



Planning Commission
Notice & Agenda
Wednesday, April 17, 2024

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

REGULAR MEETING

6:00 PM

PHYSICAL ACCESS TO THE COUNCIL CHAMBERS WILL BE AVAILABLE 30 MINUTES PRIOR TO THE MEETING.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

Approval of March 20, 2024 Planning Commission Meeting Minutes

4. PUBLIC HEARING ITEMS

a. HERMOSA RANCH TECHNOLOGY CAMPUS NORTH – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-23-0299

Planning Commission will hold the second of two public hearings and consider a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley, and Oberholtzer, PPLC for a major General Plan amendment for Hermosa Ranch Technology Campus North, an approximately 239 gross acre planned technology campus with a data center and related employment uses located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposed major General Plan amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Medium Density Residential and Estate/Low Density Residential to Business Park. The amendment will also expand the existing Local Commercial land use area. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Joshua T Orton, AICP, Senior Planner

b. HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH - REZONING - APPLICATION PL-23-0300

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC to rezone approximately 239 gross acres located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposal would change the zoning from Diamond P Ranch Planned Area Development (PAD), Fleming Farms Planned Area Development (PAD) and Agricultural (AG) to Hermosa Ranch Technology Campus - North Planned Area Development (PAD) to allow for a data center, technology campus, and local commercial development. The Commission will take appropriate action and forward a recommendation to City Council.

Staff Contact: Joshua T Orton, AICP, Senior Planner

5. COMMISSION ANNOUNCEMENTS

6. PLANNING DIVISION REPORT

7. CALENDAR

May 15, 2024

8. ADJOURNMENT

Members will attend either in person or by telephone conference call. Los miembros asistirán en persona o vía teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.

**Wednesday, March 20, 2024
6:00 pm**

1. WELCOME AND CALL TO ORDER

Chair White called the meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON / PHONE / VIDEO

Chair Larry White
Commissioner Linda Warren
Commissioner Julia Jewell
Alternate Ryan Benson

COMMISSIONERS EXCUSED ABSENT

Commissioner Denise Stanfield
Commissioner Alan Agundez-Castillo

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning
Arrianna Ramirez, Administrative Assistant
Stephen Kemp, Attorney
Joshua Orton, Senior Planner
Jodie Novak, Development Services Director

3. APPROVAL OF MINUTES

Chair White called for a motion to approve the minutes.

Commissioner Warren made a motion to approve the Planning Commission Meeting Minutes for February 7, 2024, and February 21, 2024, seconded by Commissioner Jewell.

Chair Larry White	Aye
Commissioner Julia Jewell	Aye
Commissioner Denise Stanfield	N/A
Commissioner Linda Warren	Aye
Commissioner Agundez-Castillo	N/A
Alternate Ryan Benson	Aye

Upon vote, the motion passed 4 to 0

4. PUBLIC HEARING ITEMS

**a. HERMOSA RANCH TECHNOLOGY CAMPUS NORTH – MAJOR GENERAL PLAN AMENDMENT
– APPLICATION PL-23-0299**

Joshua Orton, Senior Planner, provided an overview of Application PL-23-0299 for an amendment to the General Plan Land Use Designation of estate/low density residential and medium density residential to business

park. This would allow, among other things, a large campus development that would provide an abundance of employment opportunities and other amenities to maintain a healthy lifestyle for all employees. Additionally, part of the request is to increase the existing local commercial land use from 16.45 acres to 28 acres to provide for the daily needs of goods and services, such as grocery stores, to the residents in adjacent residential areas.

The approximately 239-acre property currently used for agriculture is located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. To the north of Lower Buckeye Road is the Del Rio Ranch PAD; along Buckeye Road is Raceway Rancheros subdivision to the east and Shadow Ridge PAD south of that; to the south is Hermosa Ranch Technology Campus South PAD, the Sierra Estrella Energy Storage Project, and SRP Substation; and to the west is Cantada Ranch PAD.

Staff analysis found this amendment would have a lower demand for water and sewer, the site is adjacent to power support and transportation infrastructure, and the current General Plan does not have other business park sites with these advantages that are of suitable size. The developer is required to construct infrastructure and make necessary improvements.

The proposed amendment meets four required findings established by the Avondale General Plan 2030:

- Facilitates employment uses at an appropriate location where no alternatives are available
- Improves the General Plan with supportive land uses designed to attract employment investment
- Does not significantly alter acceptable land use patterns or affect land uses in the area
- Is consistent with the overall intent of the Avondale General Plan 2030

A Neighborhood Meeting was held on January 30, 2024, at City Hall. There were seven attendees aside from the applicant's team, City Staff, and one member of City Council. Topics that were discussed included security, data center scale, right-of-way improvements, commercial development, and project timeline. As part of the 60-day review process, notices were sent, and one agency, Southwest Gas Corporation, indicated they had no conflicts with the project, although the review is still underway until April 8, 2024. On Avondale Connect, 43 comments were received; most were in opposition, with concerns about the grocery stores, increased water usage, and traffic impacts.

Staff recommends approval of Application PL-23-0299, a request for a Major General Plan Amendment changing the land-use designation of the subject property from medium density residential and estate/low density residential to business park, and expanding the existing local commercial General Plan Land Use. This item is for discussion only because it is the first of two public hearings.

Chair White opened the hearing to the Commissioners for questions and comments.

In response to Commissioner Warren's questions, Mr. Orton responded that site-specific details will be provided at the next meeting because this is a request for a change to the land use designation. They will be using a cooling method called an air-chilled system that uses water to charge the system, and then air chills and circulates the water. The proposal is for 212 acres and shows eight buildings. The medium density and low density would be removed, and the nearest housing product would be adjacent to this property and to the south on the other side of Broadway Road. It will be confirmed at the next meeting if this includes the estate/low density designation. The narrative and information provided suggest this is a business park area and the campus area is more the data center usage along with the local commercial portion.

Carolyn Oberholtzer, Esq. addressed the Commission on behalf of the owner/applicant and provided background information on the owner's plans for the development of this property. This is a two-fold application for the business park designation and local commercial. Expanding the local commercial area will allow more than a grocer, and the data campus will wrap around that area with its eight two-story buildings of 200,000 square feet each. Next month's presentation will incorporate the PAD amendment. The air-chilled coolers are not a water-chilled system; therefore, the demand on City water resources will be significantly

reduced. There is a significant area south of the Estrella Mountains designated for estate/low density residential; however, the General Plan does not have a business park designation.

In response to the Commissioner's questions, Ms. Oberholtzer explained they are working with a data center developer that will build the entirety of the project for a specific tenant. They are working with inducer groups for the commercial center that will happen at the same time as the data center. It is anticipated that at full build-out, there will be several hundred high-paying jobs available. Realistically, construction would not begin until mid- to late 2025, with a long construction period. Construction truck traffic is anticipated, but after that, there will only be employee and service vehicles. They are not aware of a new high school; however, the anticipated K-8 elementary school on Miami Street would not be adjacent to this project, and the school district will get a lot of value from this project in terms of tax revenue. A traffic study was conducted and reviewed by the City, and it is projected that new signals will be installed at 119th Lane and Miami Street. The building height is 50 feet and will not impact the view for residents at Del Rio Ranch, which will be depicted on the site plan at the next meeting.

Chair White opened the Public Hearing.

- ▶ Hector Hernandez is for this item. He is with a carpenter company and was in attendance with his team. They live in Avondale and want to work in Avondale. He has lived in Avondale all his life. He has built great projects, and his team has experience in building this type of project. They would be proud to build this project and want the opportunity to show Avondale they can do it.
- ▶ Desiree Contreras is opposed to this project. She believes this will obstruct their views of the mountains. She expressed concern with the property value of the homes and the traffic that will be incurred by this project.
- ▶ Kenneth Martin stated he and his wife Bobbie are opposed to this project. He would like to keep his view of the Estrella Mountains. He requested to see more facts and statistics of this plan and stated they need more family entertainment, restaurants, and diversity—more of what makes Avondale what it is today.

Chair White closed the Public Hearing.

Ms. Oberholtzer clarified the City is intent to work with and demand things such as traffic, water, sewer, drainage, infrastructure, and power studies prior to a recommendation for approval. They appreciate the opportunity to continue an open dialogue and will be back next month. She invited anyone with additional questions to email her.

5. COMMISSIONER ANNOUNCEMENTS

No announcements made.

6. PLANNING DIVISION REPORT

Mrs. Catherine Lorbeer, Deputy Director of Planning, stated the next Planning Commission meeting, which will include the hearings for this item, will be held April 17 at the normal location. There is a public records request process on the website for those who may like to submit a request. An appeal was filed on the Extra Space Storage request for a Conditional Use Permit, which will be heard by the City Council on April 29, 2024.

7. CALENDAR

The next Planning Commission meeting is scheduled for April 17, 2024.

8. ADJOURNMENT

There was no further business; Chair White called for a motion to adjourn.

Commissioner Jewell made a motion to adjourn, seconded by Commissioner Warren.

Chair Larry White	Aye
Commissioner Julia Jewell	Aye
Commissioner Denise Stanfield	N/A
Commissioner Linda Warren	Aye
Commissioner Agundez-Castillo	N/A
Alternate Ryan Benson	Aye

Upon vote, the motion passed 4 to 0

Meeting Adjourned at 6:43 p.m.

Chair, Larry White

Date

ITEM NUMBER: 4.a.

SUBJECT: Hermosa Ranch Technology Campus North – Major General Plan Amendment – Application PL-23-0299**MEETING DATE:** 4/17/2024

TO: Planning Commission**FROM:** Joshua T Orton, AICP, Senior Planner**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

Planning Commission will hold the second of two public hearings and consider a request by Carolyn Oberholtzer of Bergin, Frakes, Smalley, and Oberholtzer, PPLC for a major General Plan amendment for Hermosa Ranch Technology Campus North, an approximately 239 gross acre planned technology campus with a data center and related employment uses located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposed major General Plan amendment, if approved, will amend the General Plan 2030 Land Use Map designations for the property from Medium Density Residential and Estate/Low Density Residential to Business Park. The amendment will also expand the existing Local Commercial land use area. The Commission will take appropriate action and forward a recommendation to the City Council.

BACKGROUND:

The 239-acre subject property (Exhibits A and B) is located at the southwest corner of Avondale Boulevard and Lower Buckeye Road and is comprised of the undeveloped Fleming Farms platted subdivision (approximately 74 acres) and three additional undeveloped parcels, 500-66-001D (86.6 acres), 500-66-009F (59.2 acres), and 500-66-009E (19.2 acres). This site was formerly used as a dairy farm.

A portion of the property was annexed to the City on May 16, 2006, and the remainder was annexed on March 16, 2008. The site is currently zoned Diamond P Ranch Planned Area Development (PAD), Fleming Farms PAD, and Agricultural (AG), which permits typical single-family residential and agricultural related uses.

The site consists of three land use categories designated by the General Plan 2030 Land Use Map (Exhibit C). The Medium Density Residential (MDR) designation is a land use category that primarily accommodates the development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5 dwelling units per acre. The Estate/Low Density Residential (ELDR) land use category is planned single-family residential land with densities that range between 1.0 to 2.5 dwelling units per acre. These residences are typically large, detached estates or executive-type homes of one or two stories with significant privacy and open space.

The Local Commercial (LC) land use category provides for the daily needs of goods and services to the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may include: grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. Preferred locations are major arterial intersections, although other locations may be deemed acceptable based on the merits of the project.

The property is within the Avondale Boulevard Employment and Commercial Corridor emphasis area, which is designated in the General Plan as a major corridor for employment and commercial land uses.

The existing uses and zoning of surrounding properties include:

North: A single-family residential detached subdivision; zoned Del Rio Ranch Planned Area Development (PAD)

South: An SRP electrical substation and vacant property to be developed into a data center and private battery energy storage facility; zoned Rural Residential (RR-43) and Hermosa Ranch Technology Campus South Planned Area Development (PAD)

East: Vacant land zoned for a single-family residential home subdivision; zoned Shadow Ridge Planned Area Development (PAD), and County property zoned for single-family residential

West: A single-family residential subdivision, Cantada Ranch; zoned Planned Area Development (PAD)

SUMMARY OF REQUEST:

The applicant is requesting approval of a major General Plan amendment (GPA) to the General Plan 2030 Land Use Map to facilitate the development of Hermosa Ranch Technology Campus North, a planned technology campus with a data center and related employment uses (Exhibit D).

The requested major GPA will create two major changes to the designation of the site. The first will change the majority of the property from Medium Density Residential (MDR) and Estate/Low Density Residential (ELDR) to Business Park (BP). The second change will add to the existing Local Commercial (LC) district to include properties that were previously given the Estate/Low Density Residential and Medium Density Residential designations.

The Business Park designation allows for large scale campus development that provides abundant employment opportunities and offers amenities such as attractive streetscapes with excess landscaped setbacks, pedestrian connections, efficient circulation, and refuge areas for active and passive activities to keep a healthy lifestyle for all employees. The category accommodates enclosed light manufacturing, corporate commerce, offices, data centers, research and development industries, solar and renewable energy manufacturers, motor sports related manufacturing, and limited warehouse and support services that support these primary employment uses.

There is a separate request to rezone the site to Planned Area Development (PAD). Approval of this major GPA request is required before consideration of approval of the rezoning request, which is scheduled for the same Planning Commission and City Council meetings.

PUBLIC PARTICIPATION:

A neighborhood meeting (Exhibit E) to discuss the proposal with neighboring property owners and other interested parties was held on January 30, 2024. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit E. In addition to City Staff and the applicant's team, eight (8) citizens and one (1) council member attended the in-person neighborhood meeting. General questions were raised regarding the location and size of the proposed data center buildings and whether they would block views of the surrounding landscapes. Concerns with the security of areas along the perimeter of the site adjoining the nearby neighborhood were addressed by the applicant. Attendees also inquired as to the nature and timeline of the proposed commercial development at the southwest corner of Avondale Boulevard and Lower Buckeye Road.

All required notifications for the Planning Commission and City Council public hearings have been completed.

Through the City's Avondale Connect digital platform, the public was also able to comment on the proposed development. To date, 48 comments have been made, most of which were generally opposed to the project. Respondents expressed that the property could be better utilized as a commercial development that provided grocery and restaurant options for the residents. Others added that they believed the property was ill-suited to the expansion of large-scale employment uses and that the project would be better located at a different site. Additionally, there were concerns about traffic impacts, property values, and the potential for increased water demands that could be affected by a data center and technology campus. See Exhibit F for Avondale Connect comments.

PLANNING COMMISSION:

The Planning Commission held the first of two public hearings on March 20, 2024. The item was for discussion only and no formal action was taken. Questions from the Commission were related to the size of the individual buildings on the site, as well as any proposed uses outside of the data center. Three members of the public spoke, one in favor of the project, and two opposed. Concerns were raised regarding the scale of the data center buildings as well as the lack of commercial development at the site.

ANALYSIS:

The Planning Commission must determine that the proposed amendment meets four (4) findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.

This amendment will facilitate employment uses at an appropriate location where alternatives are not available. The site's current land use designations of LC, ELDR, and MDR do not allow for a major employment center, and as a result, do not advance the Avondale Boulevard Employment and Commercial Corridor emphasis area. This site is ideally located adjacent to supportive power and transportation infrastructure. The current General Plan does not have other BP sites with these advantages. Within the southern portion of the City, there are no BP sites over 300 acres.

2. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.

This major GPA improves the General Plan by introducing supportive land uses to planning areas designed to attract employment investment. The project will provide new business opportunities within Avondale, particularly within the technological market that continues to rapidly grow and is attracted to areas with access to reliable power. This amendment reinforces Avondale's economic stability and sustainability. This major GPA will also serve to make the Local Commercial site located at the southwest corner of Avondale Boulevard and Lower Buckeye Road more attractive to potential commercial development. It is expected that the increased acreage will allow for a potential grocery anchor to develop the site as a local shopping center to serve the southern portions of Avondale. The City's Economic Development Department is consistently working with developers and business decision-makers to recruit new retail, restaurants, and future grocers into the community. South Avondale, specifically, is a high priority and new residential areas are creating heightened demand for retail, including grocers and restaurants. This project will help progress those efforts. The southwest corner of Lower Buckeye Road and Avondale Boulevard will be planned for retail and restaurants. The project itself will help increase daytime population density with higher-wage jobs, which is very appealing to restaurants and retail dependent upon workweek lunch crowds and shoppers.

3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.

The amendment does not significantly alter acceptable land use patterns, but rather, advances the General Plan's land use goals and brings new jobs close to where residents live. The proposed project advances the Avondale Boulevard Employment and Commercial Corridor emphasis area, recognized in the General Plan as a major corridor for employment. This major GPA will not require larger and more expensive public infrastructure improvements. Replacing residential with employment uses will likely generate less demand for public safety services, and less traffic impact while providing a significant revenue enhancement to the City.

As stated previously, this site is ideally located to take advantage of the existing arterial streets and transportation network. Off-site improvements may include water line upsizing on Lower Buckeye Road, widening of Avondale Boulevard and Lower Buckeye Road adjacent to the site, and installation of new driveways and traffic signals, subject to Site Plan and Design Review approval. These improvements are not beyond the type of off-site improvements that would be required if the currently planned residential and commercial uses are developed. Proximity to the Rudd Substation is ideal for the proposed change. The proposed data center will use turbo air-cooled chillers and a closed water loop cooling system. This technology

greatly reduces water demand compared to other data center cooling technology that uses water-cooled chillers that consume and discharge a tremendous amount of water. In the case of the proposed Hermosa Ranch Technology Campus North, this project will use considerably less water than the residential development anticipated for the site as currently designated by the City's General Plan.

The major GPA will not adversely impact existing land uses. Avondale has expectations for high-quality site design and landscaping in the Avondale Boulevard Employment and Commercial Corridor. The proposed project, through the companion PAD zoning case, will establish sufficient building and landscape setbacks to appropriately transition to surrounding existing and planned uses. The site currently contains approximately 49 acres of property designated Estate/Low Density Residential. The change in this designation to Business Park will reduce the overall amount of undeveloped Estate/Low Density residential properties (located north of the Estrellas) by less than 10 percent. The total distribution of all residential land uses in the general plan will be minimally impacted by the reconfiguration of these land uses.

4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.

This major GPA is consistent with the overall intent of the General Plan 2030, and the Avondale Boulevard Employment and Commercial Corridor. This amendment encourages new investment, job creation, and a change to land use that advances economic sustainability and employment diversity. The proposed amendment furthers several goals of the General Plan 2030, including but not limited to:

- Land Use Element Goal #3, Policy D: "Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity."
- Land Use Element Goal #4, Policy C: "Ensure Avondale is at the forefront of any emerging markets by continuously updating codes and policies to include standards for new business types and technologies".
- Economic Element Goal #3, Policy E: "Increase the supply of developable Business Park land and promote a flexibility of uses within."
- Economic Element Goal #10, Policy A: "Support efforts to locate and develop additional business park and industrial land along Avondale's business corridor."

DISCUSSION:

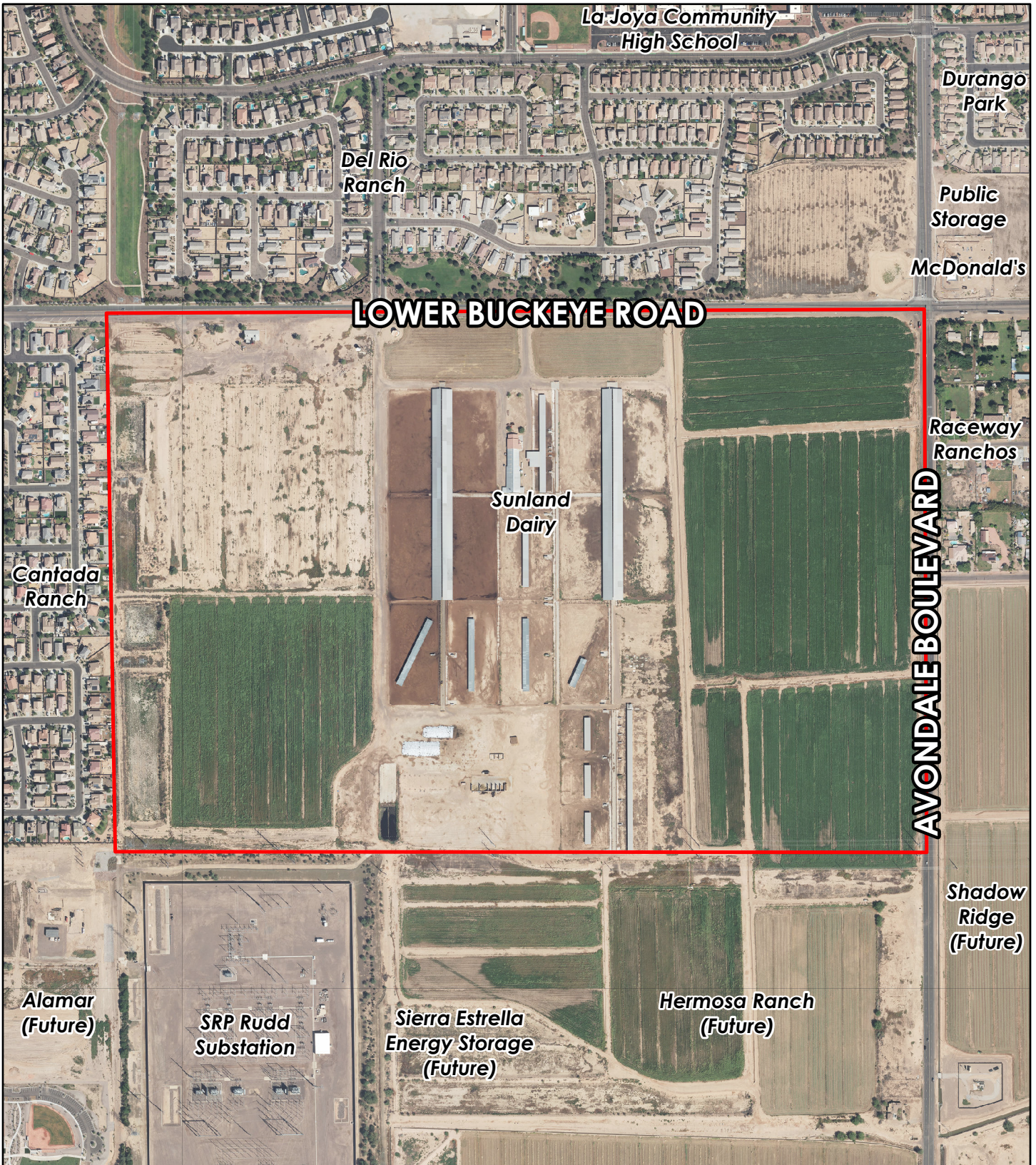
Staff finds this request meets the four (4) findings and recommends approval of the proposed major General Plan amendment.

BUDGET IMPACT:

The proposed major General Plan amendment would replace planned residential development with data center, technology campus, and commercial uses, which would positively increase the City's anticipated tax revenue from this designated residential and commercial property. This tax revenue helps fund critical services and expenditures in the community.

RECOMMENDATION:

The Planning Commission will conduct a public hearing and recommend **APPROVAL** of Application PL-23-0299, a request to amend the General Plan 2030 Land Use Map designation from Medium Density Residential and Estate/Low Density Residential to Business Park and to expand the existing Local Commercial designation.

