

Stream Data Centers Campus

Rezone from I-1 (Light Industrial)
to I-1 with a PAD Overlay

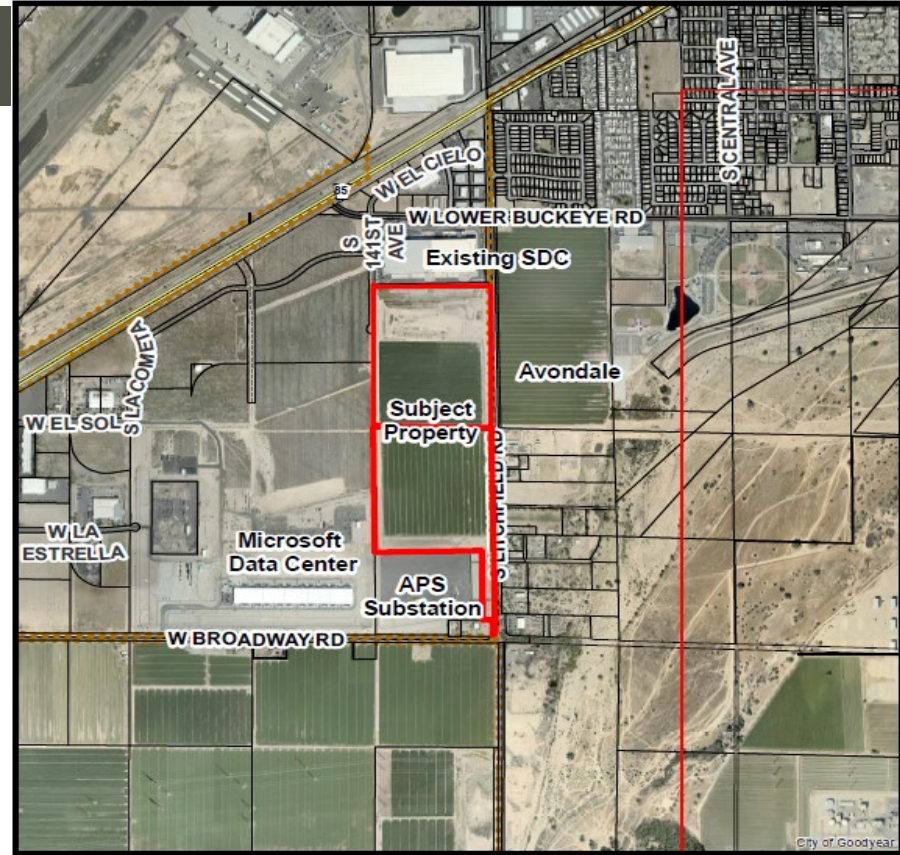


Location



STREAM DATA CENTERS REZONE

- South of SWC of Litchfield & Lower Buckeye
- N – Existing Stream DC Building
- S – APS Substation
- E – Avondale Industrial Zoning
 - Agriculture
 - Scattered residential
 - Storage & AC businesses
- W – Microsoft Data Centers Campus





