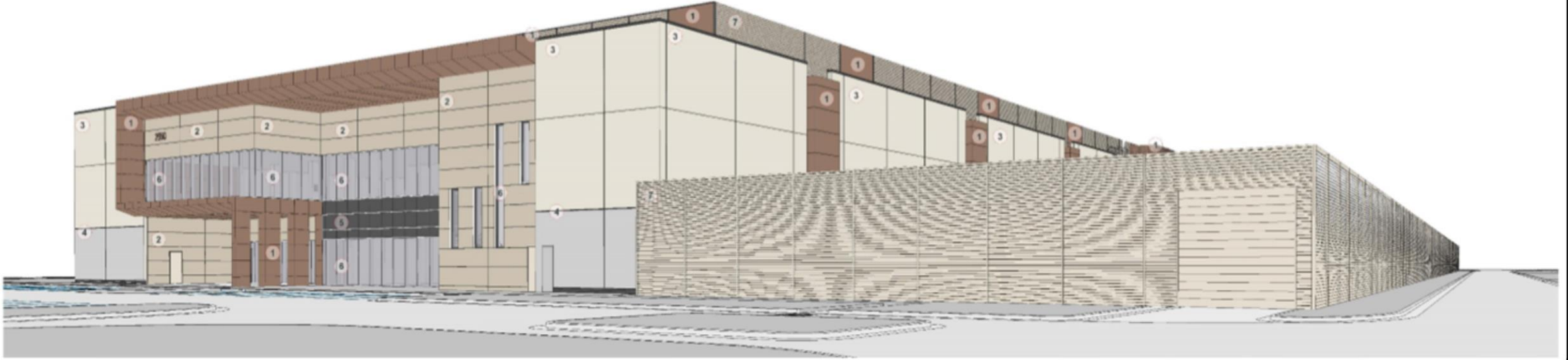


Modified Screening Standards

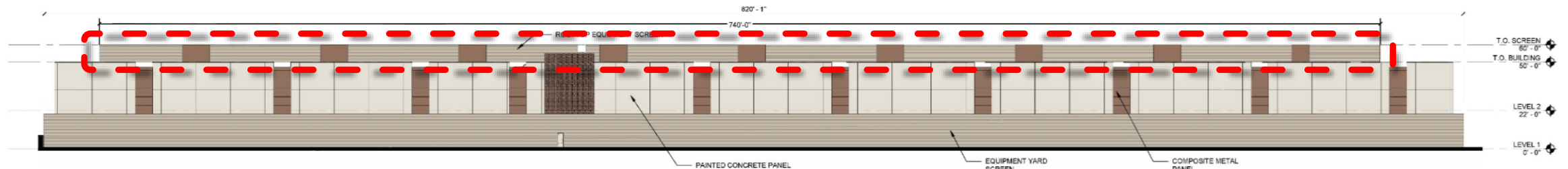
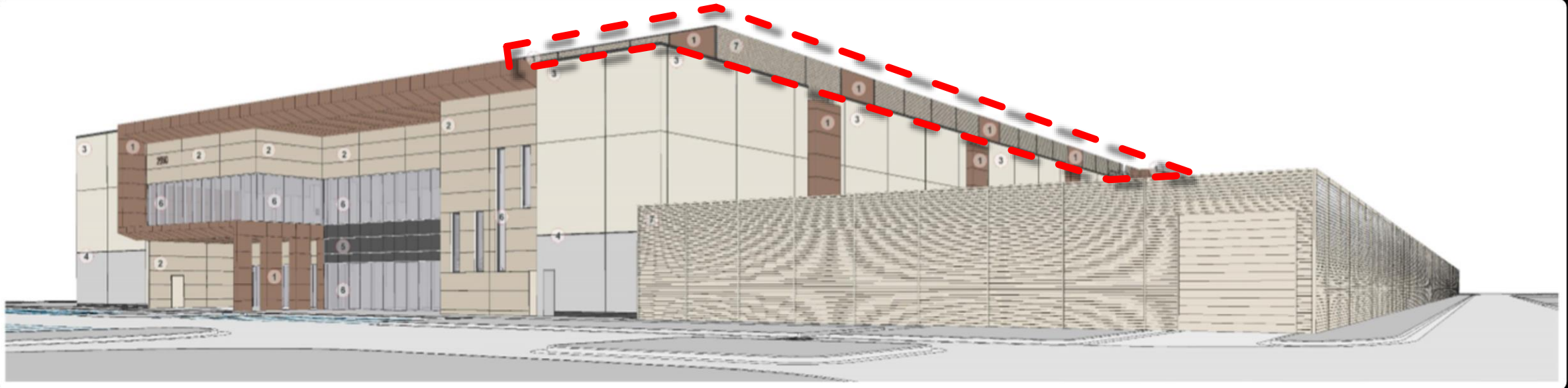
Amended Section 8-3-B

The maximum building height permitted for non-residential uses may be increased 10 feet above the building height limit for unoccupied building architectural elements, such as parapet walls, chimneys, towers, domes and decorative masonry or metal framework, that are necessary to achieve the objectives and requirements of the City Design Guidelines to provide architectural interest and diversity in building elevations or variations in roof form and horizontal lines; ~~provided that the total amount of such architectural elements that exceed the building height limit do not exceed 50% of the linear length of any building elevation or exceed 50% of the total roof area of the building.~~

Screening Integrated Into Design



Screening Integrated Into Design

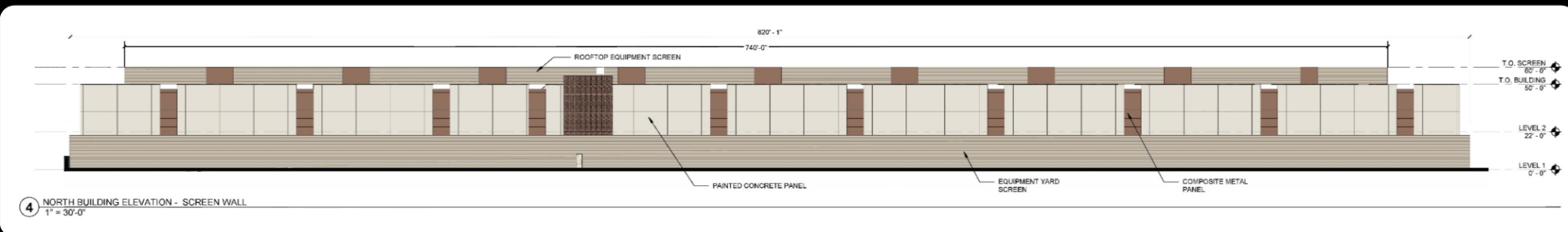


④ NORTH BUILDING ELEVATION - SCREEN WALL
1" = 30'-0"

Summary



- Add PAD overlay to existing I-1 zoning
 - **No change** in permitted uses or development standards
- Proposal **only** modifies roof-mounted equipment screening criteria
 - Additional screening integrated into design
 - More efficient layout for chiller equipment
 - More efficient use of the property





THANK YOU

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