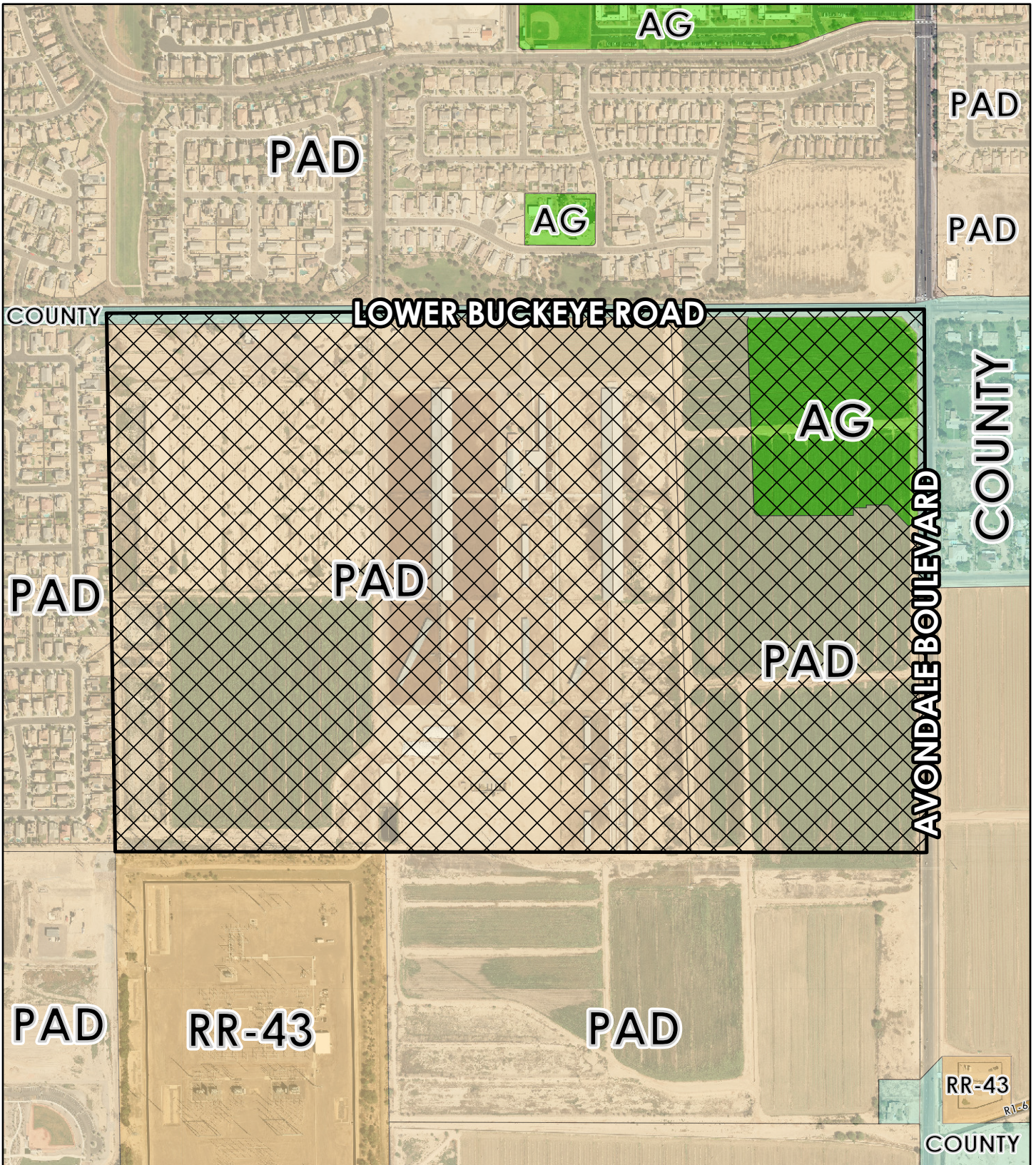


Aerial Map



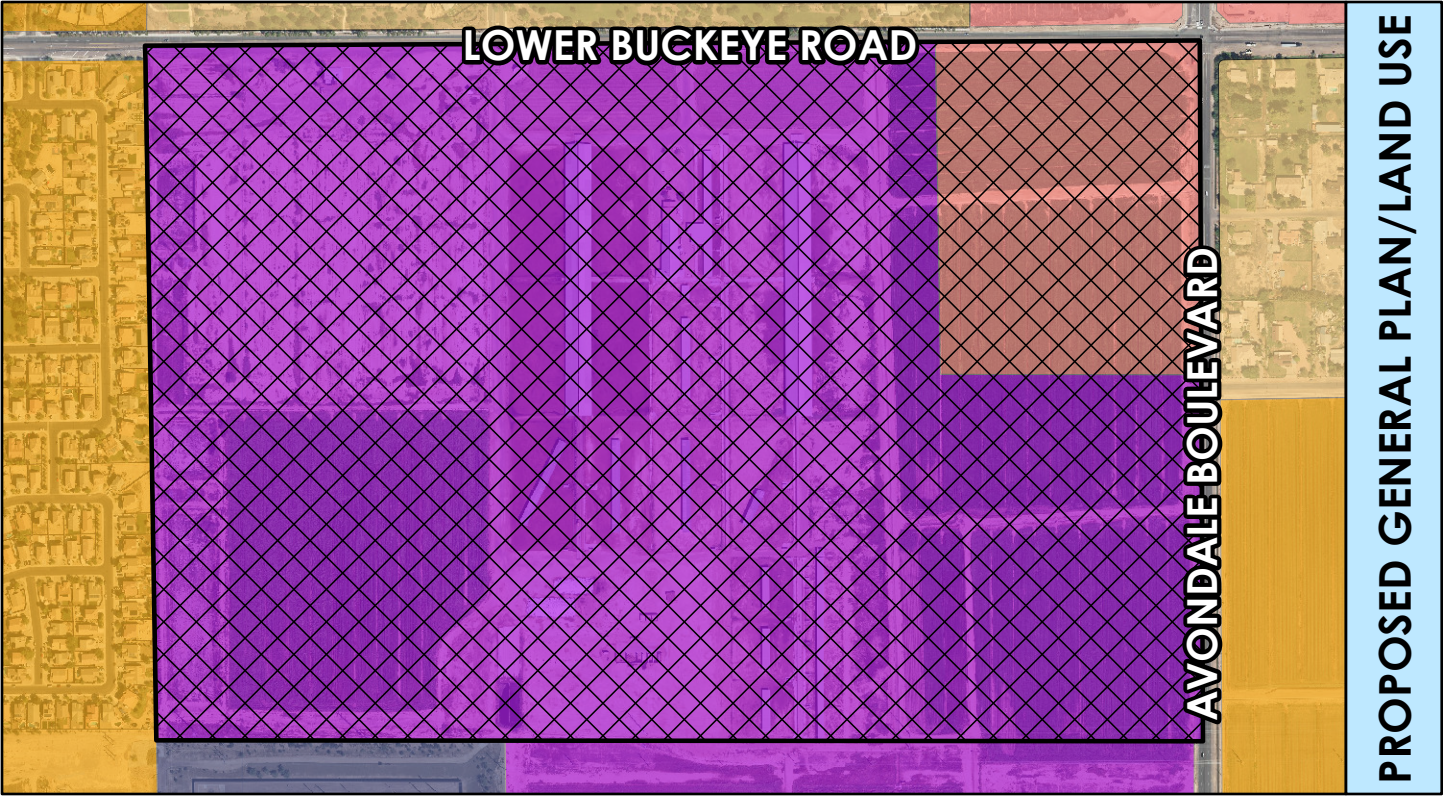
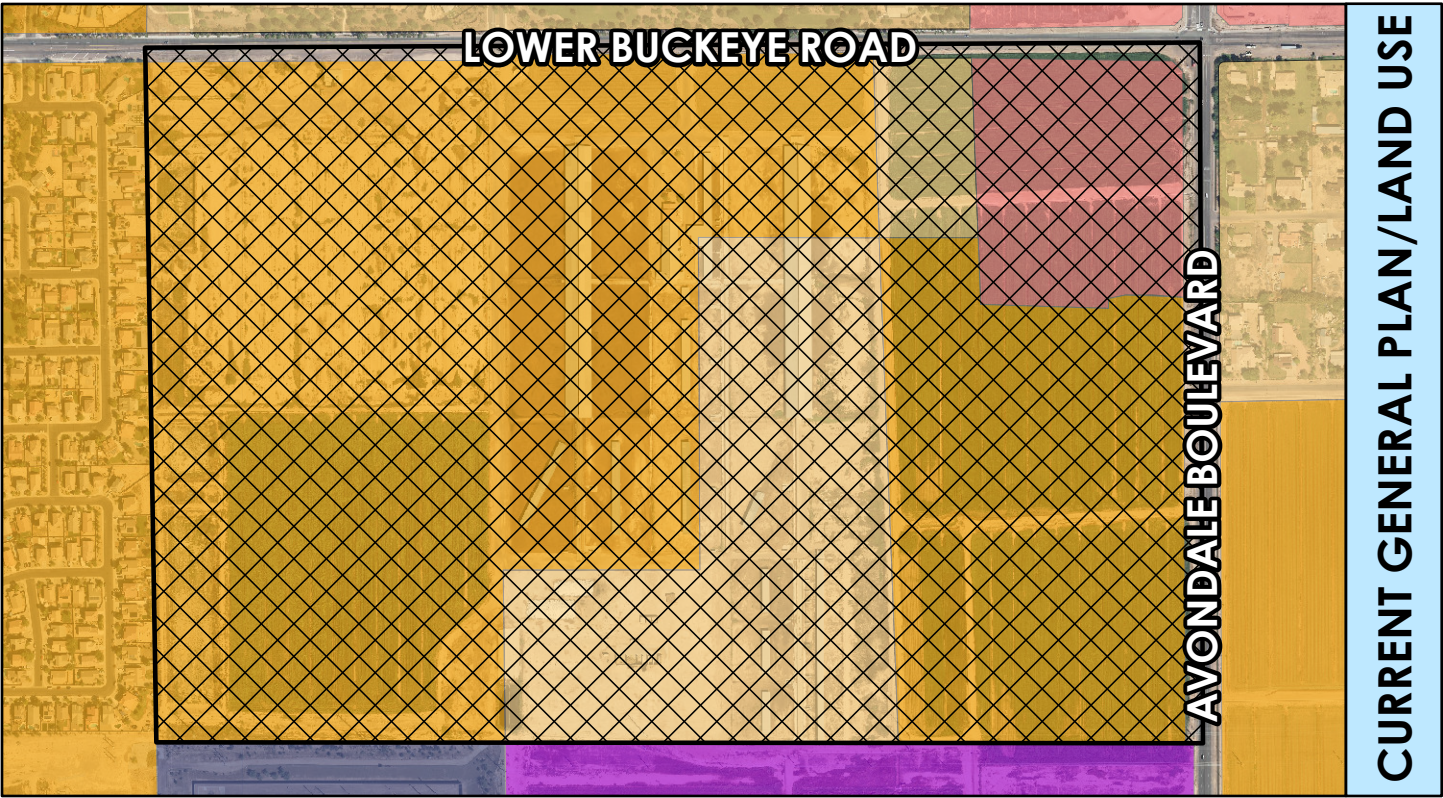
 Subject Parcel





Zoning Vicinity





Proposed General Plan/Land Use



Avondale

-  Business Park
-  Local Commercial
-  Medium Density Residential
-  Public/Civic
-  Estate/Low Density Residential



Subject Parcel



Exhibit D

Electronically Submitted 4/10/24

HERMOSA RANCH TECHNOLOGY CAMPUS – NORTH

MAJOR GENERAL PLAN AMENDMENT

Application PL-23-0299

April 10, 2024

Property Owner

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HRNN, LLC
HRNL, LLC
HRNJ, LLC
HRNM, LLC

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*NOTE: ALL IMAGES/USERS/TENANTS SHOWN WITHIN THIS GPA NARRATIVE ARE INTENDED TO CONVEY DESIGN INTENT AND ARE CONCEPTUAL IN NATURE.

I. INTRODUCTION

This Major General Plan Amendment (GPA) request is necessary to facilitate the future development of Hermosa Ranch Technology Campus - North, a technology campus and commercial development located on approximately 239 acres west and south of the intersection of Avondale Boulevard and Lower Buckeye Road (the "Property"). This will be the continuation of the 2023 approved Hermosa Ranch Technology Campus - South PAD. The Property is located within the Tres Rios Opportunity Zone, along the Avondale Boulevard Employment and Commercial Corridor, and one-quarter mile north of the South Core Growth Area which calls for "medium density commercial and employment uses". This GPA request will bring employment and commercial uses to the Property and provide a transition of intensity in alignment with the City's long range planning efforts. (See Exhibit 1 | Context Map and Exhibit 2 | Tres Rios Opportunity Zone)

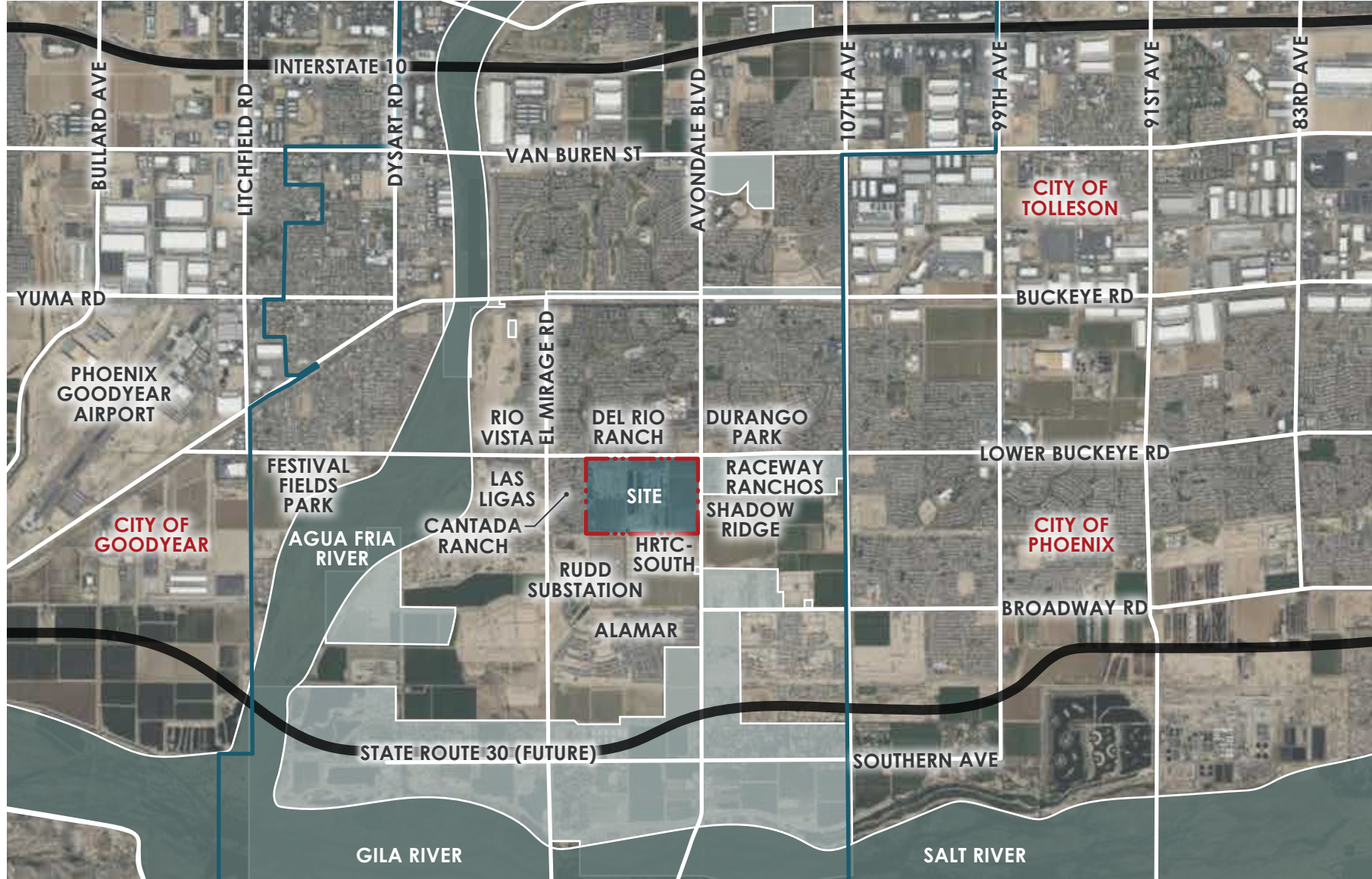
Hermosa Ranch Technology Campus – North is designed to include a variety of neighborhood-serving commercial uses and a technology campus with supporting ancillary uses in an arrangement that will complement the surrounding built and planned environment (the "Project"). The northeastern, approximately 28 acres (Parcel A on the Conceptual Development Plan), will be a variety of neighborhood-serving commercial such as a potential grocery, restaurants, fitness, and smaller-scale retail. The remaining approximately 212-acres (Parcel B on the Conceptual Development Plan) will serve as a technology campus designed to include gated and secured entrances with large landscape setbacks. Specific land use, development standards, site and architectural design guidelines are provided as a part of the companion Planned Area Development (PAD) Rezoning request, with the intent to complement surrounding existing and planned uses. The Project will provide a substantial revenue source for the City of Avondale and school districts and a significant investment in the community, infrastructure, street improvements, and employment opportunities, which will ultimately benefit the surrounding residential areas. (See Exhibit 3 | Conceptual Development Plan)

II. SUMMARY OF REQUEST

The purpose of this GPA request is to introduce employment uses into a planned employment corridor and to right-size the commercial corner by modifying the current General Plan land use designation from Estate/Low Density Residential (ELDR) and Medium Density Residential (MDR) to Business Park (BP) and increase the acreage of Local Commercial (LC). The requested land use modifications on the Property will continue the recent growth and investment in the Avondale Boulevard Employment and Commercial Corridor, as envisioned in the General Plan. It will provide employment opportunities in this rapidly expanding growth area near existing infrastructure and the future SR30 Freeway and allow for a substantial mix of neighborhood goods and services. (See Exhibit 4 | General Plan)

This request includes the modification of approximately 48 acres of ELDR and approximately 164 acres ± of MDR to BP and approximately 1 acre of ELDR and approximately 7 acres ± of MDR to LC. Upon approval of this GPA request the Property will replace approximately 49 acres of ELDR, 171 acres of MDR, and 20 acres of LC with a total of approximately between 210 and 220 acres of BP and approximately between 20 and 30 acres of LC.

EXHIBIT 1 | CONTEXT MAP

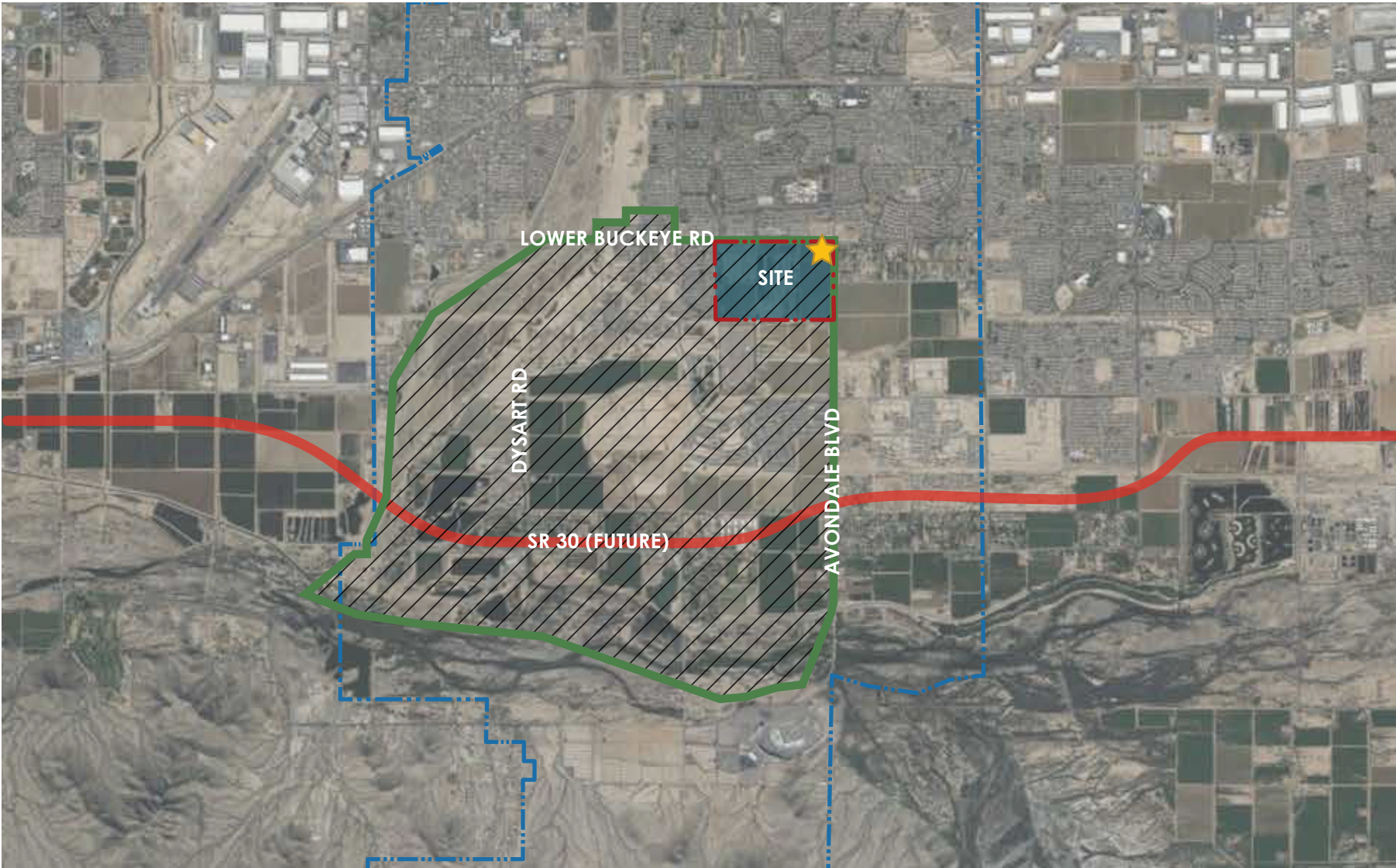


LEGEND

 HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
 AVONDALE CITY LIMITS

 RIVER/WATERSHED AREA
 MARICOPA COUNTY JURISDICTION





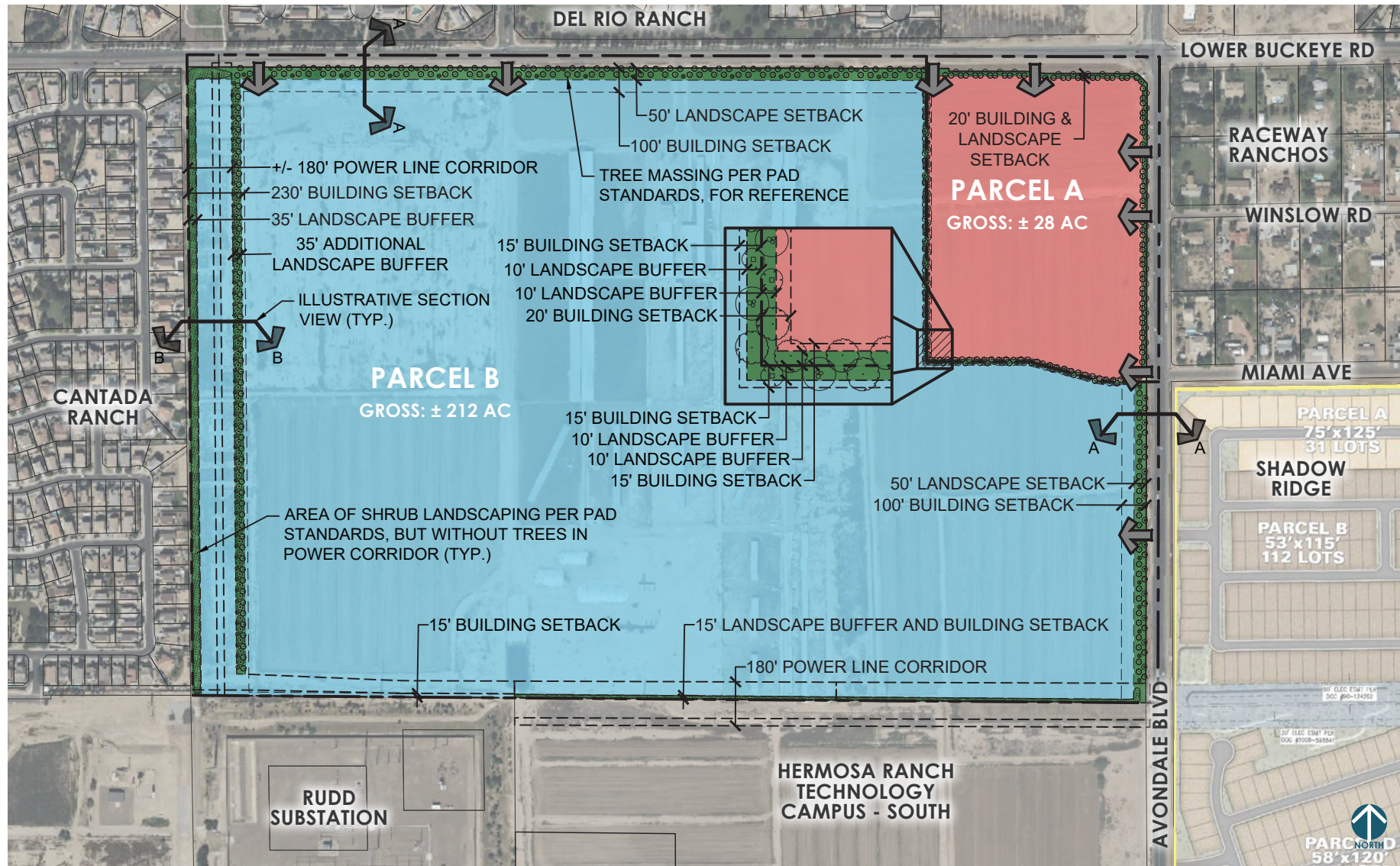
LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
- TRES RIOS OPPORTUNITY ZONE
- AVONDALE CITY LIMITS