Background & Previous Actions

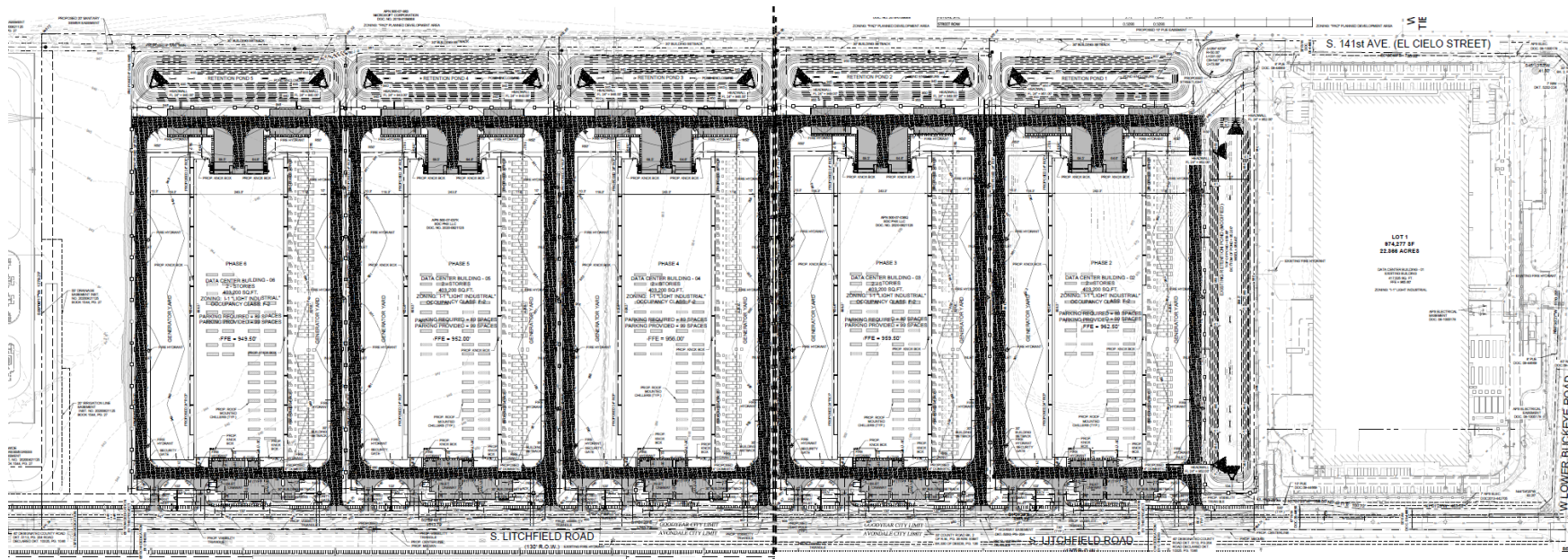
STREAM DATA CENTERS REZONE

- 2006 – Property part of 128 ac rezone from AG to I-1
- 500k SF industrial building at SWC – vacant for years
- 2019 – Stream purchased building & remaining 104 acres
- May 2023 – Stream's site plan approval on Property
 - Phased development N to S along Litchfield
 - 5 two-story data center buildings
 - 400k SF each
 - 50-foot building height