- SR 30 (FUTURE)
- PROPOSED COMMERCIAL



EXHIBIT 3 | CONCEPTUAL DEVELOPMENT PLAN

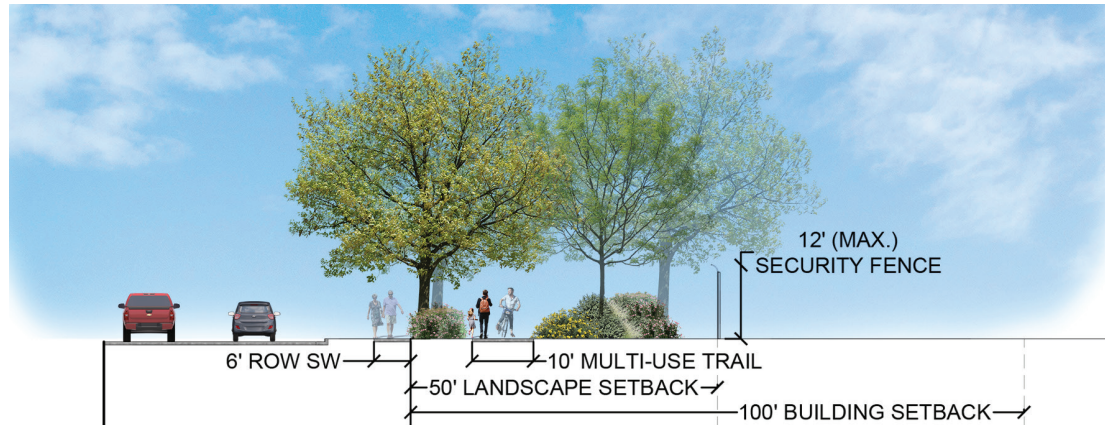


LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
- PARCEL A - LOCAL COMMERCIAL
- PARCEL B - BUSINESS PARK
- ← ACCESS
- SETBACKS

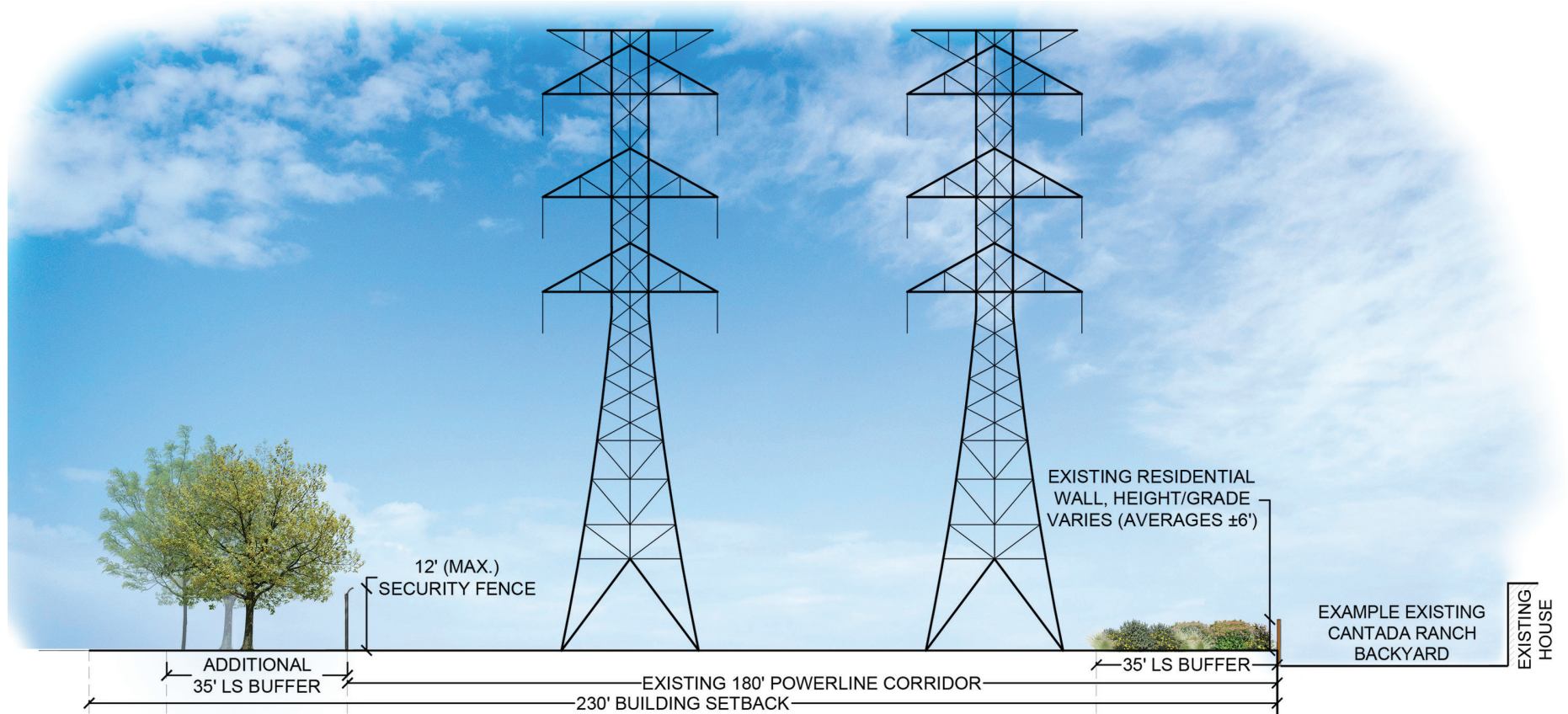
Note: This Conceptual Development Plan is intended to provide a land area target for Parcels A and B as expressed through a ± label. To promote some predictability, it is the intent of this Exhibit, the General Plan Amendment, and provisions within this Planned Area Development zoning to allow a 10% deviation in acreage with either an increase or a decrease.

EXHIBIT 4 | ILLUSTRATIVE SECTIONS



Note: Landscaping shown is intended to demonstrate general scale, character and placement. Final design shall be per the plant list and standards provided in this narrative, and will vary by its individual context. For reference, A-A's setback will include one tree and ten shrubs planted every twenty feet of street frontage, and B-B's buffers will include three shrubs in the western 35-foot buffer (no trees allowed in power line corridor) and one tree in the additional 35-foot buffer planted every fifteen feet.

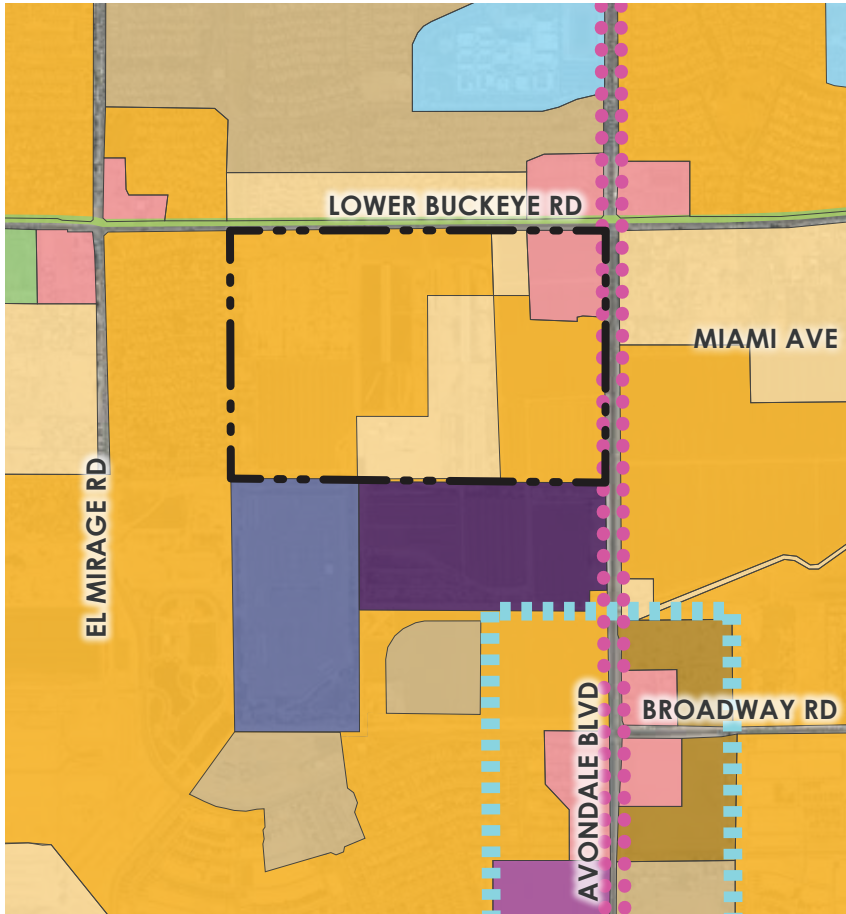
CROSS SECTION A-A: FACING E. ON LOWER BUCKEYE RD OR S. ON AVONDALE BLVD, ADJACENT TO EMPLOYMENT PARK



CROSS SECTION B-B: FACING SOUTH FROM POWER CORRIDOR

EXHIBIT 5 | GENERAL PLAN

EXISTING GENERAL PLAN

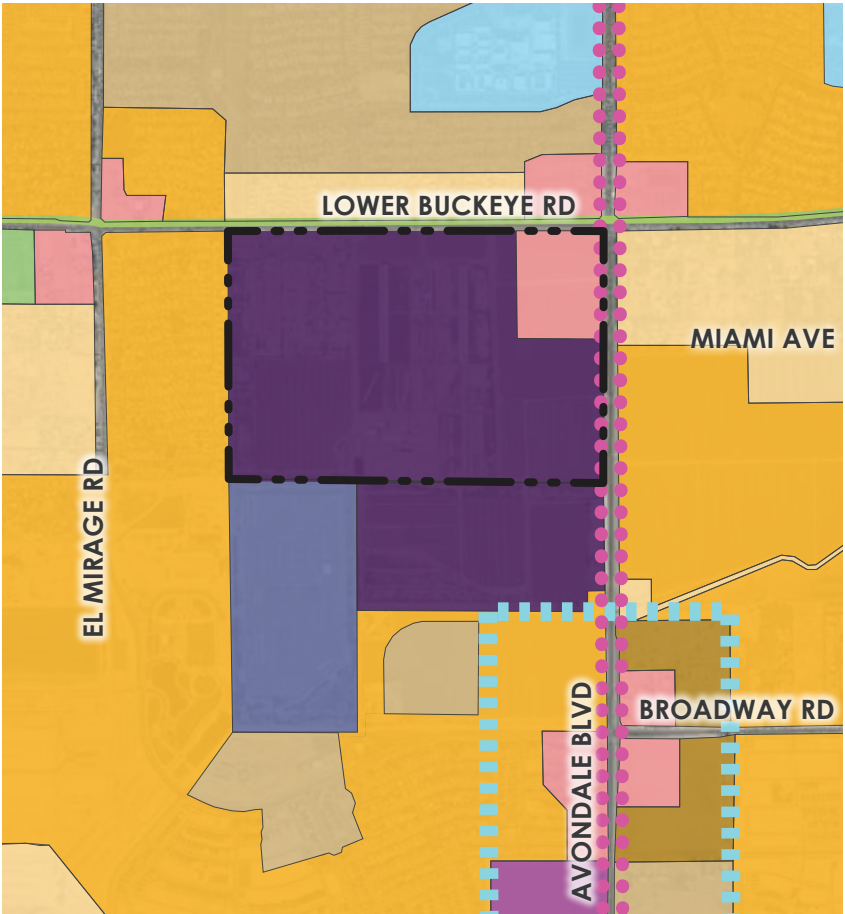


LEGEND

- MEDIUM DENSITY RESIDENTIAL
- ESTATE/LOW DENSITY RESIDENTIAL
- LOCAL COMMERCIAL
- BUSINESS PARK
- MEDIUM/HIGH DENSITY RESIDENTIAL
- PUBLIC/CIVIC
- OPEN SPACE AND PARKS



PROPOSED GENERAL PLAN



- EDUCATION
- MIXED USE
- HIGH DENSITY RESIDENTIAL
- GROWTH AREA
- AVONDALE BLVD EMPLOYMENT AND COMMERCIAL CORRIDOR
- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH



III. SITE CONTEXT

Existing Conditions

The Property is currently zoned Planned Area Development (PAD) and Agricultural (AG). Approximately 167 acres of the western part of the Property is within the existing Diamond P Ranch PAD. Diamond P Ranch (Case No. Z-07-4) was annexed into the City of Avondale and rezoned to PAD in 2008 to allow 589 single family detached dwelling units, and a potential school site for the Littleton Elementary School District. Preliminary plats were prepared but were never approved by the City. East of Diamond P Ranch, the remaining approximately 67 acres of the Property is Flemming Farms PAD (Case No. Z-05-18). Subdivision Plats were approved and recorded in 2008. The northeast 17 acres was originally part of the overall PAD and called Fleming Farms Commercial, but it was removed from the Fleming Farms PAD in 2011 and reverted to the Agricultural zoning district (Ordinance 1493-412). (See Exhibit 5 | Zoning)

The approximately 239 acres associated with this GPA request is located west of Avondale Boulevard and south of Lower Buckeye Road, two highly traveled arterial roadways. Presently, the project area contains a commercial dairy, associated agriculture uses and some vacant land. Adjacent to the western third of the southern property boundary is the Rudd Substation. The existing substation serves the electrical supply networks for both the Salt River Project (SRP) and the Arizona Public Service Company (APS). The SRP, APS and WAPA power line corridors (230 kV) are present on the site, running the length of the western and southern boundaries. Immediately south of the east/west power line corridor is Hermosa Ranch Technology Campus – South which is currently being developed with a battery energy storage facility and data centers with supporting uses. The site has a flood delineation of Zone “X” and slopes towards the south and southwest. (See Exhibit 6 | Vicinity Map)



Compatibility With Surrounding Area

The current Avondale General Plan land use designations for the property are Estate/Low Density Residential (ELDR), Medium Density Residential (MDR), and Local Commercial (LC), with a zoning designation of PAD or AG. The Avondale Boulevard Employment and Commercial Corridor runs along the eastern portion of the Property. The entire Project is located within the Tres Rio Opportunity Zone, further emphasizing the desire to activate this site with an employment-based use. The major General Plan Amendment request to BP will complement adjacent land uses and meets the intent of the BP land use category to attract and support "large scale campus development that provides abundant employment opportunities." The proposed increase in LC acreage is to allow for the development of a neighborhood commercial center that would have the ability to offer a variety of goods and services. The proposed Hermosa Ranch Technology Campus – North will integrate into the surrounding area in a manner which promotes compatibility with existing and planned uses and facilitate the extension of the technology campus immediately to the south.

The proposed technology campus is compatible with the immediately surrounding area which includes arterial roadways to the east and north, power line corridors to the west and south, and electrical substation to the south. Special design considerations, including increased building setbacks and enhanced landscape buffers, which are provided for in the companion PAD, will be utilized along sensitive edges of the Project. The existing uses and zoning of surrounding properties include:

TABLE 1 | EXISTING CONDITIONS

LOCATION	GENERAL PLAN LAND USE	EXISTING ZONING	EXISTING USE
SITE	MEDIUM DENSITY RESIDENTIAL, ESTATE/LOW DENSITY RESIDENTIAL, LOCAL COMMERCIAL	PAD (Z-07-4 AND Z-05-18), AG PL-11-0199	POWERLINE CORRIDOR, DAIRY, AGRICULTURE
NORTH	ESTATE/LOW DENSITY RESIDENTIAL, LOCAL COMMERCIAL	PAD (Z-04-05)	RESIDENTIAL (DEL RIO RANCH), VACANT TOWARD EASTERN EDGE
SOUTH	PUBLIC/CIVIC, BUSINESS PARK	RR-43 (MARICOPA COUNTY), PAD (PL-22-0166)	POWERLINE CORRIDOR, SRP/APS RUDD SUBSTATION, HERMOSA RANCH TECHNOLOGY CAMPUS - SOUTH
EAST	MEDIUM DENSITY RESIDENTIAL, ESTATE/LOW DENSITY RESIDENTIAL	PAD (PL-21-0087), RU-43 (MARICOPA COUNTY)	CURRENTLY VACANT (FUTURE SHADOW RIDGE COMMUNITY), RESIDENTIAL (RACEWAY RANCHOS)
WEST	MEDIUM DENSITY RESIDENTIAL	PAD (Z-99-389 AND PL-17-0303)	POWERLINE CORRIDOR, RESIDENTIAL (CANTADA RANCH)

EXHIBIT 6 | ZONING

EXISTING ZONING PLAN



PROPOSED ZONING PLAN



LEGEND

— — — — — HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

EXHIBIT 7 | VICINITY MAP



LEGEND

 HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
 AVONDALE CITY LIMITS

RIVER/WATERSHED AREA
 MARICOPA COUNTY JURISDICTION



IV. MAJOR GENERAL PLAN AMENDMENT REVIEW + ANALYSIS

1 Availability of current and future water supplies.

The Property is served by the City of Avondale with an existing 16-inch waterline located within Avondale Boulevard which borders the eastern property line and a 12-inch waterline within Lower Buckeye Road which borders the northern property line. It is understood that the City of Avondale's Integrated Utility Master Plan recommends upgrading Lower Buckeye Road's 12-inch waterline to a 16-inch waterline. If not previously upgraded, this Project will install this upgrade along its frontage during development. The Project will connect to these existing/proposed waterlines and provide a looped system. When compared to the water supply necessary to serve the Property under the existing Estate/Low Density Residential (ELDR) and Medium Density Residential (MDR) designations, the demand associated with the proposed data centers with closed-loop water systems, are significantly less than single-family residential uses. Additional information regarding the impact on water services can be found in the supporting Water Report prepared by Coe and Van Loo LLC.

2 Impact on and potential support of the City's transportation systems.

Avondale Boulevard and Lower Buckeye Road are both designated as Arterial Roads on the General Plan Circulation and Streets Classification Map. While Lower Buckeye Road is a major east/west roadway, Avondale Boulevard is a prominent north/south route through the City of Avondale and has been planned as a major

employment and commercial corridor from McDowell Road south to Southern Avenue. The location of Hermosa Ranch Technology Campus – North is further highlighted by its proximity to future State Route 30, planned approximately one and one-quarter mile to the south, providing for efficiency in trip generation and access routes. The existing and planned transportation network fully supports the employment and commercial uses on the Property, and the modifications in land use designation from ELDR and MDR to Business Park (BP) and a slight increase in Local Commercial (LC) will have minimal impacts on the City's transportation system. Additional information regarding the impact on City transportation systems can be found in the supporting Traffic Generation Letter prepared by Y2K Engineering.

Offsite improvements will include widening of Avondale Boulevard and Lower Buckeye Road adjacent to the Property, meeting the City's half-street requirements for the planned minor arterial roadways, installation of new driveways, and the project's proportional share of adjacent traffic signals if warranted. Driveway locations and circulation will be designed to create an efficient, functional, and safe network that is easily accessible and will have minimal impact on traffic in the surrounding area. The City of Avondale initiated Avondale Boulevard and Lower Buckeye Road intersection improvements, completing them in October 2023.

3 Impact on the natural environment, including, but not limited to, hillsides, riparian areas, and floodways.

This GPA will not adversely impact the natural environment, including, but not limited to, hillsides, riparian areas, and floodways, as none of these exist on the Property.

4 Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio, and (iii) multi-family housing ratio identified within this General Plan 2030.

With the development of Hermosa Ranch Technology Campus - North, a significant concentration of capital investment in new employment space will advance the City's efforts to meet the targeted jobs-to-population ratio of 0.50 jobs for every resident. The Property is located in an area within the City that is dominated by single family residential uses and the addition of employment and commercial uses provided by the development of the Project will aid in providing a balance of uses and jobs for nearby residents. Additionally, the requested land use modification will not negatively impact the multi-family housing ratio.

5 Impact on City services and facilities including, but not limited to, police, fire, water, and wastewater.

This GPA will not negatively impact City services and is anticipated to create less demand on these systems than if the Property was to develop as single family residential. Replacing residential with employment uses will generate less demand for public safety services, as calls will likely be fewer in scope and frequency. Additionally, the future technology campus portion of the Project will provide on-site and remote private security, which further reduces reliance on public safety services.

The proposed amendment will not burden the City with regard to needing additional extensions of utility infrastructure since there are existing water and sewer lines available in Avondale Boulevard and Lower Buckeye Road. All of these utility lines have adequate capacity for the proposed technology campus and future commercial. Tables 2 and 3 below compare the water and wastewater demands of the proposed Hermosa Ranch Technology Campus - North to the mostly residential uses of the existing general plan in the 2018 IUMP. These tables are provided for reference, verification and additional information can be found in the supporting Wastewater Report and Water Report prepared by Coe and Van Loo LLC.

TABLE 2 | WATER DEMAND COMPARISON

SCENARIO	Demands Based on 2018 IUMP (gpd)	Technology Campus Demand (gpd)	Demand Decrease (gpd)	% Decrease
AVERAGE DAY DEMAND	198,196	168,036	30,160	15 %
MAXIMUM DAY DEMAND	327,024	277,200	49,824	15 %
PEAK HOUR DEMAND	513,329	443,065	70,264	14 %

TABLE 3 | WASTEWATER FLOW COMPARISON

SCENARIO	Flows Based on 2018 IUMP (gpd)	Technology Campus Flows (gpd)	Flow Decrease (gpd)	% Decrease
AVERAGE DAY FLOW	84,496	41,150	43,345	51 %
PEAK DAY FLOW	189,471	126,278	63,193	33 %

The developer of the technology campus recognizes concerns around data center water usage and the impact imposed on local communities and the environment and therefore applies design and construction standards to significantly minimize the water consumption required to serve the buildings. An air-cooled, chilled water closed-loop system minimizes water usage to cool the data center buildings, greatly improving a measurable Water Utility Efficiency. Once charged, the closed loop system requires zero water use, with the exception of occasional maintenance. A closed loop system, as described, or alternative equivalent system as determined by the City, will be used for the technology campus.

6 Extent to which the goals of this General Plan 2030 are accomplished.

The following summary highlights a few of the Avondale General Plan 2030 goals and policies which this Major General Plan Amendment supports:

Land Use Element

Goal 3: Promote a strong balance of high quality residential, employment, recreation, and educational land uses.

Policy D: Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.

This GPA request to increase the LC acreage and modify the land use from ELDR and MDR to BP for the Property will introduce BP uses into the Avondale Boulevard Employment and Commercial Corridor. Diversity and balance of land uses within this Corridor, specifically between Buckeye Road and Broadway Road, is currently lacking and medium density residential is the predominant use. This GPA increases the mix of land uses for the Corridor and places new jobs, goods and services in proximity to residents.

The BP land use category supports employment uses that can incorporate modern campus planning, design, and architecture that will take into account the City's

expectations for design quality and consideration of surrounding existing and planned uses. The companion PAD application will establish generous building setbacks for the BP uses to provide for adequate transitions and landscaped buffers adjacent to existing residential uses to the west and north, aiding both with noise abatement and visual buffering. The development of the Property will enhance the visual attractiveness of the currently underdeveloped agricultural land use.

Goal 4: Ensure all land use decisions meet the long-term social and economic goals of the community.

Policy C: Ensure Avondale is at the forefront of any emerging markets by continuously updating codes and policies to include standards for new business types and technologies.

Avondale has significantly grown its employment base with major medical, warehousing and office uses, however, it has limited land available with access to the required power infrastructure necessary to attract technology companies / data centers looking to locate in the area. This GPA will add to the City's land use mix and provide an opportunity to attract an increasingly growing technology market to Avondale. The development of this northern portion of the Hermosa Ranch Technology Campus would continue the recent significant capital investment in the City of Avondale and reinforce the General Plan's goal to provide a mix of employment areas with a wide range of salary levels that increase the stability and diversity of Avondale's economy. Local jobs will be created during construction and once the data centers are operational, while the future commercial development will provide additional jobs as well.

Economic Element

Goal 1: Grow and diversify Avondale's economy and employment base through business retention, expansion, and development.

Policy E: Leverage the City's proximity to the west coast and port districts to attract international industries and high-tech companies.

This GPA leverages access to the west coast via Interstate 10 and the future State Route 30 through direct access to Avondale Boulevard, a major north/south arterial roadway through Avondale. Additionally, the adjacency of the Property to the Rudd Substation is a significant attractor for high-tech companies, as proximity to power infrastructure drives the location for many large scale employment uses. The location of the Property is further incentivized by being within an Opportunity Zone. Few west valley properties can compare to this site in recruiting targeted growth sectors with an emphasis on professional and technical employment.

Goal 3: Enhance and market Avondale's business climate.

Policy E: Increase the supply of developable Business Park land and promote a flexibility of uses within.

This GPA supports the enhancement of Avondale's business climate and will allow for new development and business attraction opportunities by increasing the availability of developable land for Business Park uses. The Project will create additional opportunities in the area for national and international industries, bringing additional business and visitors to Avondale and increasing the potential for new investment. The proposed uses also incorporate enough flexibility to provide many diverse employment opportunities, as well as ensure full utilization of the Property over time. The proposed uses associated with Hermosa Ranch Technology Campus – North will further the City's priority and focus on economic vitality and competitiveness.

Goal 10: Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities.

Policy A: Support efforts to locate and develop additional business park and industrial land along Avondale's business corridor.

The Property fronts on the Avondale Boulevard Employment and Commercial Corridor, which is recognized as a major corridor for employment and commercial uses. The BP land use category assists in the growth and development of this employment corridor, fulfills the purpose for this Corridor, and would adequately accommodate additional business park land within an underutilized area, as the General Plan intended.

Policy B: Promote Business Park employment uses adjacent to high-capacity roadway corridors, such as the I-10 Freeway and Van Buren Street.

The Property is located on Avondale Boulevard, which is the major north/south arterial roadway that runs between Interstate 10 and the future State Route 30. This GPA promotes business park employment uses within the designated Avondale Boulevard Employment and Commercial Corridor and adjacent to current and future high-capacity corridors, providing for efficiency in trip generation and access to employment for residents.

Energy Element

Goal 5: Integrate electric power line corridors, electric substations, and other energy infrastructure into future development.

Policy A: Work with developers and local utility provides to mitigate the off-site visual impacts on surrounding properties of electrical substations and well sites through decorative walls, opaque fencing, earthen berm, and dense landscaping.

Hermosa Ranch Technology Campus – North is planned to develop as a technology campus with supporting ancillary uses and neighborhood commercial goods and services. The location adjacent to the Rudd Substation is ideal and allows direct connectivity and transfer of power. The landscape buffers provided around the future technology campus will not only aid in screening the proposed BP uses but provide visual enhancements to draw the eye away from the existing power line corridors on the western and southern edges of the Property.

Conformance With The 2021 Avondale Strategic Plan

The City of Avondale Strategic Plan sets Avondale “on a course for the future, with a five-year road map of aspiring but achievable goals”. The intent is to maintain what is currently unique and wonderful about Avondale while attracting new growth and development in the community through a collaborative process. The Strategic

Plan represents a cohesive and intelligent approach which will enable Avondale to create a community that is family friendly and economically robust.

Hermosa Ranch Technology Campus – North will assist in achieving the goals associated with the Strategic Plan, in particular, encouraging economic development in furtherance of the Creative and Sustainable Community Development goal. The future technology campus and commercial center will provide employment opportunities in close proximity to existing and planned residential, allowing residents an easy walk, ride, or short commute to future jobs, goods and services. Located within the Avondale Boulevard Employment and Commercial Corridor, immediately adjacent to a designated Growth Area, and bounded by power line corridors, substation and arterial roadways, the Property is an ideal location for BP land uses and promotes a sustainable development pattern.

V. FINDINGS

This Major General Plan Amendment (GPA) request meets the following findings, as required by the General Plan 2030:

1 The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use and/or change proposed in the amendment.

The development pattern contained on the Avondale Land Use Plan inadequately provides optional sites for the proposed Business Park (BP) land use as nearly all of the remaining BP land within the City's Planning Area is either developed or in the process of being developed, and much of it is not developed with BP uses but instead, auto dealerships. This GPA will facilitate employment uses at an appropriate location where alternative sites are not available. The Property's current land use designations do not allow for a major employment center, and as a result,

does not advance the vision and/or goals of the Avondale Boulevard Employment and Commercial Corridor. This Property is ideally located near the South Core Growth Corridor, within the Tres Rios Opportunity Zone, and adjacent to supportive power and transportation infrastructure, making this a prime location for BP uses. The current General Plan does not have other BP sites with these advantages.

The small increase in acreage for the Local Commercial (LC) uses will allow for a significant and viable commercial center with potential anchors, rather than strip mall development. Due to its integration within the overall Project, the increased acreage does not negatively impact the remainder of the Property but creates a more beneficial opportunity for successful commercial uses.

2 The amendment constitutes an overall improvement to the General Plan 2030 and is not solely for the good or benefit of a particular landowner or owners.

This GPA improves the General Plan by introducing supportive land uses to planning areas designed to attract employment investment, and expands the planning areas that provide goods and services to the community. This GPA provides new business opportunities within Avondale, particularly within the technological market that continues to rapidly grow and is attracted to areas with access to reliable power.

This GPA improves the General Plan by introducing BP uses to the Avondale Boulevard Employment and Commercial Corridor, which is designed to attract employment investment and offer employment opportunities. A technology campus designed to include data centers and ancillary uses is a significant investment in Avondale and will provide jobs in close proximity to residential. This amendment reinforces Avondale's economic stability and sustainability.

3 The amendment will not adversely impact the community as a whole and/ or a portion of the community by:

- 1. Significantly altering the acceptable land use patterns;*
- 2. Requiring larger and more expensive public infrastructure improvements including, but not limited to, roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change; or*
- 3. Adversely impacting the existing land uses.*

This GPA does not significantly alter acceptable land use patterns, but rather, advances the General Plan's land use goals and brings new jobs close to where residents live. Additionally, this GPA advances the goals of the Avondale Boulevard Employment and Commercial Corridor, recognized in the General Plan as a major corridor for employment.

The land use modifications from ELDR and MDR to BP and increase in LC acreage will not require larger and more expensive public infrastructure improvements, conversely, replacing residential with employment uses will likely generate less demand for public safety services and less traffic, while providing a significant revenue enhancement to the City and school districts. As stated previously, the Property is ideally located to take advantage of the adjacent arterial roadways and regional transportation network, with offsite improvements limited to widening of Avondale Boulevard and Lower Buckeye Road adjacent to the Property and installation new driveways. These improvements are not beyond the type of offsite improvements that would be required if the currently planned residential uses were developed. The companion PAD will establish future water and wastewater infrastructure to the Property and the associated Master Plans will establish sufficient water and sewer capacity.

This GPA will not adversely impact existing land uses in the surrounding area and will further advance the goals of the adjacent Growth Area and Avondale Boulevard Employment and Commercial Corridor by providing employment uses on the Property. The companion PAD for Hermosa Ranch Technology Campus – North will establish minimums for building setbacks and landscaped buffers and provide requirements to guarantee high-quality site design, ensuring compatibility with surrounding existing and planned uses.

4 That the amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.

This GPA is consistent with the overall intent of the General Plan 2030 and helps further the growth of the Avondale Boulevard Employment and Commercial Corridor. This amendment encourages new investment, job creation, and a change to land use that advances economic sustainability and employment diversity.

There is also support for this request in the 2021 City of Avondale Strategic Plan. The Strategic Plan provides in its Creative and Sustainable Community Development Strategic Outcome Area that "economic development is also a key focus area for the city". Identified strategies include "housing that is affordable to workers and close to their jobs." With the recent development of the Alamar and Verde Trails communities in close proximity to the Property, and established communities of Cantada Ranch, Del Rio Ranch, Durango Park and Sanctuary, there are thousands of residents within five miles of the future technology center. The BP land use designation and increased opportunity for LC uses will provide employment opportunities in the area and help balance the job-to-population ratio.

VI. CONCLUSION

A Major General Plan Amendment (GPA) is being requested to facilitate the future development of Hermosa Ranch Technology Campus - North which is a continuation of the 2023 approved Hermosa Ranch Technology Campus - South Planned Area Development (PAD). The future development is planned to include a technology campus with additional ancillary uses and a vibrant commercial center that will provide goods and services to the community. The proposed Project will generate jobs and significant revenue for the City of Avondale and school districts, while providing a convenient location for commercial goods and services for the neighboring residential communities.

This GPA request provides an opportunity to introduce a land use designation for the Property that will support the employment corridor planning and business park goals established in Avondale's General Plan. The Property's location is ideally located for employment and commercial uses along two highly traveled and prominent transportation corridors, with great access to existing infrastructure. This amendment reinforces Avondale's economic stability and supports a higher quality of life for residents.



HERMOSA RANCH
TECHNOLOGY CAMPUS - NORTH

MAJOR GENERAL PLAN AMENDMENT

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

Exhibit E

Electronically Submitted 2/1/24

Summary of Neighborhood Meeting for Hermosa Ranch Technology Campus – North

Case Numbers: PL-23-0299 & PL-23-0300

January 30, 2024, at 6:00 PM

A neighborhood meeting for a general plan amendment and rezone application for approximately 239 acres of land located generally on the southwest corner of Avondale Blvd. and Lower Buckeye Rd. in Avondale, Arizona, was held on Tuesday, January 30, at 6:00 PM. The applications propose a general plan amendment of the site to a mix of Business Park and Local Commercial land use designations, and a rezone to Hermosa Ranch Technology Campus – North PAD to allow for the development of a data center and commercial corner. The site was posted with the meeting information, a legal advertisement was published in the Southwest Valley Arizona Republic newspaper, and notifications were mailed to property owners and HOAs within 1,000 feet of the project.

The meeting was held at Avondale City Hall located at 11465 W. Civic Center Dr., Avondale, Arizona 85323 in the Sonoran Conference Room. Four members of the public were in attendance as well as one member of city staff and one elected official. A redacted copy of the sign-in sheet is included as **Exhibit A** in this report.

Members of the development team present:

- Carolyn Oberholtzer – BFSO Law
- Caleb Weeks – BFSO Law
- Lauren Trobaugh – BFSO Law
- Alan Beaudoin – Norris Design
- Nick Vanderwey – Rexco LLC, TGV Investments LLC
- Michael Vanderwey – Rexco LLC, TGV Investments LLC
- Terry Klinger – Rexco LLC, TGV Investments LLC

City officials and staff present:

- Curtis Neilson – Council Member
- Joshua Orton – Senior Planner

The first members of the public arrived at 5:50 PM and Ms. Oberholtzer began an open-house presentation where she explained the proposal. She walked attendees through display boards and discussed the project and answered questions and concerns from the attendees. The display boards had pertinent information from the application including reference photos, conceptual elevations and renders of the proposed data center buildings, and conceptual site plans and aerials of the property. The presentation boards are included as **Exhibit B** to this report. A summary of the questions and concerns from the public is presented below.

An attendee asked if the entrance to the power line corridor would be closed off. Concerns were raised regarding trash dumping and people living within the power line corridor on the west side of the property. Furthermore, there were questions about what type of landscape improvements may happen under the powerlines.

Ms. Oberholtzer discussed the significant improvements that were planned for the power line corridor which included landscaping on either side of the easement. She explained that due to the easement there was not much that could be done under the power lines, but that it would be kept clear of debris and dust. She further discussed that the data center would have security fencing on that would allow for visibility into the corridor from the data center user. She also explained that security patrols were expected to be present for the data center use and would deter unwanted activities in this area.

An attendee asked if there were other data centers in the area that they could look at to understand what the building would look like when complete.

The attendees were shown the renders and elevations of the buildings from the application exhibits. Ms. Oberholtzer explained the heights and setbacks of the buildings – specifically the data center buildings. She explained that similar developments can be seen along the north side of 202 at the 40th St. exit in Phoenix.

Concerns were presented by some of the public regarding their views of the mountains with the new development. Several attendees had questions about the allowed height of the project.

Ms. Oberholtzer reviewed the data center building elevations with the attendees and explained the roof height requested within the PAD application. She explained that the roof height would be a maximum of 50 ft., and that an additional 25 ft. would be permitted where necessary for the screening of mechanical rooftop equipment and stairwell access to the roof.

Attendees had questions about the sidewalks and right of way improvements at the perimeter of the project.

Ms. Oberholtzer discussed the landscape buffer, planting standards and vegetation that would be used for the project. Attendees were excited when she explained the 10 ft. wide multi-use path that is proposed for the property boundary, in addition to the sidewalk.

Attendees expressed a desire for the types of commercial services that the project would bring to the corner, specifically ones within walking distance of their homes. They were interested in what types and how many businesses may develop on the commercial corner, expressing desires for a grocer and sit-down restaurants. They asked if there were specific end users in mind for the commercial component of the project.

Ms. Oberholtzer explained that while there were specific end users in mind for the project that were engaged with the development team, there was nothing finalized at this time that could be shared. She noted that the end user for the commercial center was expected to be a grocer anchor, and once that user was solidified, it was expected that that user would drive the design of the center. She explained that building size requirements of the end user could impact the number and types of eventual businesses and shops on the commercial portion of the site.

There were some questions raised about traffic improvements to the surrounding area. Specifically, one attendee had safety concerns about the intersection of El Mirage and Lower Buckeye.

The development team explained that this intersection was not part of the project, but that there were plans for a signal at the intersection of 119th Ave and Lower Buckeye. City staff present discussed plans

for a future signal at El Mirage with the attendee and said he was not familiar whether it was in the CIP budget.

Several attendees had questions about the timeline for the completion of the project.

Ms. Oberholtzer explained that the entitlements would be processed through this year, but that the site would still need to go through a site plan approval and construction permits. She noted that groundbreaking was expected in 2025 for the project.

The meeting concluded at 6:50 PM.

Exhibit A

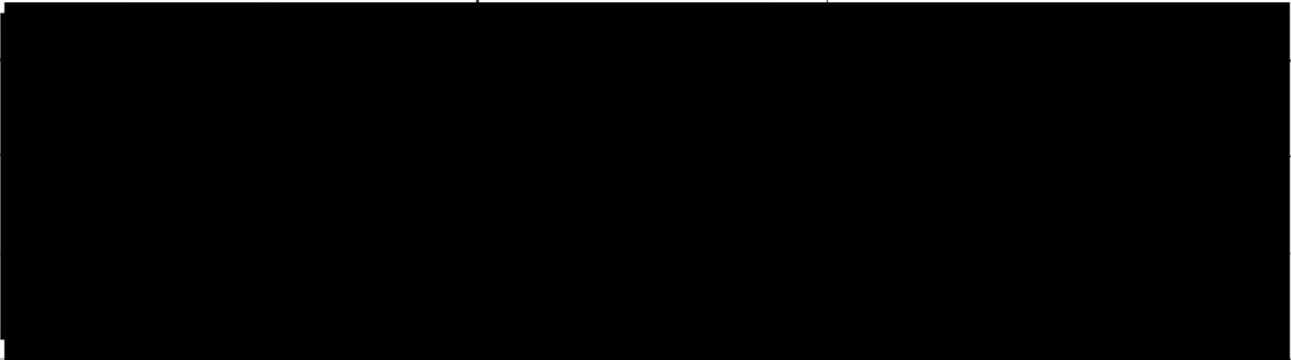
Neighborhood Meeting Sign-In Sheet

Hermosa Ranch Technology Campus – North
Rezone & Major GPA
Case No. PL-23-0299 & PL-23-0300
Neighborhood Meeting – January 30, 2024
City of Avondale- Avondale City Hall
11465 W. Civic Center Drive Avondale, AZ 85323

Name	Address	City & Zip Code	Phone/E-Mail
Jackie Grant			
Terry Ingham			
Caroline Yu			
Karen D			

Neighborhood Meeting Sign-In Sheet

Hermosa Ranch Technology Campus – North
Rezone & Major GPA
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Name	Address	City & Zip Code	Phone/E-Mail
Terry Klinger			
Eric Grant			
Jon Green			
George Moreno			

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

VICINITY MAP



LEGEND

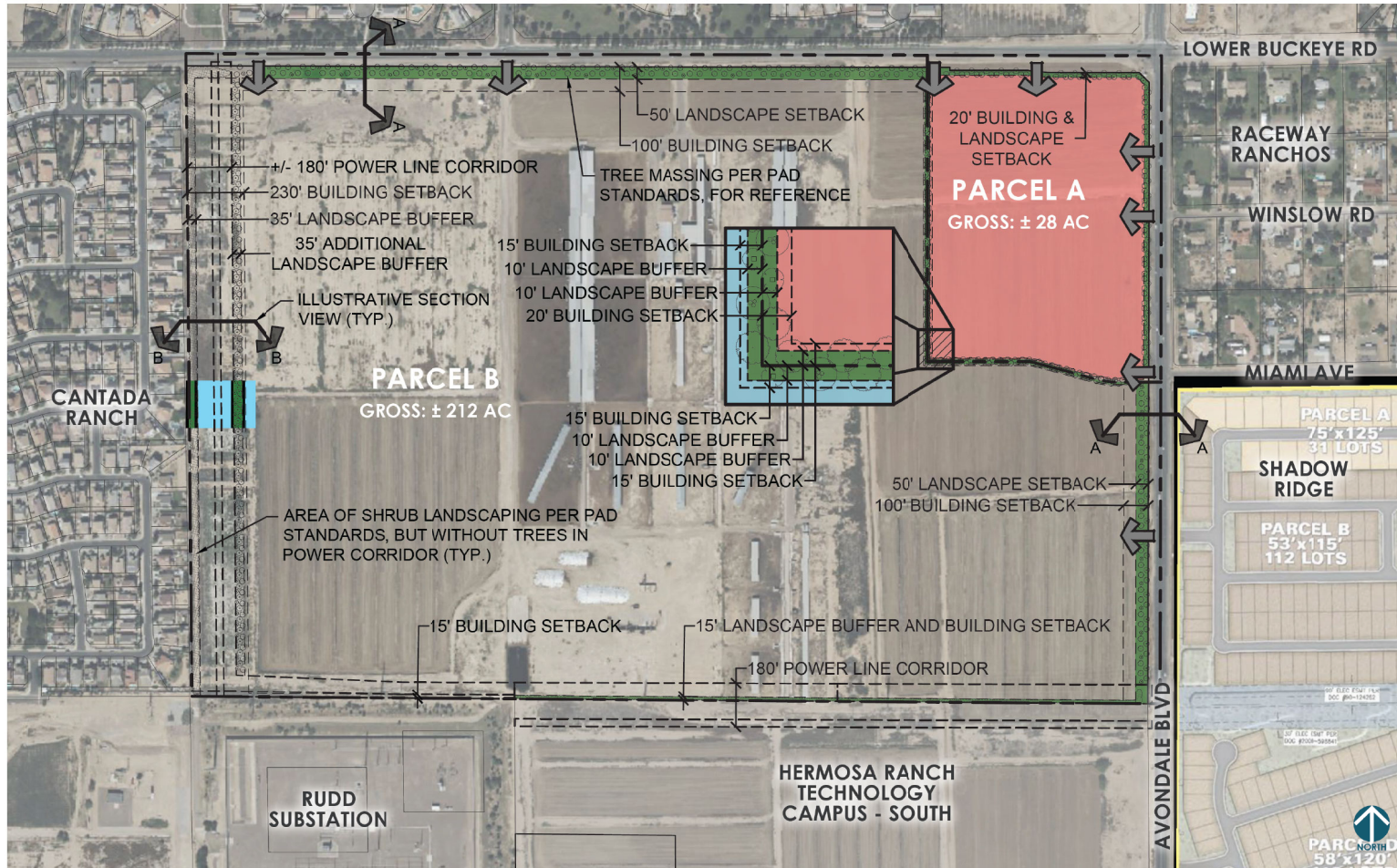
-  HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
-  AVONDALE CITY LIMITS

-  RIVER/WATERSHED AREA
-  MARICOPA COUNTY JURISDICTION



HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL DEVELOPMENT PLAN



LEGEND

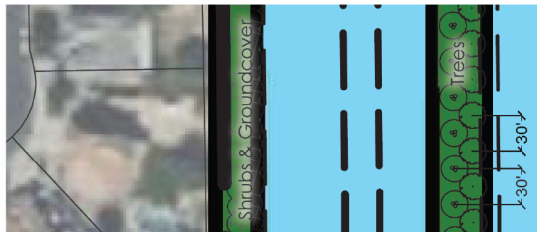
- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
- PARCEL A - LOCAL COMMERCIAL
- PARCEL B - BUSINESS PARK
- ← ACCESS
- SETBACKS

Note: This Conceptual Development Plan is intended to provide a land area target for Parcels A and B as expressed through a $\pm$ label. To promote some predictability, it is the intent of this Exhibit, the General Plan Amendment, and provisions within this Planned Area Development zoning to allow a 10% deviation in acreage with either an increase or a decrease.

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

ILLUSTRATIVE SECTIONS

Note: Total volume of trees will average 15-foot spacing, tree spacing is shown offset from each other to allow mature sizing and to minimize development visibility from the existing residential area. Western buffer will include shrubs since trees are not allowed in power corridor.



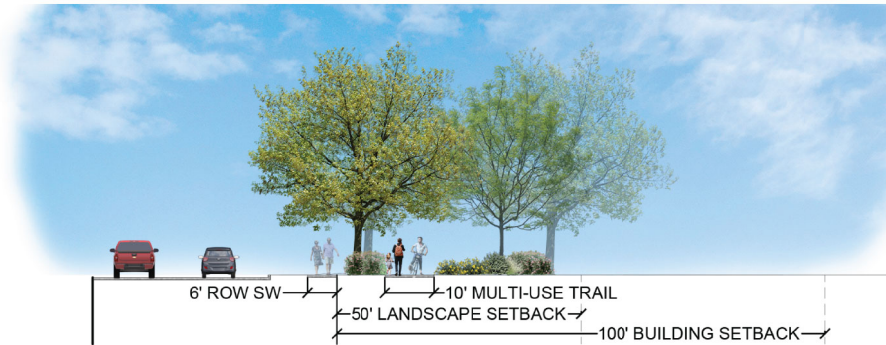
TREE MASSING ENLARGEMENT

Tree List

The following list is inspired by the area's existing conditions and the 2014 City of Avondale's Street Tree Master Plan. The list should be used as a guide for inspiration, any plant scheme that is consistent with City codes shall be permitted.