2023 Site Plan



STREAM DATA CENTERS REZONE

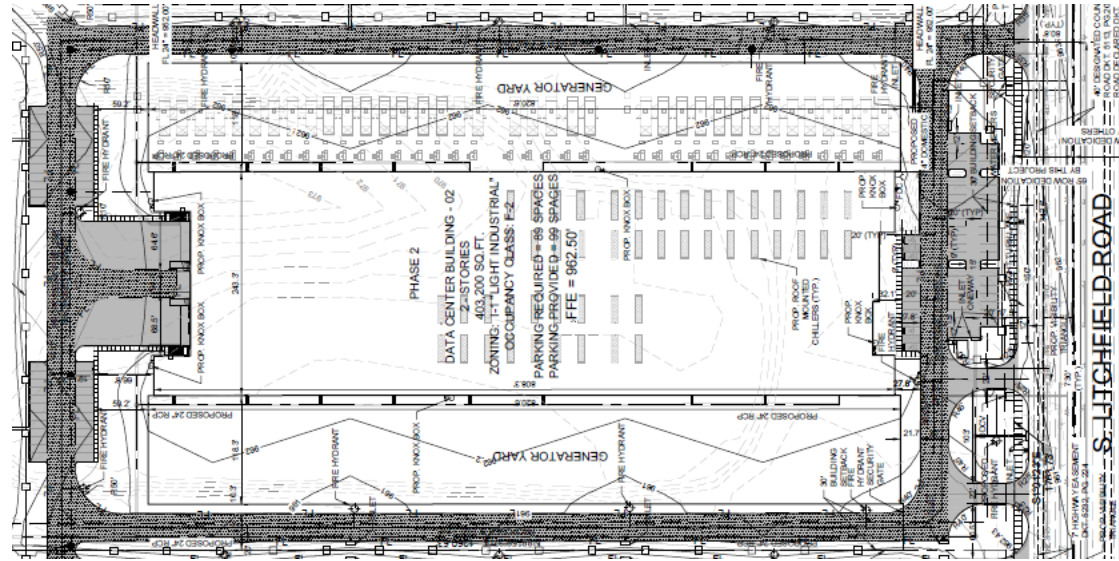


Typical Building & Site Layout



STREAM DATA CENTERS REZONE

- Access drives from Litchfield
- Access all around building
- Generator yards at ground level on N & S sides
- Air-cooled chiller units on roof
 - Away from generator heat
 - Allows separation of chillers



Zoning Ordinance



STREAM DATA CENTERS REZONE

- ZO Article 3 Requirement
 - All roof mounted equipment must be screened
- ZO Article 8 Allowance
 - Max building height (50') can be increased 10' for parapet screen walls
- ZO Article 8 Limitation
 - 50% max length of any elevation can be screened w/10' parapet
 - 50% max of roof area can be screened



Proposed PAD Overlay

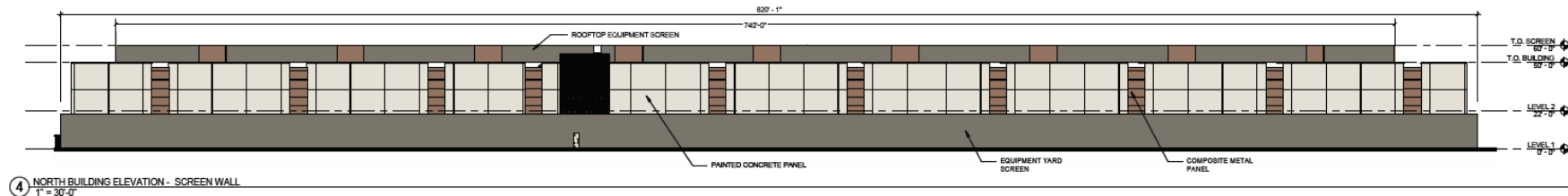
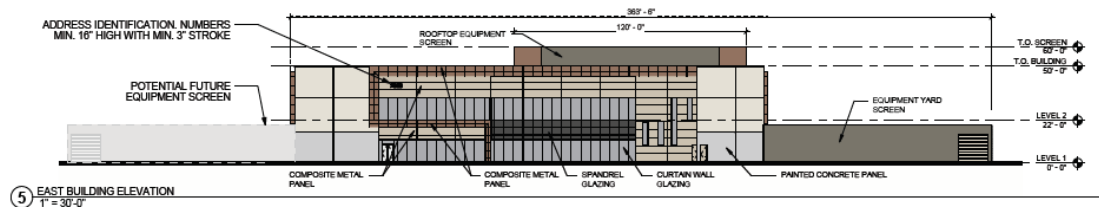
STREAM DATA CENTERS REZONE

- Removes Article 8 50% limitations on this Property only
 - Length of elevation that can be screened
 - Roof area that can be screened
- Allows for all necessary screening of chillers
- Does not change permitted uses or development standards on this I-1 Property

Proposed Elevations



STREAM DATA CENTERS REZONE



Metal Panel



Alacama Bronze Metallic

Louver Equipment Screening



Louver Color - Herring Bone





Public Participation Process

STREAM DATA CENTERS REZONE

- Notice of Application
 - Postcards to property owners w/in 500'
 - No inquiries received
- Notice of Public Hearings
 - Legal Ad
 - Postcard
 - Property posted
- No inquiries or opposition



Staff Findings & Recommendation

STREAM DATA CENTERS REZONE

- Allows for all necessary screening
- Reduces impacts on neighboring properties & the public
- Does not change permitted uses or development standards
- Conforms to the I-1 zoning & the Industrial land use designation

- Staff, and the Planning & Zoning Commission (5-0) Recommend Approval