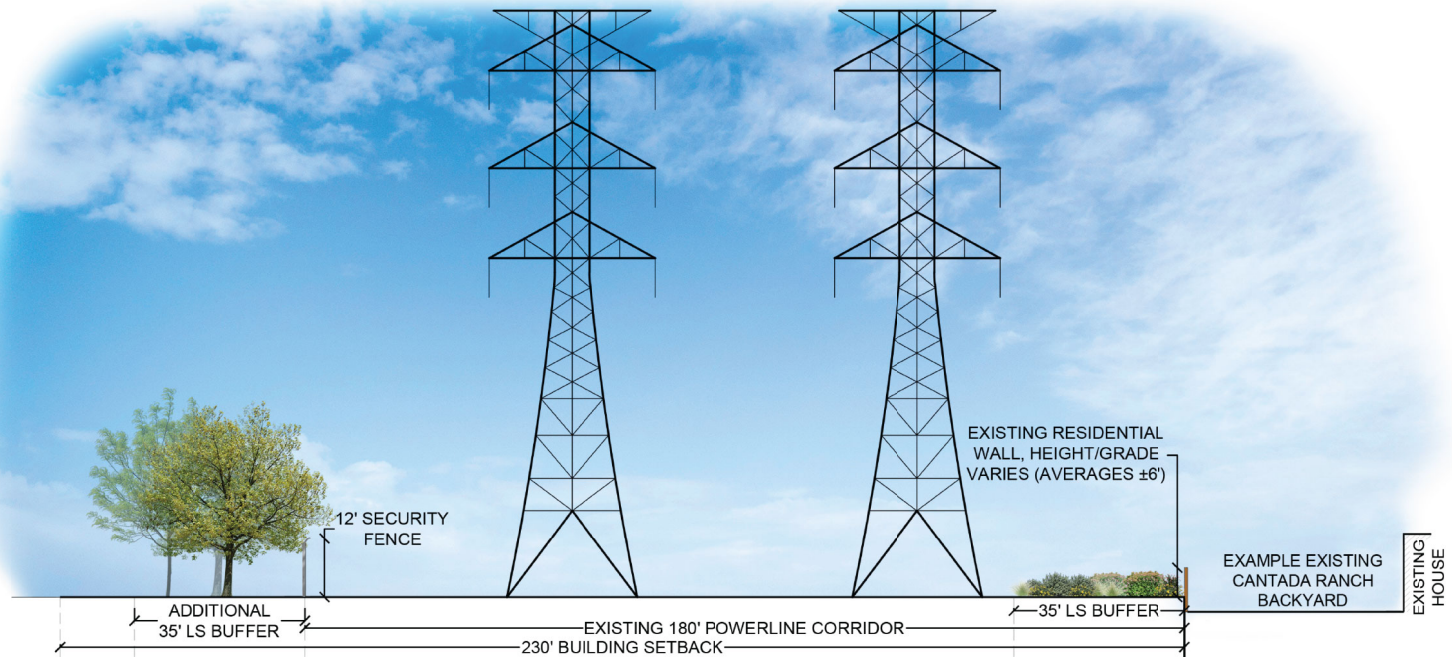
Trees:

- Acacia aneura (Mulga)
- Acacia salicina (Willow Acacia)
- Acacia smallii (Sweet Acacia)
- Chilopsis linearis (Desert Willow)
- Chitalpa tashkentensis (Chitalpa)
- Eucalyptus papuana (Ghost Gum)
- * Primary tree for Lower Buckeye Road
- Pistacia chinensis 'Red Push' (Red Push Pistache)
- * Primary tree for Avondale Boulevard in South Avondale Character Area
- Prosopis chilensis (Thornless Mesquite)
- ** Secondary tree for Avondale Boulevard in South Avondale Character Area and
- ** Secondary tree for Lower Buckeye Road
- Ulmus parvifolia 'Sempervirens' (Chinese Elm)
- Vitex agnus-castus (Chaste Tree)



CROSS SECTION A-A: FACING E. ON LOWER BUCKEYE RD OR S. ON AVONDALE BLVD, ADJACENT TO EMPLOYMENT PARK

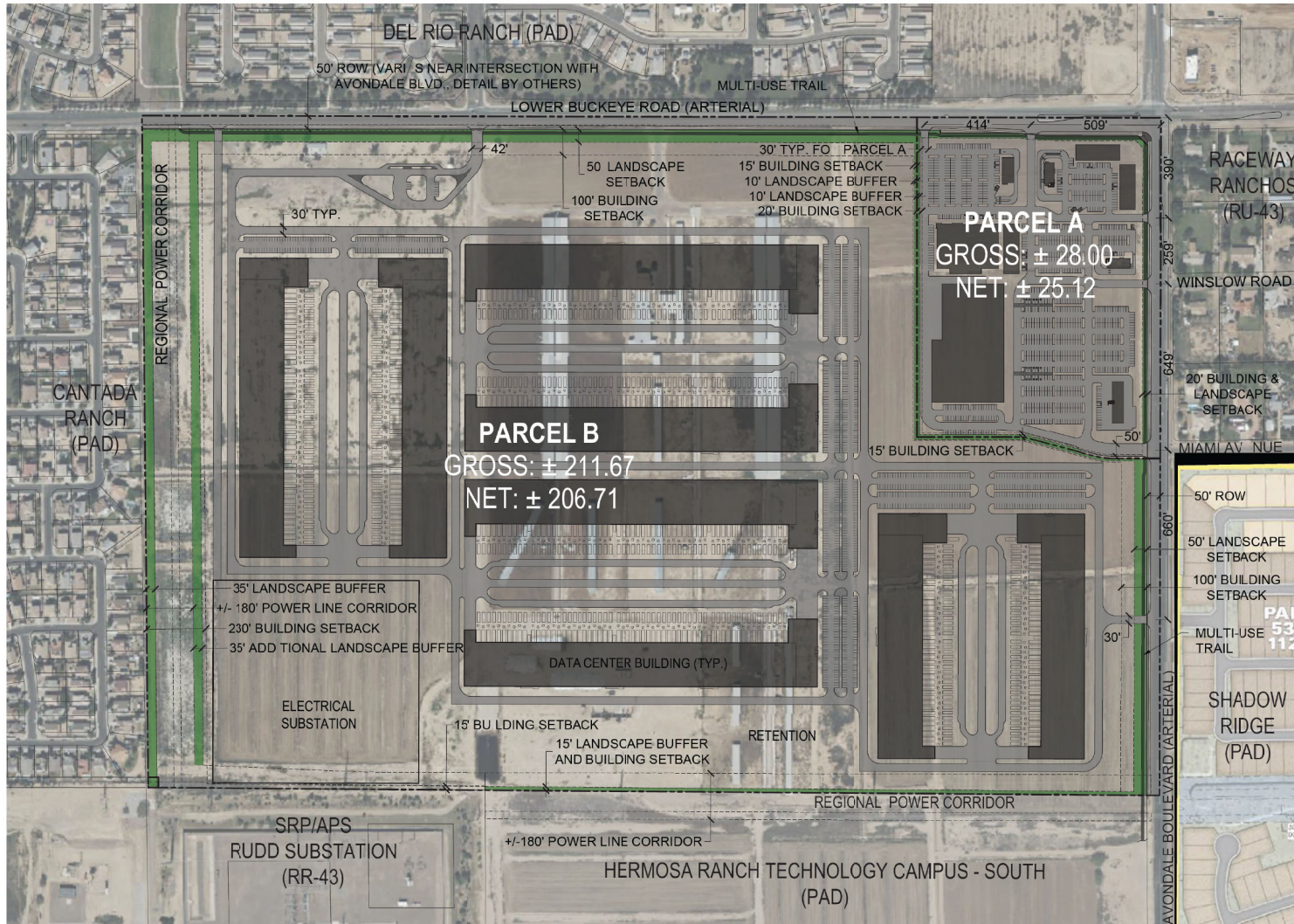
Note: Landscaping shown is intended to demonstrate general scale, character and placement. Final design shall be per the plant list and standards provided in the PAD narrative, and will vary by its individual context. For reference, A-A's setback will include one 24-inch box tree and ten 5-gallon shrubs planted every twenty feet of street frontage, and B-B's buffers will include three 5-gallon shrubs every 15 feet in the western 35-foot buffer (no trees allowed in power line corridor) and one 24-inch box tree planted every fifteen feet in the additional 35-foot buffer.



CROSS SECTION B-B: FACING SOUTH FROM POWER CORRIDOR

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL SITE PLAN



PROJECT INFORMATION

EXISTING APNS:	500-66-001D, 500-66-008E, 500-66-008F, 500-66-281, 500-66-283 TO 500-66-445
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD) Z-07-4, PAD Z-05-18, AG PL-11-0199
PROPOSED ZONING:	HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH PAD
PROPOSED USES:	PARCEL A = COMMERCIAL PARCEL B = BUSINESS PARK / DATA CENTER
SITE AREA:	TOTAL = ± 239.87 ACRES GROSS / ± 231.83 ACRES NET PARCEL A = ± 28.00 ACRES GROSS / ± 25.12 ACRES NET PARCEL B = ± 211.67 ACRES GROSS / ± 206.71 ACRES NET
PARKING:	PARCEL A = ± 973 PROVIDED PARCEL B = ± 1,009 PROVIDED
BUILDING AREA:	PARCEL A = ± 216,000 SQUARE FEET PARCEL B = ± 3,583,000 SQUARE FEET (ALL BUILDINGS ARE TWO FLOORS)
LOT COVERAGE:	PARCEL A = NO MAXIMUM (± 20% LOT COVERAGE INDICATED) PARCEL B = 50% MAXIMUM (± 20% LOT COVERAGE INDICATED)
BUILDING HEIGHT:	PARCEL A = 40' MAXIMUM PARCEL B = 50' MAXIMUM

Note: This Conceptual Site Plan is intended to provide a possible depiction of how a retail center and a technology campus could be configured and responsive to the land use established under the General Plan Amendment Application (PL-23-0299) and development standards established by the Planned Area Development zoning application (PL-23-0300). The Parcels (A and B) are loosely defined with an acreage target (+/-) as necessary to anticipate some possible shift to the tentative boundaries of these Parcels with the intent of remaining within the land area targets provided on the Exhibit. To promote some predictability, it is the intent of this Exhibit, the General Plan Amendment, and the Planned Area Development zoning to allow a 10% deviation in acreage with either an increase or a decrease.

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL DATA CENTER BUILDING RENDERING



RENDERINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT AND ARE SUBJECT TO CHANGE.

NEIGHBORHOOD MEETING | JANUARY 30, 2024

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL DATA CENTER BUILDING RENDERING

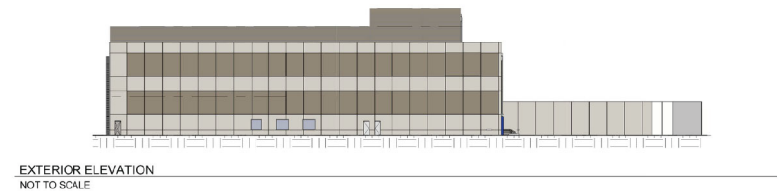
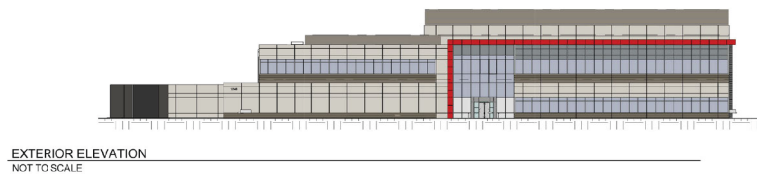
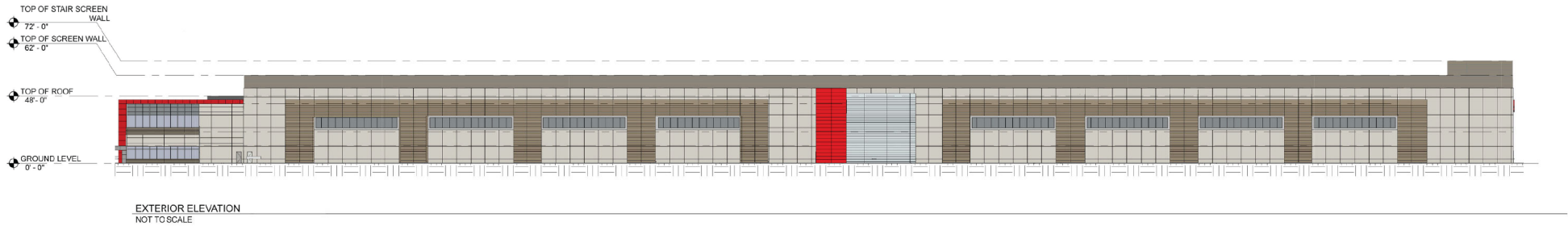


RENDERINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT AND ARE SUBJECT TO CHANGE.

NEIGHBORHOOD MEETING | JANUARY 30, 2024

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL DATA CENTER BUILDING ELEVATIONS

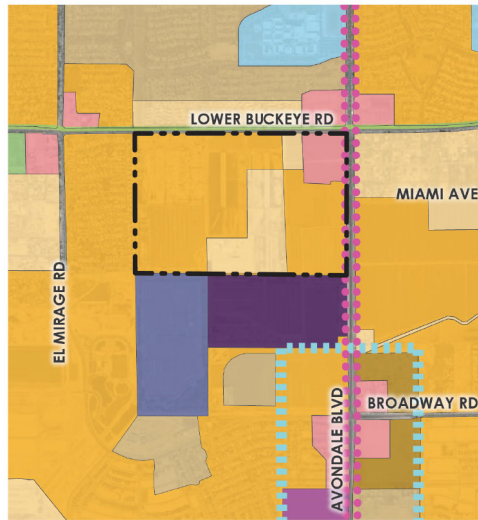


RENDERINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT AND ARE SUBJECT TO CHANGE.

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

GENERAL PLAN & ZONING

EXISTING GENERAL PLAN

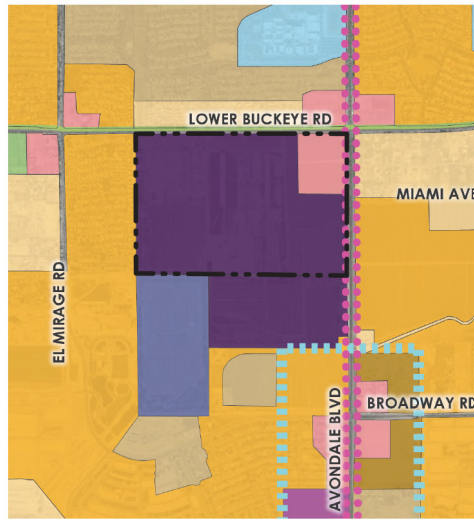


LEGEND

- MEDIUM DENSITY RESIDENTIAL
- ESTATE/LOW DENSITY RESIDENTIAL
- LOCAL COMMERCIAL
- BUSINESS PARK
- MEDIUM/HIGH DENSITY RESIDENTIAL
- PUBLIC/CIVIC
- OPEN SPACE AND PARKS



PROPOSED GENERAL PLAN



- EDUCATION
- MIXED USE
- HIGH DENSITY RESIDENTIAL
- GROWTH AREA
- AVONDALE BLVD EMPLOYMENT AND COMMERCIAL CORRIDOR
- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH



EXISTING ZONING PLAN



LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH



PROPOSED ZONING PLAN



HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL COMMERCIAL BUILDING DESIGN



IMAGES ARE INTENDED TO ILLUSTRATE DESIGN QUALITY, STYLE AND OVERALL AESTHETIC BUT DO NOT REPRESENT EXACT BUILDING ARCHITECTURE OR TENANTS.

NEIGHBORHOOD MEETING | JANUARY 30, 2024

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL COMMERCIAL BUILDING DESIGN



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NEIGHBORHOOD MEETING | JANUARY 30, 2024

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL COMMERCIAL BUILDING DESIGN



IMAGES ARE INTENDED TO ILLUSTRATE DESIGN QUALITY, STYLE AND OVERALL AESTHETIC BUT DO NOT REPRESENT EXACT BUILDING ARCHITECTURE OR TENANTS.

NEIGHBORHOOD MEETING | JANUARY 30, 2024

Exhibit F - Avondale Connect Comments

Jim H, about 1 month ago

[Alert moderator](#)

No No No! We have enough industrial buildings in Avondale. What was supposed to be retail and entertainment commerce (Avondale Blvd and S I-10) is now apartments and tilt-up warehouses. That is prime real estate and should not be subjugated to commercial exploitation. More houses and retail is desperately needed. Of course retail has to pay an extra 1% sales tax. Again NO MORE WAREHOUSES.

Do you agree?  12  0



CatPaws, about 1 month ago

[Alert moderator](#)

As someone who lives off Broadway and Avondale, big No for me. We were very upset when it was announced this data center would be down the street from us. We need more restaurants, grocery, and retail stores near us with all of the new neighborhoods being built. There's already a ton of unused warehouses to the West of us, it makes more sense to have an industrial area with these types of buildings all together instead of one in the middle of a bunch of neighborhoods.

Do you agree?  11  0



J simons, about 1 month ago

[Alert moderator](#)

No more businesses or apartments. Need more grocery stores to support the population around this area.

Do you agree?  10  0



Screen name, about 1 month ago

[Alert moderator](#)

There are loads of industrial campuses sitting vacant East and West of this residential area. I do not want to see another one added to the list in the middle of these neighborhoods. The community is in need of grocery stores, shopping, and food options. Adding a data center in this area is a disservice to the community and will drive people away as it does nothing to benefit the locals. Avondale will be an exit for the SR30, it makes no sense to build a data center in a space that will draw people to the area and even serve the patrons visiting the raceway.

Do you agree?  11  0



Susana, about 1 month ago

[Alert moderator](#)

There is so many empty warehouse available far from people's residential area. This will be a disservice for many who reside in this area!

Do you agree?  10  0



tinkiewinkie, about 1 month ago

Alert moderator

There are way too many industrial campuses as it is in this area and not only are they an eyesore, but a lot of them are completely vacant, why don't you try using those? We don't want or need this in this neighborhood.

Do you agree? 👍 10 🗨 0



Artie, about 1 month ago

Alert moderator

I am absolutely against this. You are selling Avondale short. The Estrella Mountains are the single most beautiful part of Avondale and the raceway is a national attraction that brings in money. Why aren't you taking advantage of those features? We have Alamar Park, put in some shopping or restaurants or stores. Don't neglect our great attractions for something that should be relegated to I-10. We didn't invest in this community to be surrounded by concrete eyesores.

Do you agree? 👍 9 🗨 0



Gloria Delgado, about 1 month ago

Alert moderator

NO, No, no... we need groceries stores and restaurants.. there is nothing good in the area. What you are proposing should go close to I-10 we do t want it close to our homes.

Do you agree? 👍 10 🗨 0



Hector L, about 1 month ago

Alert moderator

Absolutely NOT!! Just like what everyone is saying we have enough of that in Tolleson and Goodyear. We need to be different, if you allow this all you're doing is taking up real estate in this beautiful city. Another nice grocery store with nice shopping area and restaurant would do the community right especially add job opportunity for the youth. Slam the gavel!!! The community has spoken!

Do you agree? 👍 11 🗨 0



alyssasanchez, about 1 month ago

Alert moderator

I think that area could be used for something more beneficial. I still love seeing land and not concrete buildings everywhere. I would love to see the city do something different with that space rather than another data center

Do you agree? 👍 11 🗨 0



Jess, about 1 month ago

[Alert moderator](#)

This is so incredibly unnecessary for such a beautiful community. We need grocery stores, shops and restaurants. This will only drive people away! Had I known how any of this was going to be handled I would have never moved here. Please do better ! Listen to our voices! We are crying out for better decision making!

Do you agree?  9  0



njonesmoser, about 1 month ago

[Alert moderator](#)

We need to build up a community in this area. That means grocery stores, restaurants, parks, shops, small businesses, etc. Not more warehouses and business centers.

Do you agree?  9  0



Shawn, about 1 month ago

[Alert moderator](#)

Honestly, I live nearby and walk all over. This is nothing but farmland and it's conveniently right next to the APS and SRP substations. It make sense for the location. We can use the jobs and tax base, which will help pay for the infrastructure.

Do you agree?  0  1



harellano, about 1 month ago

[Alert moderator](#)

While this may create jobs and attract additional population to reside in Avondale, I don't support this plan. That particular area is surrounded by beautiful ranches and new communities, it will take away the quality of life to those who have been living and want to continue to move to the south of Avondale. A data center will interfere with the outer city lifestyle that's currently present, it will increase traffic from all the employees, causing heavier commute times to us residents traveling northbound on Avondale to take our kids to school, go to the grocery store or eat at a restaurant. These commutes already take 15-30 minutes as-is, I can't imagine adding more traffic on Avondale boulevard. We NEED quality grocery stores such Whole Foods, Trader Joe's, Winco, possibly another Costco near the master-planned community of Alamar area. We need restaurants south of the Lower Buckeye intersection, we need shopping centers, barbershops, entertainment, etc. We don't need a data center in that region, please keep them closer to the freeway intersections near the commercial areas. We are a residential area and do NOT want a data center.

Do you agree?  10  0



April_L, about 1 month ago

Alert moderator

What improvements are planned for Avondale Blvd? It is already extremely challenging to navigate from I-10 to Buckeye/MC-85. I can imagine the increased traffic as a result of this center.

Do you agree? 👍 4 🗨️ 0



Paul L, about 1 month ago

Alert moderator

I do not feel this project is right for area. Seems very out of place and puts more trucks using Avondale to freeway. Close to High school and i know another school coming.

Do you agree? 👍 7 🗨️ 0



C. Emerson, about 1 month ago

Alert moderator

I am writing to express my strong opposition to the proposed development of a data center within our residential area. Placing such a facility in the heart of our neighborhood raises significant concerns for me. Firstly, I am deeply worried about the potential disruption this project could bring to our community. Data centers typically require heavy infrastructure and generate substantial noise, traffic, and potential safety hazards. Introducing these elements into a residential area would greatly diminish the peaceful atmosphere we currently enjoy. Furthermore, I want to emphasize the pressing need for additional shopping and dining options in our neighborhood. There is a lot of new residential areas being built especially along W Broadway. But no new shopping areas to support the resident's quality of life. While I recognize the importance of technological advancements, I believe it is crucial to prioritize developments that cater to the everyday needs and preferences of our residents. A data center, situated amidst residential homes, would not address this need and could further exacerbate the existing imbalance in our local amenities. In conclusion, I urge the board to reconsider this proposal and explore alternative locations that are better suited for a data center. Our residential area deserves thoughtful planning that preserves its character and meets the needs of its residents. Thank you for considering my perspective.

Do you agree? 👍 9 🗨️ 0



Trobles, about 1 month ago

Alert moderator

I think this would be a real bad move. Many residents already want out of this place and they just got here. We want better groceries store, a nicer gas station, or hell I'd even take another Walgreens that's how desperate I'd be to avoid a business like they're proposing. This would take so much away that Avondale has worked hard for already. I know I didn't want to live in another Miller Road /Buckeye situation and now it's becoming almost the same!!! If I had money I'd move out of Avondale if this proposal goes through.

Do you agree? 👍 7 🗨️ 0



Anna Gabertan, about 1 month ago

Alert moderator

Good golly absolutely not. Residents need more grocery stores. Fry's is constantly out of fresh produce, has expired food on the shelves, and is overcrowded. Are you planning to acknowledge residents basic need for grocery stores? Add a Safeway, Trader Joe's, Aldi's, but something that takes care of residents basic need for food.

Do you agree? 👍 9 🗨 0



CAmarillas, about 1 month ago

This is disappointing. We need grocery stores, dining, and entertainment options.

Do you agree? 👍 6 🗨 0



KRHightower, about 1 month ago

Alert moderator

This is not what we residents of South Avondale need. We need infrastructure to enrich our lives. Business that help make our lives better, places for our children to work or get together. Please do not consider this data center an option.

Do you agree? 👍 9 🗨 0



Fierros, about 1 month ago

Alert moderator

We do not need another warehouse that's going to be vacant taking away from our natural land. If this technology institute can provide details of resource consumption, career growth anticipation and tuition cost. We need grocery stores most importantly not a tech plant that consumes millions of gallons of water

Do you agree? 👍 9 🗨 0



Amy Victoria, about 1 month ago

Alert moderator

The people of Avondale desperately need, grocery stores, restaurants, parks.. etc. this is a young city that has the potential to be a beautiful, family focused community. Please consider welcoming business like grocery stores, restaurants and parks that will enrich the landscape and support the amount of families that are moving here.

Do you agree? 👍 4 🗨 0



Mia, about 1 month ago

Alert moderator

Concerned about the number of data centers already being built in Goodyear and Buckeye. Huge amounts of water and electricity are used and I don't see how that is good for Az with our drought situation. Do we have the infrastructure to support the electricity needed? The number of employees used at these centers are typically low. So not bringing a large amount of good paying jobs. Focus land use on community needs that current residents need. Why not build duplexes, condos or such as starter homes for our citizens instead of being rentals. Really tired of seeing all these apartments going up... overpriced...not filling up fast.

Do you agree?  6  0

GSaI, about 1 month ago

Alert moderator

Absolutely horrible idea! Our area needs another grocery store, safe places for our kids to hang out, and better traffic control along lower Buckeye before anything else is considered. I'd rather smell cows or have a new shopping center than whatever this means.

Do you agree?  5  0

navyaska, about 1 month ago

Alert moderator

Avondale has so much potential to be a desirable city to live in if we continue to build and cater to current and future residents. For one, Alamar is an amazing community with the potential to be as amazing as Verrado if not better. We have a new aquatic center set to open which is in a positive direction for us. How about keeping that momentum going and adding to it by adding new dining establishments and shopping centers where residents can flock to? There are lots of communities in that area alone that will bring in lots of business. Alamar, Sunset Ranch, Sunset Farms, Verde Trails, all of the new apartments along Avondale Blvd and so many more, but not enough businesses to support it. If you build it, they will come. Take for example the McDonalds on Lower Buckeye and Avondale Blvd. It is always busy. Restaurants and shopping centers in that area would significantly help us and in turn help the city thrive. The west valley needs help, but it's one city at a time. Avondale needs help and this is completely the wrong direction if we allow this data center to be built. Please please please reconsider. We love Avondale and would love to see it be one of the best cities in the west valley to live in!

Do you agree?  6  0

Jen Moresco, about 1 month ago

Alert moderator

This area needs more entertainment options, more restaurants, and more shopping areas. I think that would bring in more money to Avondale and would improve it so much more. This area has so much potential, please consider something different for this piece of land.

Do you agree?  7  0

NewAvondaleRes, about 1 month ago

Alert moderator

After purchasing our first home in the growing city of Avondale, we are very excited for the future. The new aquatic center getting ready to open, the new businesses coming up on Avondale Blvd. What we don't need is a massive commercial warehouse complex in the middle between residential areas. The area isn't convenient to freeway access, there's plenty of traffic already don't need more semis going through the neighborhood of Alamar. Please consider bringing in additional grocery options, things to do, eateries, something that will enhance the area not turn it into another massive white concrete complex like so many others down the road. So please reconsider the options for the area and how it will affect the new home sites being built South of that as there will be many new residents to consider. Building this could affect the growth of the area, and the future sales of the new homes going in as well.

Do you agree? 👍 5 🗨️ 0



Cquin, about 1 month ago

Alert moderator

We need a grocery store to support all these homes/apartments that have been built in Avondale. No warehouse needed.

Do you agree? 👍 6 🗨️ 0



Dez, about 1 month ago

Alert moderator

More big ugly buildings on the west side? I hope this is not another logistic center. There are too many. Please consider the noise that this "campus" may create for the residents in the area, as this IS a residential area. When we moved out here, we had hoped for more grocery stores, restaraunts, and venues. We have very little here to support our community. We end up driving to Goodyear and Phoenix for shopping and eating. Avondale is missing out on tax revenue. A detailed drawing of the plans would be helpful. Another consideration would be the depreciation of home values in the area surrounding this "campus".

Do you agree? 👍 6 🗨️ 0



Aweid, about 1 month ago

Alert moderator

Please don't. Alamar has so much potential. Avondale has so much potential. We need grocery stores and a nice gas station in this area.

Do you agree? 👍 6 🗨️ 0



Dhampire, about 1 month ago

Alert moderator

How much water will the proposed Data Center consume annually as part of the cooling system for the computers?

Do you agree? 👍 3 🗨️ 0



Andi8181c, about 1 month ago

Alert moderator

I have lived in Avondale for 6 years and there has been a lot of development in the area with wear houses, apartments, and new schools. What this area really needs is more shopping and grocery stores to support the surrounding communities. I believe once more income and tax revenue is coming in we then can look at adding a new tech school to the area. I vote the area should have more grocery stores and shopping centers.

Do you agree? 👍 4 🗨️ 0



WestValley22, about 1 month ago

Alert moderator

We really could use another grocery store or local shops. Not a data center. With all the new development and residential areas evolving, bring something for the families.

Do you agree? 👍 4 🗨️ 0



ALanderos, about 1 month ago

Alert moderator

Please. No. There are plenty of other areas to build these kind of buildings where there aren't new and bright future communities nearby. We could really use a new Grocery store or something that benefits our community in some other shape or form thank you!

Do you agree? 👍 7 🗨️ 0



MA, about 1 month ago

Alert moderator

A data center could benefit the area by bringing lots of jobs for IT professionals who typically have to travel east of Phoenix for work. We could also use a Target and dining options like a BJs, Red Lobster, Chipotle, Del Taco, Wendy's, In and Out, Rasin Canes, Habit, El Polo Loco, IHOP, etc.

Do you agree? 👍 1 🗨️ 5



Dhampire, about 1 month ago

How many gallons of water will be used annually for the data center's cooling systems?

Do you agree?  5  0



Lino, about 1 month ago

Alert moderator

The last thing we need in this area is another warehouse. With all these new communities built and still building as we speak, residents in the area want something to benefit surrounding neighborhoods and not benefit big corporations. How about start with a grocery store and some dining options. A Rec center would be nice as well.

Do you agree?  4  0



Lee W, about 1 month ago

Alert moderator

How about another grocery store and more restaurants/retail? The politicians sold out, to make a million apartments that sit vacant. SR-30 will run close to the area. Do these comments even get looked at? What happens when that data center goes out of business? Use your brains and don't be greedy. Think of the citizens and build another grocery store. Look at the comments, everyone agrees!

Do you agree?  4  0



Sb23, about 1 month ago

No more warehouses and no more three story "luxury" apartments. This city is ridiculously crowded as of late. The existing roads and traffic lights already cannot support the population. What makes you think bringing more people to the area is a good idea? Additionally, let's actually consider the energy usage of a data center and how it will tax the grid on top of all these new apartment complexes and homes. It's terrible planning and isn't making Avondale a place anyone enjoys anymore. I wish the community planning people would actually consider what the community wants.

Do you agree?  4  0



Manette Torres, 26 days ago

Alert moderator

Please don't build that, we need grocery stores, not warehouses out here, we have enough traffic

Do you agree?  2  0



Manette Torres, 26 days ago

Alert moderator

I have lived here for 13 years and it is growing into Southern California, we need grocery stores and local businesses and another gas station. Quit being greedy

Do you agree? 👍 3 🗨 0



Lisa Garcia, 25 days ago

Alert moderator

I really hope this doesn't go through! We need anything other than a warehouse .

Do you agree? 👍 3 🗨 0



Dez, 19 days ago

Alert moderator

Please provide a noise study in decibels at the next meeting. Also, in tonight's meeting, we were told that the buildings would be 2 stories. 50 ft tall is actually the size of 2 two-story homes. All we will see is buildings.

Do you agree? 👍 2 🗨 0



Sonia Contreras, 19 days ago

Alert moderator

I am so disappointed in the city of Avondale. I had high hopes that Avondale would start to cater to the citizens of this rather small community by providing options that benefit us. We need more grocery stores, dining options, retail stores, and much more entertainment for families. Please @cityofavondale do NOT build this. Please listen to the voice of this community. We do not need more warehouses or storage facilities or any more fast food options.

Do you agree? 👍 1 🗨 0



Dez, 18 days ago

Alert moderator

Has this already been approved without concluding public hearings? Phoenix data centers is already advertising. They are center at 11753 west lower buckeye road.

Do you agree? 👍 1 🗨 0



Dez, 18 days ago

Alert moderator

I had accidentally hit enter on my last comment before editing. If you google Prime Data Centers, they have advertisement for the facility, address and all. Look at the photos, their centers are huge and 50 ft is not 2 standard stories. It seems to already be a done deal. Are the public hearings just for show? How would you feel if this was built in your backyard? Seriously.<https://primedatacenters.com/phoenix-data-centers/>

Do you agree? 👍 1 🗨️ 0



Bobbie, 16 days ago

Alert moderator

We do not need another Data Center in Avodanle. Please come to Avondale City Hall at 6:00 PM April 17, 2024. they want to put several 50 foot tall buildings on the corner of Lower Buckeye and Avodale Blvd. We do not need more Data Centers or warehouses. We need Restaurants, Grocery Stores and things that will benefit the residents of Avondale. Avondale residents please stand up and let your voices be heard!!!! We want a quaint city, Let them move the data center into all the vacant warehouses in the area.

Do you agree? 👍 1 🗨️ 0



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ITEM NUMBER: 4.b.

SUBJECT: Hermosa Ranch Technology Campus - North - Rezoning - Application PL-23-0300**MEETING DATE:** 4/17/2024

TO: Planning Commission**FROM:** Joshua T Orton, AICP, Senior Planner**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

Planning Commission will hold a public hearing and consider a request by Carolyn Oberholtzer with Bergin, Frakes, Smalley and Oberholtzer PLLC to rezone approximately 239 gross acres located at the southwest corner of Avondale Boulevard and Lower Buckeye Road. The proposal would change the zoning from Diamond P Ranch Planned Area Development (PAD), Fleming Farms Planned Area Development (PAD) and Agricultural (AG) to Hermosa Ranch Technology Campus - North Planned Area Development (PAD) to allow for a data center, technology campus, and local commercial development. The Commission will take appropriate action and forward a recommendation to City Council.

BACKGROUND:

The approximately 239-acre subject property (Exhibits A and B) is located at the southwest corner of Avondale Boulevard and Lower Buckeye Road and consists of the undeveloped Fleming Farms platted subdivision (approximately 74 acres) and three additional undeveloped parcels, 500-66-001D (86.6 acres), 500-66-009F (59.2 acres), and 500-66-009E (19.2 acres). This site was formerly used as a dairy farm.

A portion of the property was annexed to the City on May 16, 2006, and the remainder was annexed on March 16, 2008. The site is currently zoned Diamond P Ranch Planned Area Development (PAD), Fleming Farms PAD, and Agricultural (AG), which permits typical single-family residential and agricultural-related uses.

The site consists of three land use categories designated by the General Plan 2030 Land Use Map (Exhibit C). The Medium Density Residential (MDR) designation is a land use category that primarily accommodates the development of suburban detached single-family residential within a density range of 2.5 to 4.0 dwelling units per acre, with a target density of 2.5 dwelling units per acre. The Estate/Low Density Residential (ELDR) land use category is planned single-family residential land with densities that range between 1.0 to 2.5 dwelling units per acre. These residences are typically large, detached estates or executive-type homes of one or two stories with significant privacy and open space.

The Local Commercial (LC) land use category provides for the daily needs of goods and services to the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may include grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. Preferred locations are major arterial intersections, although other locations may be deemed acceptable based on the merits of the project.

The property is within the Avondale Boulevard Employment and Commercial Corridor emphasis area, which is designated in the General Plan as a major corridor for employment and commercial land uses. Approval of the applicant's major General Plan amendment request is required before this rezoning may be approved.

The existing uses and zoning of surrounding properties include:

North: A single-family residential home subdivision; zoned Del Rio Ranch Planned Area Development (PAD)

South: An SRP electrical substation and vacant property to be developed as a data center and private battery energy storage facility; zoned Rural Residential (RR-43) and Hermosa Ranch Technology Campus South Planned Area Development (PAD)

East: Vacant land zoned for a single-family residential home subdivision; zoned Shadow Ridge Planned Area Development (PAD), and County property zoned for single-family residential

West: A single-family residential subdivision, Cantada Ranch; zoned Planned Area Development (PAD)

SUMMARY OF REQUEST:

The applicant is requesting to rezone the property from Diamond P Ranch Planned Area Development (PAD), Fleming Farms Planned Area Development (PAD), and Agricultural (AG) zoning to Hermosa Ranch Technology Campus - North Planned Area Development (PAD) zoning to allow for the development of a data center, technology campus, and local commercial development. The proposed Hermosa Ranch Technology Campus - North PAD Narrative, included as Exhibit D, details permitted uses, development standards, and other requirements that will guide the future development of the site.

The data center component is proposed on approximately 212 acres and consists of eight buildings totaling approximately 3,583,000 square feet. Each building will be approximately fifty (50) feet tall with additional elements extending a maximum of twenty-five (25) feet above the roof. The maximum height including parapet screening will not exceed seventy-five (75) feet, which is consistent with the approved data center development to the south. All rooftop mounted equipment will be required to be screened or integrated into the design of the buildings per Section 28-139 (d)(3) of the Avondale Zoning Ordinance. The buildings will adhere to the City of Avondale's Commercial and Industrial Design Manual and will be of a high aesthetic and architectural quality. The site will be designed to create a unique sense of arrival and place, with buildings that reflect a modern Class A office aesthetic.

Approved uses for the data center and technology campus portion of the rezone (identified as Parcel B in the PAD Narrative) are consistent with the underlying Commerce Park (CP) zoning district, as well as those expected of a data center and technology research development. Uses are intended to support the primary activities at the site.

To the north, the applicant proposes a fifty (50) foot wide landscape setback along Lower Buckeye Road that will include a shaded multi-use trail and sidewalk. The western property line includes a 180-foot wide power line corridor, which the applicant has indicated will be lined with 35-foot wide landscaped areas on either side.

In addition to the data center technology campus, the applicant has included an expansion to the existing Local Commercial General Plan Land Use designation and is including a rezoning request to allow for the development of a commercial shopping center. The uses associated with this development are in line with the underlying C-2 zoning district with modifications listed in the PAD narrative. Highlighted deviations from the allowed uses include the allowance for gas stations (as a grocery-related accessory use only) to support a large grocery that offers companion services to its customers. As proposed, the maximum building height will increase from thirty (30) to forty (40) feet for primary structures, and from fifteen (15) to twenty (20) feet for accessory structures to foster compatibility with the adjacent employment center.

Approval of the associated major General Plan amendment request, changing the Land Use Map designation of the property from Estate/Low Density Residential (ELDR) and Medium Density Residential (MDR) to Business Park (BP), and expanding the existing Local Commercial (LC) land use, is required before consideration of approval of this rezoning request.

CERTIFICATE OF ADEQUATE SCHOOL FACILITIES:

The rezoning request proposes business park and commercial uses, so this provision related to residential uses does not apply.

PUBLIC PARTICIPATION:

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties

was held on January 30, 2024. An overview of the discussion topics is outlined in the Neighborhood Meeting Summary, attached as Exhibit E. In addition to City Staff and the applicant's team, eight (8) citizens and one (1) council member attended the in-person neighborhood meeting. General questions were raised regarding the location and size of the proposed data center buildings and whether they would block views of the surrounding landscapes. Concerns with security of areas along the perimeter of the site adjoining the nearby neighborhood were addressed by the applicant. Attendees also inquired as to the nature and timeline of the proposed commercial development at the southwest corner of Avondale Boulevard and Lower Buckeye Road.

All required notifications for the Planning Commission and City Council public hearings have been completed.

Through the City's Avondale Connect digital platform, the public was also able to comment on the proposed development. To date, 48 comments have been made, most of which were generally opposed to the project. Respondents expressed that the property could be better utilized as a commercial development that provided grocery and restaurant options for the residents. Others added that they believed the property was ill-suited to the expansion of large-scale employment uses and that the project would be better located at a different site. Additionally, there were concerns about traffic impacts, property values, and the potential for increased water demands that could be affected by a data center and technology campus. See Exhibit F for Avondale Connect comments.

After the neighborhood meeting and in response to public comments, the applicant submitted images that analyzed views at the project site and line-of-sight exhibits with and without the proposed data center buildings. Please refer to Exhibit G.

ANALYSIS:

Article 6, Section 28-113 of the Zoning Ordinance establishes five (5) findings that must be met to grant PAD zoning. Listed below are the five criteria and an analysis of each:

1. The proposed PAD is in conformance with the General Plan and applicable specific plan(s).

The Hermosa Ranch Technology Campus - North PAD is in conformance with the Business Park and Local Commercial designations requested in the associated major General Plan amendment (PL-23-0299). Development of high-quality employment uses has long been a priority to the City, as evidenced by the development of a multitude of commerce parks in the Van Buren Street corridor and the development of medical, health and technology-related uses in the McDowell Road corridor. The recent establishment of Employment Center uses to the south of the subject site has introduced a land use trend that will culminate in the proposed expansion of the technology campus to the surrounding area.

The PAD furthers several goals of the General Plan, most notably:

- General Plan Land Use Element Goal #3, Policy D: "Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity."
- General Plan Land Use Element Goal #4, Policy C: "Ensure Avondale is at the forefront of any emerging markets by continuously updating codes and policies to include standards for new business types and technologies."
- General Plan Economic Element Goal #3, Policy E: "Increase the supply of developable Business Park land and promote a flexibility of uses within."
- General Plan Economic Element Goal #10, Policy A: "Support efforts to locate and develop additional business park and industrial land along Avondale's business corridor." This project will expand and support the existing employment center development in the area as well as introduce commercial opportunities to support the surrounding population. The project's location at the intersection of two arterial roadways as well as the immediate access to critical utility and power infrastructure provides further support for the proposed PAD rezoning request.

2. The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.

The City's Commerce Park (CP) and Community Commercial (C-2) zoning districts are the underlying zoning districts used as the basis for the PAD's development standards, with minor modifications to land uses and development standards to accommodate a large-scale technology campus and flexible commercial space.

The uses proposed by the technology campus portion of the PAD are generally consistent with the land uses permitted in the CP zoning district, with the following deviations being requested:

-Allow "Data Center and Call Center" uses, subject to the cooling system being a closed-loop system or alternative equivalent as determined by the City Engineer and assessed based on the project's water demand to ensure any proposed alternative does not exceed the water demand allocation per the City's Integrated Utility Master Plan (IUMP).

-Allow "Outdoor Generators, Silos, Cooling Towers, and Similar Accessory Structures" as an accessory use, subject to this equipment being screened or integrated into the design of the site such that they:

- Will not detract aesthetically from the proposed primary buildings and/or adjacent single-family residential use (proposed or existing) or,
- Will produce sound attenuation such that the proposed use will have limited impact on adjacent residential uses. Allow a "Private Substation" as an accessory use, subject to the use not exceeding 20 acres, primarily serving the data center, and being located at least 230 feet from Avondale Boulevard, Lower Buckeye Road, and any nearby residential uses. These requested deviations primarily offer clarity, as well as additional protection to surrounding properties.

The uses shown in the commercial portion of the PAD generally reflect those permitted in the underlying C-2 district except a gas station will be permitted as an accessory to a grocery store development. The proposed uses are narrowly tailored to include those that are conducive to a commercial site that primarily provides retail, dining, and personal service options to the surrounding communities.

The applicant also requests modifications to the respective CP base zoning district development standards as they relate to building height, building setbacks, landscape setbacks, land use buffers, screening, and parking requirements to increase the required buffer between the proposed uses and existing residential development to the west and the north across Lower Buckeye Road, as described within PAD Narrative in Exhibit D. Proposed deviations in the CP portion of the development include:

1. Increased maximum building height in CP from thirty-five (35) feet to fifty (50) feet.
2. Increased maximum height allowance in CP (in addition to maximum building height) for screened rooftop equipment from fifteen (15) feet to twenty-five (25) feet.
3. Apply the City's parking ratio for warehouse and storage uses to the data center uses within the project.
4. Increased setback along the east and north property lines from twenty-five (25) feet to one hundred (100) feet.
5. Increased setback from any property line adjacent to a residential zoning district or use from fifty (50) feet to two hundred thirty (230) feet.
6. A minimum landscape setback from twenty-five (25) feet to fifty (50) feet.
7. A minimum landscaped land use buffer on both sides of the power line corridor of thirty-five (35) feet in width.
8. A minimum landscaped land use buffers adjacent to commercial zoning of ten (10) feet in width.
9. A minimum landscaped land use buffer adjacent to employment zoning of fifteen (15) feet in width.

The proposed CP development standards intend to create enhanced buffers between the adjacent residential development and to promote a reasonable transition between projects of differing scales and intensities. Where the deviations proposed result in a development that is more intense, increased setbacks have been included to offset potential impacts. The maximum height including parapet screening will not exceed seventy-five (75) feet, which is consistent with the adjacent data center development.

In the case of the commercial portion of the project, reduced parking and building setbacks serve to provide additional visibility and accessibility to future commercial development along Lower Buckeye Road and Avondale Boulevard. The applicant has also incorporated building height deviations that serve to foster compatibility with the adjacent employment center. These include increasing the maximum building height from

thirty (30) to forty (40) feet for primary structures, and from fifteen (15) to twenty (20) feet for accessory structures. The primary building height deviation is intended to ease the transition from the fifty (50) to seventy-five (75) foot tall buildings on Parcel B, to forty (40) foot tall buildings on Parcel A. Additionally, because gas stations will be permitted as an accessory use for grocery stores, the overall canopy height is expected to reach a twenty (20) foot maximum.

Proposed deviations within the C-2 base zoning district development standards include:

1. Increased maximum building height from thirty (30) feet to forty (40) feet.
2. Increased accessory building height from fifteen (15) to twenty (20) feet.
3. Decreased parking setback from thirty (30) to twenty (20) feet.

One additional design standard has been requested with this PAD, in response to Avondale's Commercial and Industrial Design Manual:

- Reduce the required facade treatments from ten (10) to four (4) treatments for building lengths greater than fifty (50) feet.

This design standard intends to reduce the perceived scale of larger buildings. In this case, the applicant has proposed to reduce the perceived scale of the buildings through increased building setbacks and enhanced landscaping for the data center campus. This revised design standard is consistent with façade treatments in the adjacent Hermosa Ranch Technology Campus – South PAD.

3. That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.

Adequate public infrastructure and services exist in the immediate area to serve the proposed development. All necessary utility and perimeter roadway improvements required as part of the development of the site will be constructed or contributed to by the developer. The adjacency of the site to the existing SRP Rudd Substation provides a mutual benefit and opportunity for the uses proposed with this PAD. To the extent that additional public infrastructure is required to serve the development, the developer will be responsible for providing that infrastructure and/or capacity.

Off-site improvements may include water line upsizing on Lower Buckeye Road, widening of Avondale Boulevard and Lower Buckeye Road adjacent to the site, and installation of new driveways and traffic signals, subject to Site Plan and Design Review approval. The rezoning to Planned Area Development will establish future water and wastewater infrastructure to the site and the associated plans will establish sufficient water and sewer capacity.

4. The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.

The site is located at the intersection of two arterial roadways, just to the north of a technology campus currently under development. This PAD serves as an extension of the southern campus, while also providing for the development of a commercial center. The commercial portion of the subject property will be located at the northeast corner immediately adjacent to the arterial intersection. This provides for direct access to necessary roadways and continues the development pattern of other intersections throughout Avondale.

This PAD also includes increased setbacks along property lines that are adjacent to residential developments to provide for an appropriate transition from single-family to employment land uses. The enhanced land use buffer along the site's eastern property line makes the overall development more compatible with the surrounding land uses. Potential noise sources will be evaluated and mitigated per the PAD Narrative during the Site Plan and Design Review application. The installation of a landscaped multi-use trail along the northern property line also serves to enhance pedestrian connectivity to the future commercial development.

5. The development standards of the proposed PAD are consistent with or exceed the desired

character of development for the area.

The proposed development standards outlined in this PAD are consistent with the City's Commerce Park and Community Commercial zoning district requirements. Noted deviations serve to foster compatibility with existing residential and provide continuity with approved employment projects nearby.

DISCUSSION:

The proposal meets the five (5) required findings for PAD Rezoning requests as detailed in the Analysis section above and the following.

1. The proposed Hermosa Ranch Technology Campus – North PAD is in conformance with the proposed General Plan Land Use designations of Business Park and Local Commercial.
2. The proposed Hermosa Ranch Technology Campus – North PAD is in conformance with the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals, and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.
3. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
4. The recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

BUDGET IMPACT:

The proposed rezoning would replace residential uses with data center, technology campus, and commercial uses, which would positively increase the City's anticipated tax revenue from this property. This tax revenue helps fund critical services and expenditures in the community.

RECOMMENDATION:

Planning Commission will conduct a public hearing and recommend **APPROVAL** of application PL-23-0300 Hermosa Ranch Technology Campus - North, a request to rezone approximately 239 gross acres from Diamond P Ranch Planned Area Development (PAD), Fleming Farms Planned Area Development (PAD), and Agricultural (AG) to Hermosa Ranch Technology Campus - North Planned Area Development (PAD) to allow for a data center, technology campus, and local commercial development, subject to the following ten (10) conditions of approval:

1. Development shall generally conform to the Hermosa Ranch Technology Campus - North PAD Narrative dated April 3, 2024, except as modified by these stipulations.
2. Commencement of horizontal construction for the project shall begin within four (4) years from the date of City Council approval, per Avondale City Code Section 28-113(d) Expiration.
3. All development shall be completed in accordance with the City of Avondale General Engineering Requirements (GER) Manual and the City of Avondale Supplement to MAG Uniform Specifications and Details unless a standards deviation has been approved.
4. Sidewalk and landscaping improvements within the public right-of-way adjacent to Parcel A will be completed with the initial development of Parcel A and prior to issuance of a certificate of occupancy for the project. Sidewalk and landscaping improvements within the public right-of-way adjacent to Parcel B will be completed with the initial development of Parcel B and prior to issuance of a certificate of occupancy. All other infrastructure improvements within the public right-of-way will be included in the first phase of the development on the property.
5. Grandfathered groundwater rights for the property shall be extinguished and pledged to the City of Avondale's designated account (58-106097.0004) prior to issuance of any construction permits for any portion of the project.
6. Total utility demands for the proposed 240-acre project shall be limited to the maximum allowable average

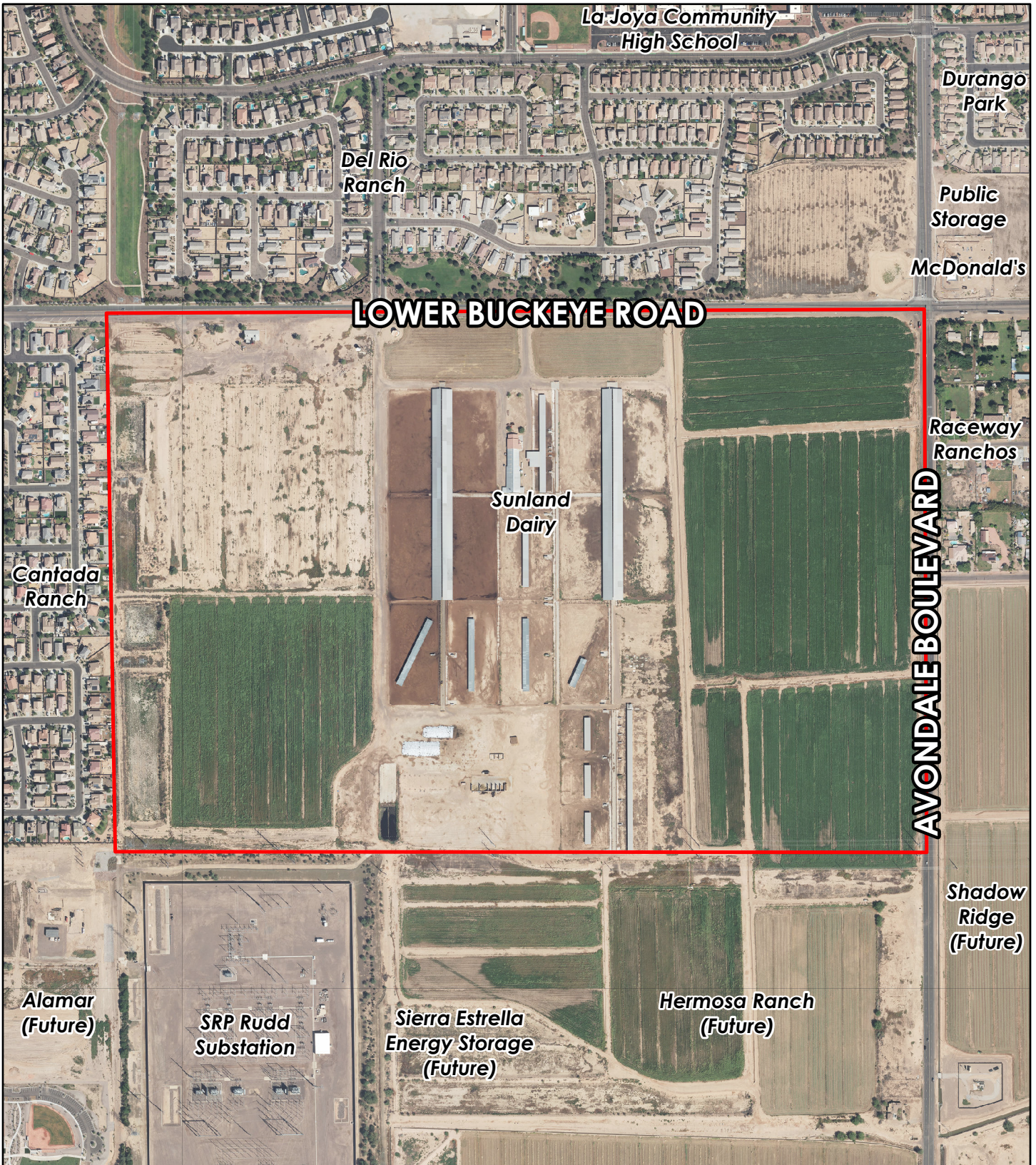
daily water and sewer demands calculated in the 2018 Integrated Utility Master Plan for the subject property, unless otherwise approved by the City Engineer.

7. The developer shall install the future traffic signal at the intersection of 119th Avenue and Lower Buckeye Road as per the requirements of the traffic impact study, or as otherwise agreed to by the City Engineer.

8. Prior to issuance of the first certificate of occupancy on Parcel A, the developer shall install a traffic signal at the intersection of Avondale Boulevard and Miami Avenue, as per the requirements of the traffic impact study, or as otherwise agreed to by the City Engineer.

9. The planned development shall be subject to the requirements of Zoning Ordinance Article 11, Required Public Art for New Planned Area Developments (PAD), Commercial, Office, Employment, and Municipal Construction.

10. The developer of Parcel A and the developer of Parcel B shall each request review and approval of a Comprehensive Sign Package for all building-mounted and freestanding monument signage, prior to issuance of any sign permits for the planned development.

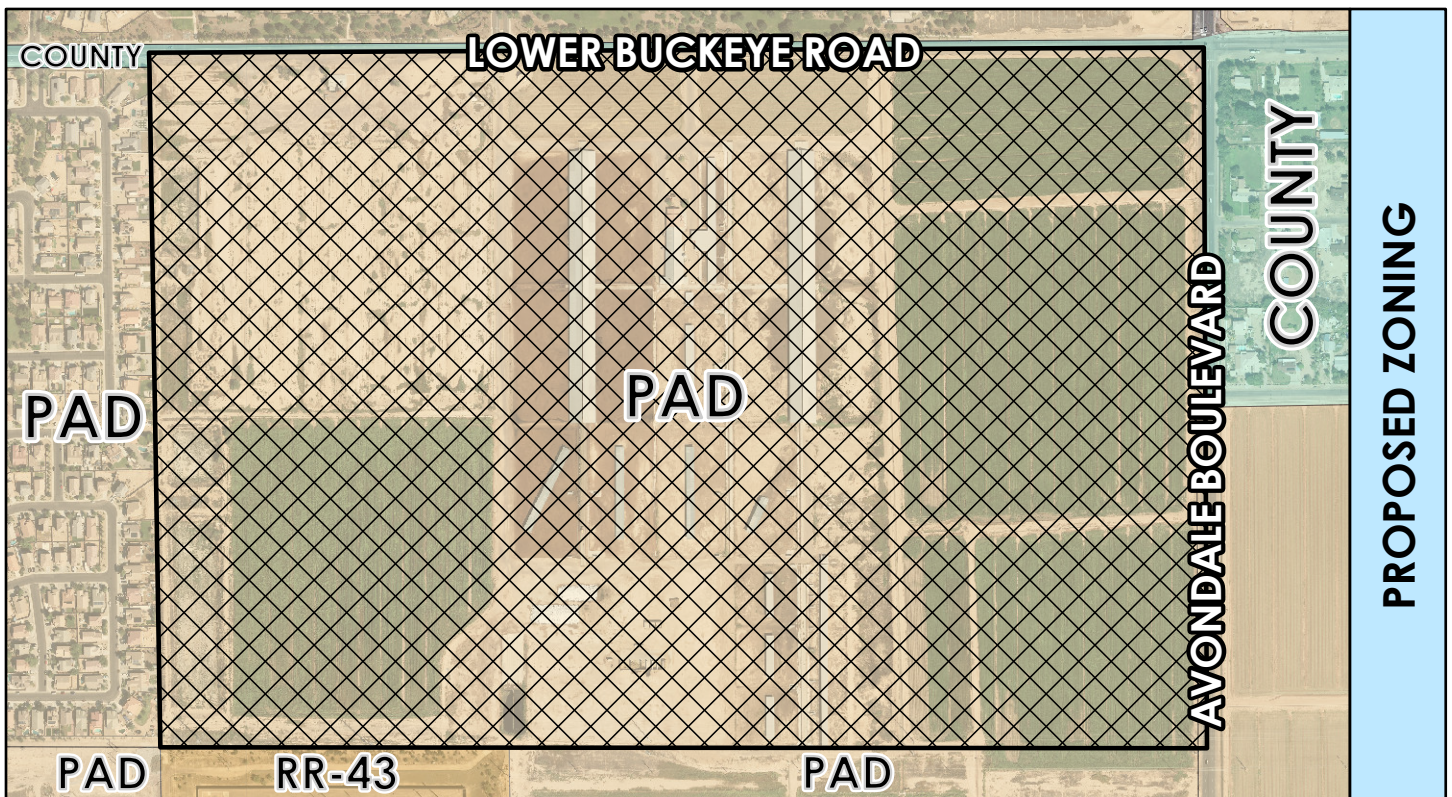
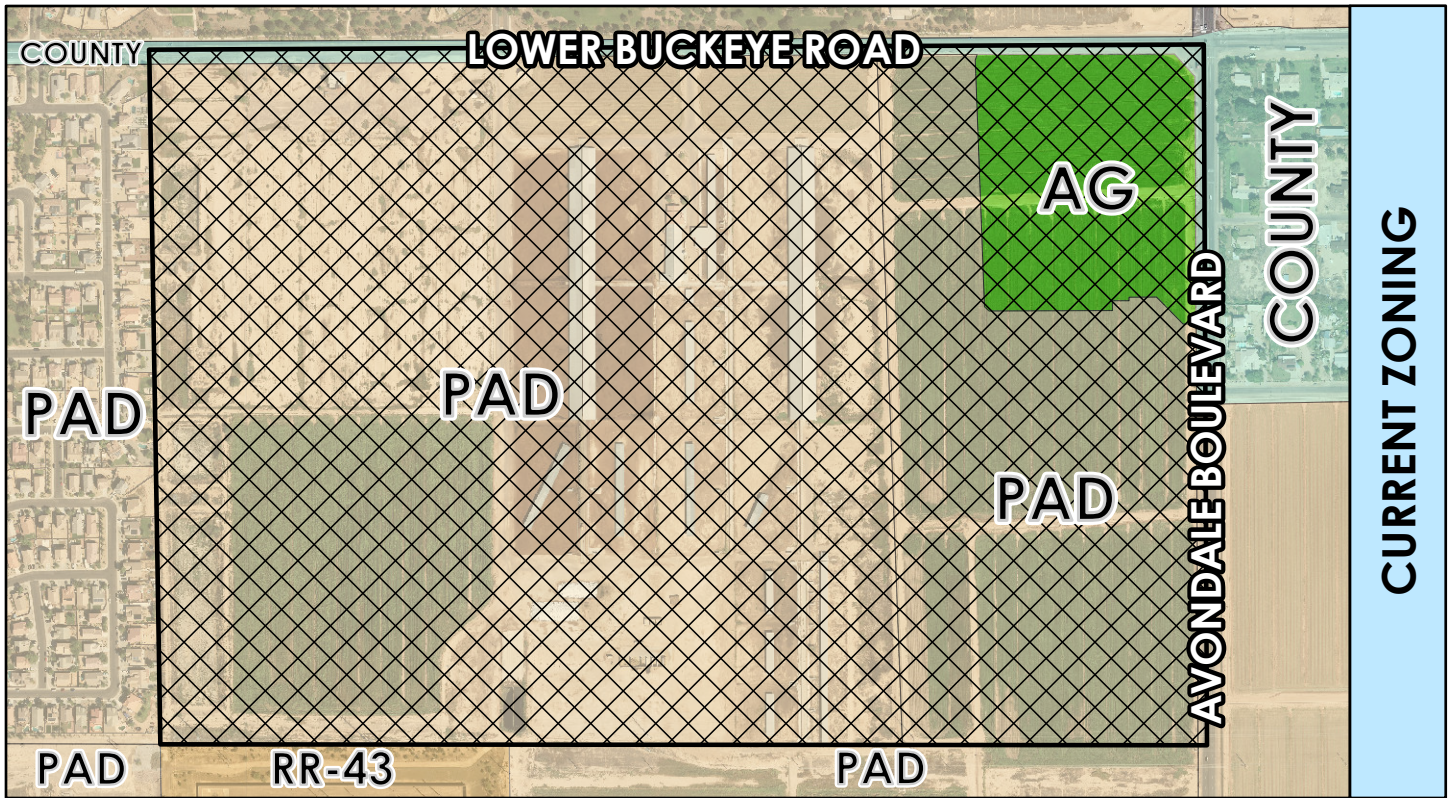


Aerial Map

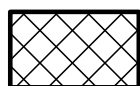


 Subject Parcel



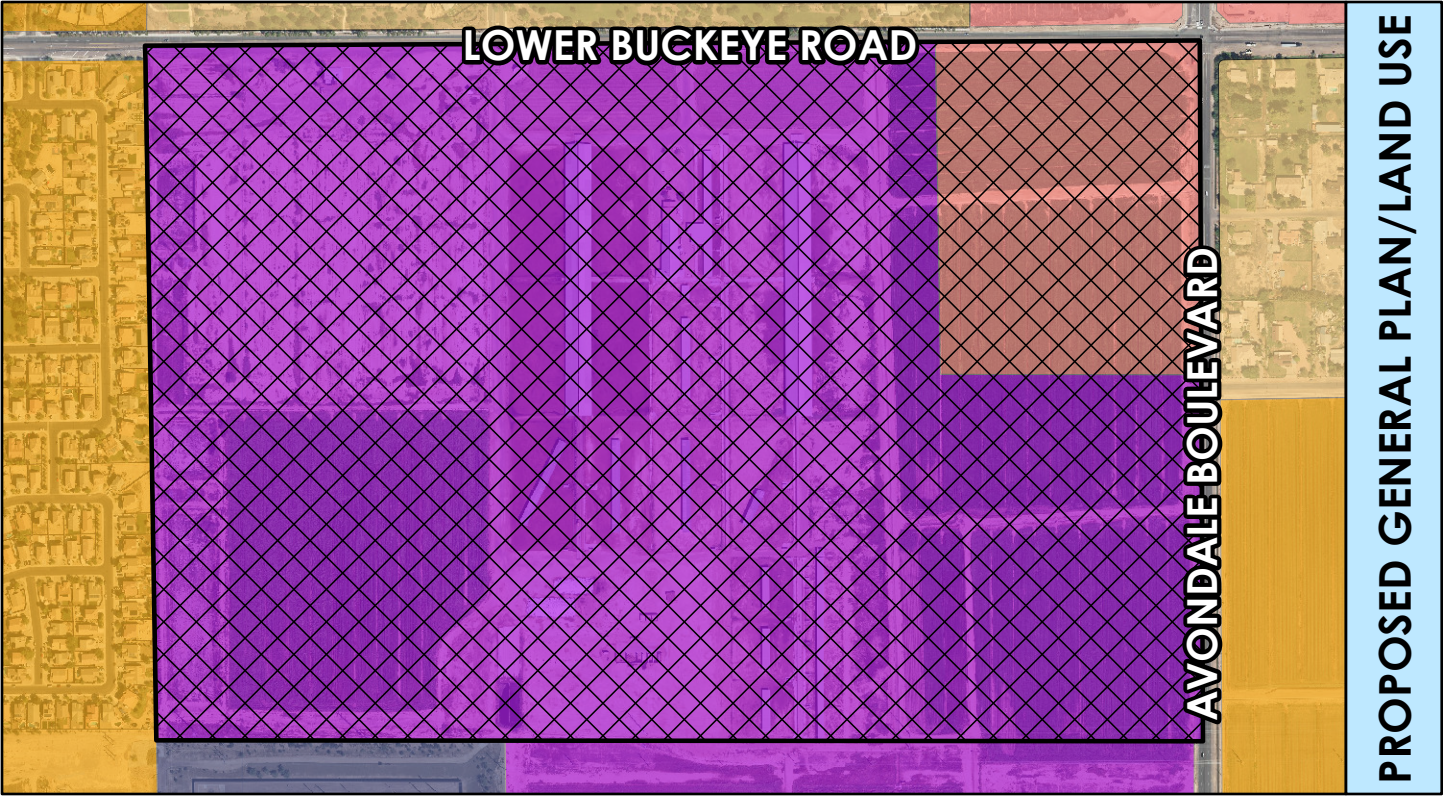
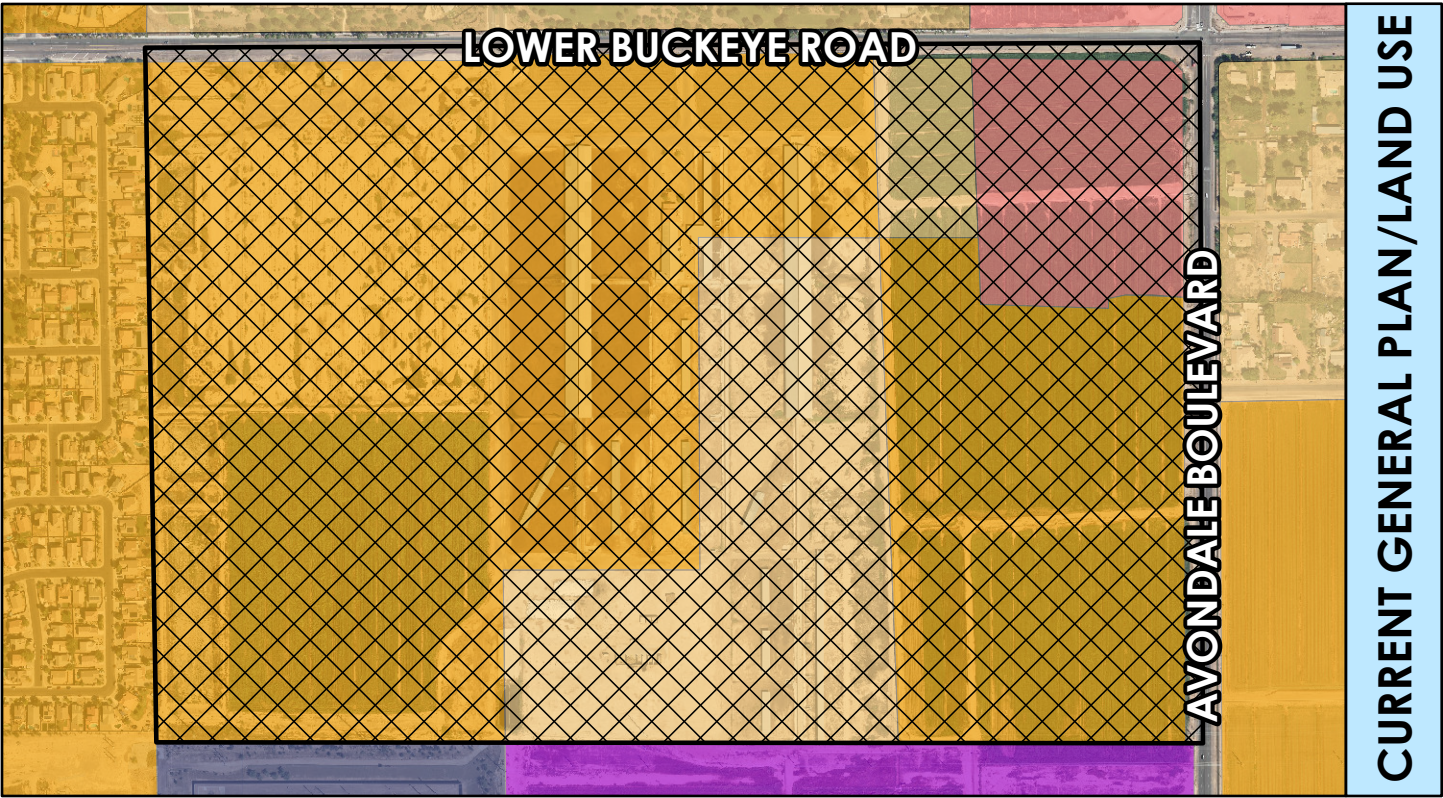


Zoning Vicinity



Subject Parcel





Proposed General Plan/Land Use



Avondale

-  Business Park
-  Local Commercial
-  Medium Density Residential
-  Public/Civic
-  Estate/Low Density Residential



Subject Parcel



Exhibit D
Electronically Submitted 4/3/24

HERMOSA RANCH TECHNOLOGY CAMPUS – NORTH

PLANNED AREA DEVELOPMENT

Application PL-23-0300

April 3, 2024

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*NOTE: ALL IMAGES/USERS/TENANTS SHOWN WITHIN THIS PAD ARE INTENDED TO CONVEY DESIGN INTENT AND ARE CONCEPTUAL IN NATURE.

I. INTRODUCTION

This request is to rezone approximately 239 acres located at the southwest corner of Avondale Boulevard and Lower Buckeye Road and identified by the Maricopa County Assessor as parcels 500-66-001D, 500-66-009E, 500-66-009F, 500-66-281, and 500-66-283 through 500-66-445 (the "Property"). The Property, which is located within the Tres Rios Opportunity Zone and along the Avondale Boulevard Employment and Commercial Corridor, as designated on the 2030 General Plan, is planned to be developed as **Hermosa Ranch Technology Campus - North** (the "Project"). This application requests Planned Area Development (PAD) zoning alongside a companion Major General Plan Amendment to amend the General Plan land use designation for the Property to Business Park and Local Commercial. (See Exhibit 1 | Context Map)

Development of high-quality employment uses has long been a priority to the City of Avondale, as evidenced by the significant development of a multitude of commerce parks in the Van Buren Street corridor (with more planned) and the development of medical, health and technology related uses in the McDowell Road corridor. The Tres Rios Opportunity Zone (the "Opportunity Zone") was established following the adoption of the Avondale General Plan 2030 ("General Plan") as one of three Opportunity Zones in the City, and this Property is in the northern gateway location of that Opportunity Zone. These Zones attract new investment through the opportunity to defer capital gains taxes on the sale of any opportunity zones asset for qualified projects such as a major employment user. (See Exhibit 2 | Tres Rios Opportunity Zone)

In addition to being located within the Tres Rios Opportunity Zone, Avondale Boulevard, which borders the eastern edge of the Property, is designated as an Employment and Commercial Corridor. Avondale Boulevard will be the major north/south corridor that will link I-10 on the north to the future SR-30 to the south. The Project will provide some much-needed employment opportunities to the area, which currently is predominantly residential, and Avondale Boulevard is planned as the conduit to generate and support this use. The Project's location adjacent to two existing arterial roadways and immediate access to critical utility and power

infrastructure, including the adjacent 230 kV Rudd Substation (the "Substation"), provides further support for the proposed PAD request.

This PAD establishes customized zoning that will facilitate the development of an employment campus and commercial center that will provide jobs, goods, and services to the surrounding area. Tailored uses, development standards, and architectural guidelines will ensure compatibility with neighboring uses (existing and planned) for development of this prime location that is unique given its adjacency to the Substation and location within the Opportunity Zone. The requirements of the City of Avondale Zoning Ordinance, (the "Zoning Ordinance") as amended, and Avondale Subdivision Regulations, as amended, shall apply except where explicitly stated otherwise herein by this PAD.

II. PROPERTY DESCRIPTION

The approximately 239 acres associated with this PAD request is located at the southwest corner of Avondale Boulevard and Lower Buckeye Road, two highly traveled arterial roadways. Presently, the project area contains a commercial dairy, associated agriculture uses and some vacant land. Adjacent to the western third of the southern property boundary is the Rudd Substation. The existing substation serves the electrical supply networks for both the Salt River Project (SRP) and the Arizona Public Service Company (APS). The SRP, APS and WAPA power line corridors (230 kV) are present on the site, running the length of the western and southern boundaries. The site has a flood delineation of Zone "X" and slopes towards the south and southwest. (See Exhibit 3 | Vicinity Map)

Located to the west of the Property is Cantada Ranch, a single family residential neighborhood and immediately south is the Hermosa Ranch Technology Campus – South. Hermosa Ranch Technology Campus - North is envisioned as a continuation of the approved technology campus to the south, providing additional opportunities for employment park related uses and commercial goods and services.

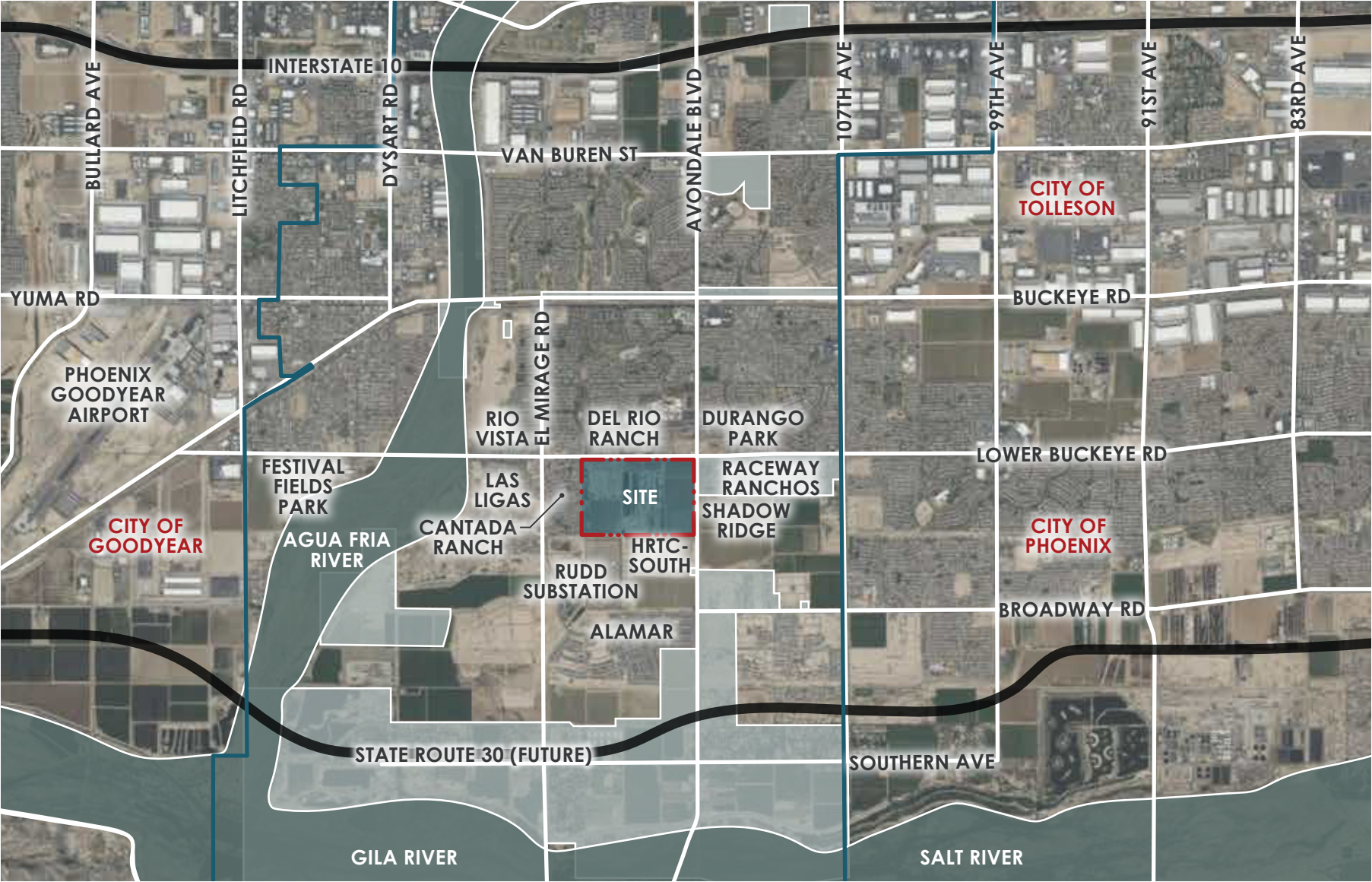
The current Avondale General Plan land use designations for the property are Medium Density Residential (MDR), Estate/Low Density Residential (ELDR), and Local Commercial (LC). A Major General Plan Amendment (GPA) application to amend the General Plan land use designation for the Property to Business Park (BP) and Local Commercial (LC) has been submitted concurrently with this PAD request. The requested land use modifications on the Property will continue the recent growth and investment in the Avondale Boulevard Employment and Commercial Corridor and provide employment opportunities in this rapidly expanding growth area. (See Exhibit 4 | General Plan)

The Property is currently zoned as two (2) separate PADs and Agricultural (AG) on the hard corner. Approximately 167 acres of the western part of the Hermosa Ranch Technology Campus – North property is within the existing Diamond P Ranch PAD. Diamond P Ranch (Case No. Z-07-4) was annexed into the City of Avondale and rezoned to PAD in 2008 to allow 589 single family detached dwelling units and a potential school site for the Littleton Elementary School District. Preliminary plats were prepared but never approved by the City. East of Diamond P Ranch, the remaining approximately 67 acres of the Property is Flemming Farms PAD (Case No. Z-05-18). Subdivision Plats were approved and recorded in 2008. The northeast 17 acres was originally part of the overall PAD and called Fleming Farms Commercial, but it was removed from the Fleming Farms PAD in 2011 and reverted to the Agricultural zoning district (Ordinance 1493-412). (See Exhibit 5 | Zoning)

The proposed Hermosa Ranch Technology Campus – North will integrate into the surrounding area in a manner which promotes compatibility with existing and planned uses, including the Hermosa Ranch Technology Campus – South. The existing uses and zoning of surrounding properties include:

TABLE 1 | EXISTING CONDITIONS

LOCATION	GENERAL PLAN LAND USE	EXISTING ZONING	EXISTING USE
SITE	MEDIUM DENSITY RESIDENTIAL, ESTATE/LOW DENSITY RESIDENTIAL, LOCAL COMMERCIAL	PAD (Z-07-4 AND Z-05-18), AG PL-11-0199	POWERLINE CORRIDOR, DAIRY, AGRICULTURE
NORTH	ESTATE/LOW DENSITY RESIDENTIAL, LOCAL COMMERCIAL	PAD (Z-04-05)	RESIDENTIAL (DEL RIO RANCH), VACANT TOWARD EASTERN EDGE
SOUTH	PUBLIC/CIVIC, BUSINESS PARK	RR-43 (MARICOPA COUNTY), PAD (PL-22-0166)	POWERLINE CORRIDOR, SRP/APS RUDD SUBSTATION, HERMOSA RANCH TECHNOLOGY CAMPUS - SOUTH
EAST	MEDIUM DENSITY RESIDENTIAL, ESTATE/LOW DENSITY RESIDENTIAL	PAD (PL-21-0087), RU-43 (MARICOPA COUNTY)	CURRENTLY VACANT (FUTURE SHADOW RIDGE COMMUNITY), RESIDENTIAL (RACEWAY RANCHOS)
WEST	MEDIUM DENSITY RESIDENTIAL	PAD (Z-99-389 AND PL-17-0303)	POWERLINE CORRIDOR, RESIDENTIAL (CANTADA RANCH)

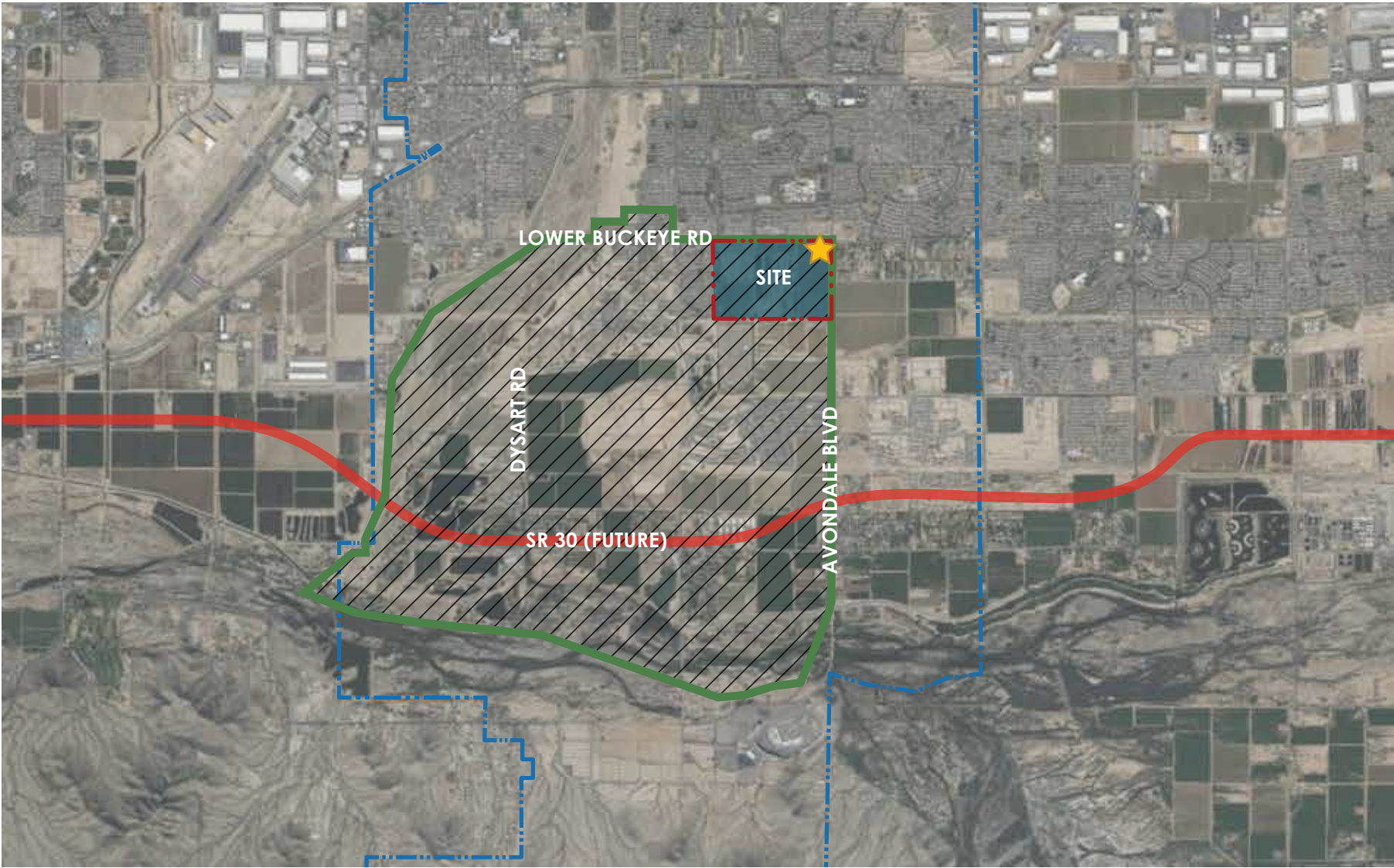


LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
- AVONDALE CITY LIMITS
- RIVER/WATERSHED AREA
- MARICOPA COUNTY JURISDICTION



EXHIBIT 2 | TRES RIOS OPPORTUNITY ZONE



LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
- TRES RIOS OPPORTUNITY ZONE
- AVONDALE CITY LIMITS

- SR 30 (FUTURE)
- PROPOSED COMMERCIAL



EXHIBIT 3 | VICINITY MAP



LEGEND

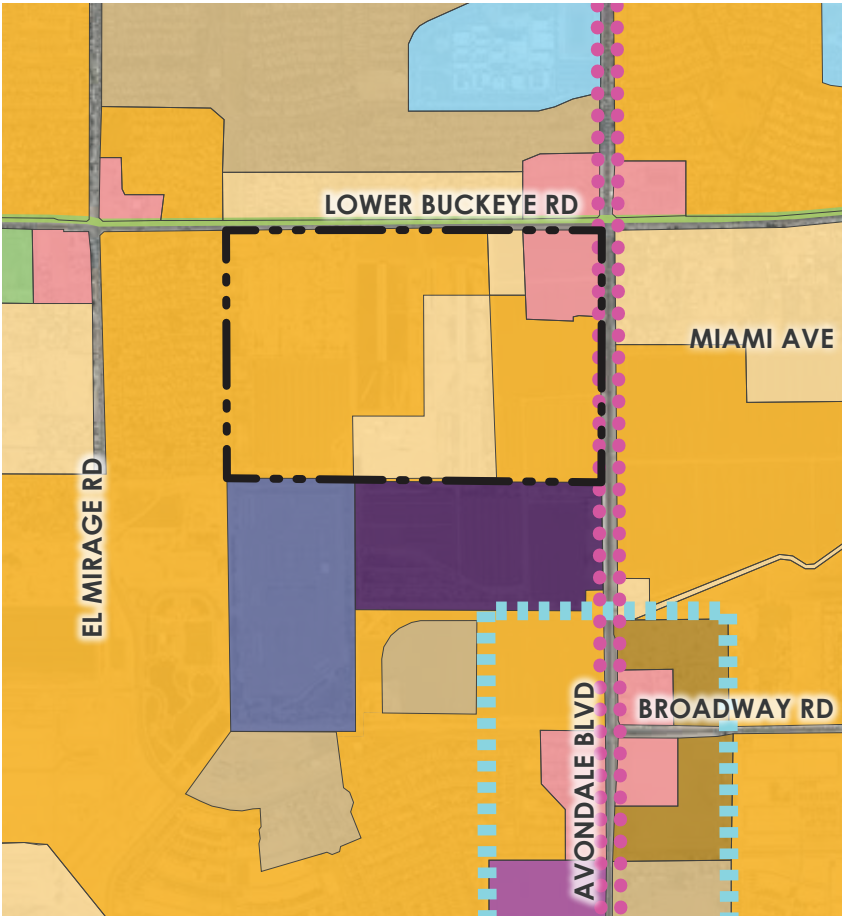
 HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
 AVONDALE CITY LIMITS

RIVER/WATERSHED AREA
 MARICOPA COUNTY JURISDICTION



EXHIBIT 4 | GENERAL PLAN

EXISTING GENERAL PLAN

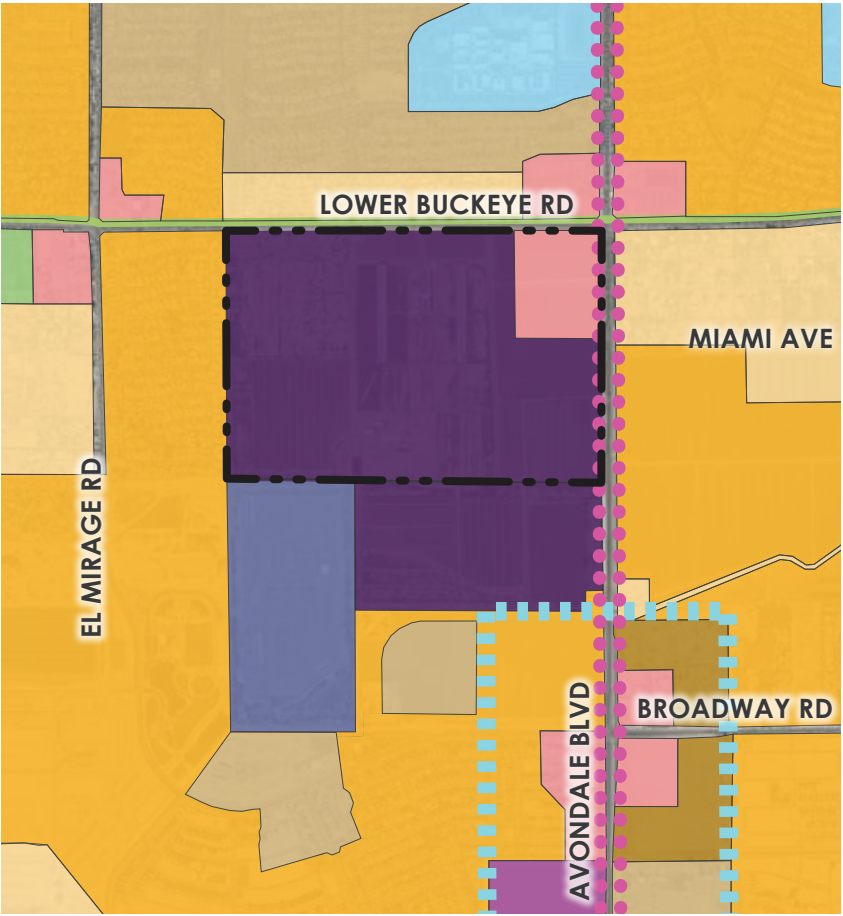


LEGEND

- MEDIUM DENSITY RESIDENTIAL
- ESTATE/LOW DENSITY RESIDENTIAL
- LOCAL COMMERCIAL
- BUSINESS PARK
- MEDIUM/HIGH DENSITY RESIDENTIAL
- PUBLIC/CIVIC
- OPEN SPACE AND PARKS



PROPOSED GENERAL PLAN



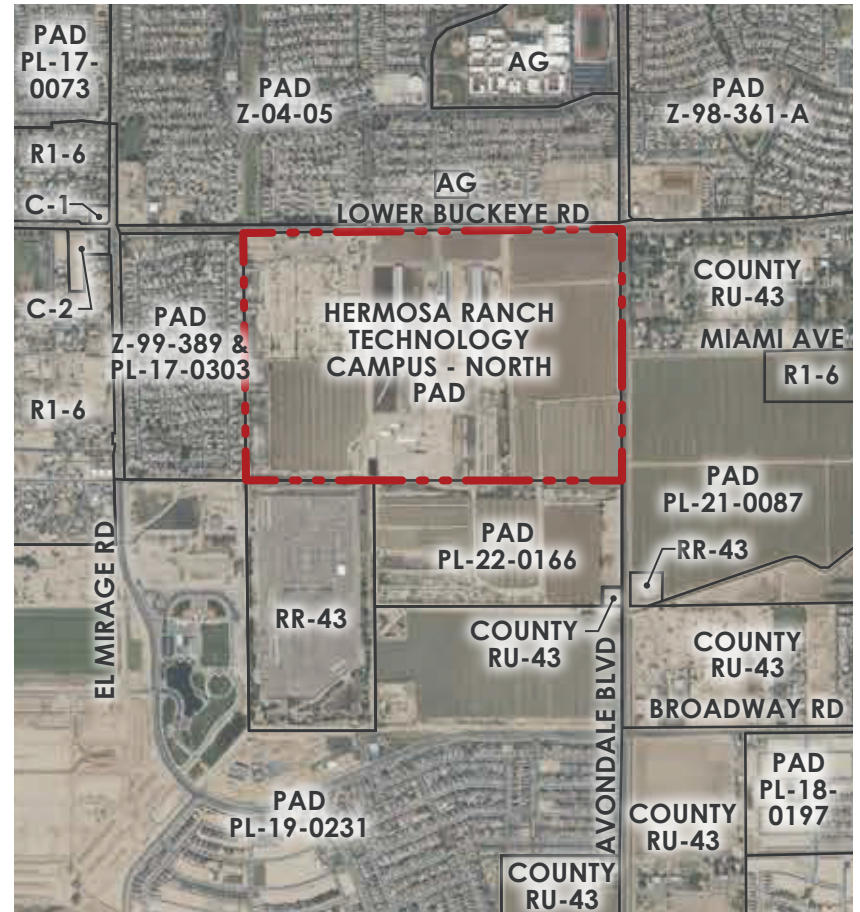
- EDUCATION
- MIXED USE
- HIGH DENSITY RESIDENTIAL
- GROWTH AREA
- AVONDALE BLVD EMPLOYMENT AND COMMERCIAL CORRIDOR
- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH



EXISTING ZONING PLAN



PROPOSED ZONING PLAN



LEGEND

— — — — — HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

III. PROJECT DESCRIPTION

Hermosa Ranch Technology Campus – North is designed to include a variety of neighborhood-serving commercial uses and a technology campus with ancillary uses, in a layout that will complement the surrounding built and planned environment (See Exhibit 6 | Conceptual Development Plan). The future development is envisioned as an employment and commercial hub that will provide jobs, goods, and services to the surrounding area. This PAD has been carefully crafted to incorporate details specific to current technology trends, use demands, and best practices to facilitate the design and development a successful Project. The proposed development will provide needed commercial services for the surrounding community and will further promote the expansion of the technology corridor, all adjacent to existing infrastructure with minimal impact to the City's resources.

The northeast, approximately between 20 and 30-acre, corner of the property, Parcel A on the Conceptual Development Plan, will be an anchored commercial center that will offer a variety of neighborhood-serving commercial. Uses may include a potential grocery, restaurants, fitness, and smaller-scale retail. This "Local Commercial development unit" will be accessed from multiple driveways off both Lower Buckeye Road and Avondale Boulevard, providing efficient and safe circulation.

The remaining approximately 212 ± acres, Parcel B on the Conceptual Development Plan, will serve as a data center campus ("Employment Park development unit") that will function as a continuation of similar uses to the Hermosa Ranch Technology Campus – South located immediately adjacent to the south. Within this development unit, buildings will be arranged to allow for increased building and landscape setbacks adjacent to the residential to the west and adjacent to the perimeter roadways. These expanded setbacks will provide for visual buffering from existing neighborhoods and roadways, as well as allow for increased security for the data center. The buildings will utilize modern architecture and design techniques to create visual interest and the proposed complex will utilize data center industry best practices closed-loop cooling system technology. Access to this development unit will be through gated entries off Avondale Boulevard and Lower Buckeye Road and internal vehicular circulation will be efficiently designed with parking adjacent to each building.

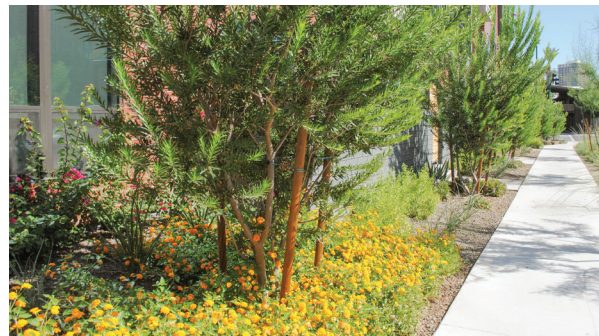
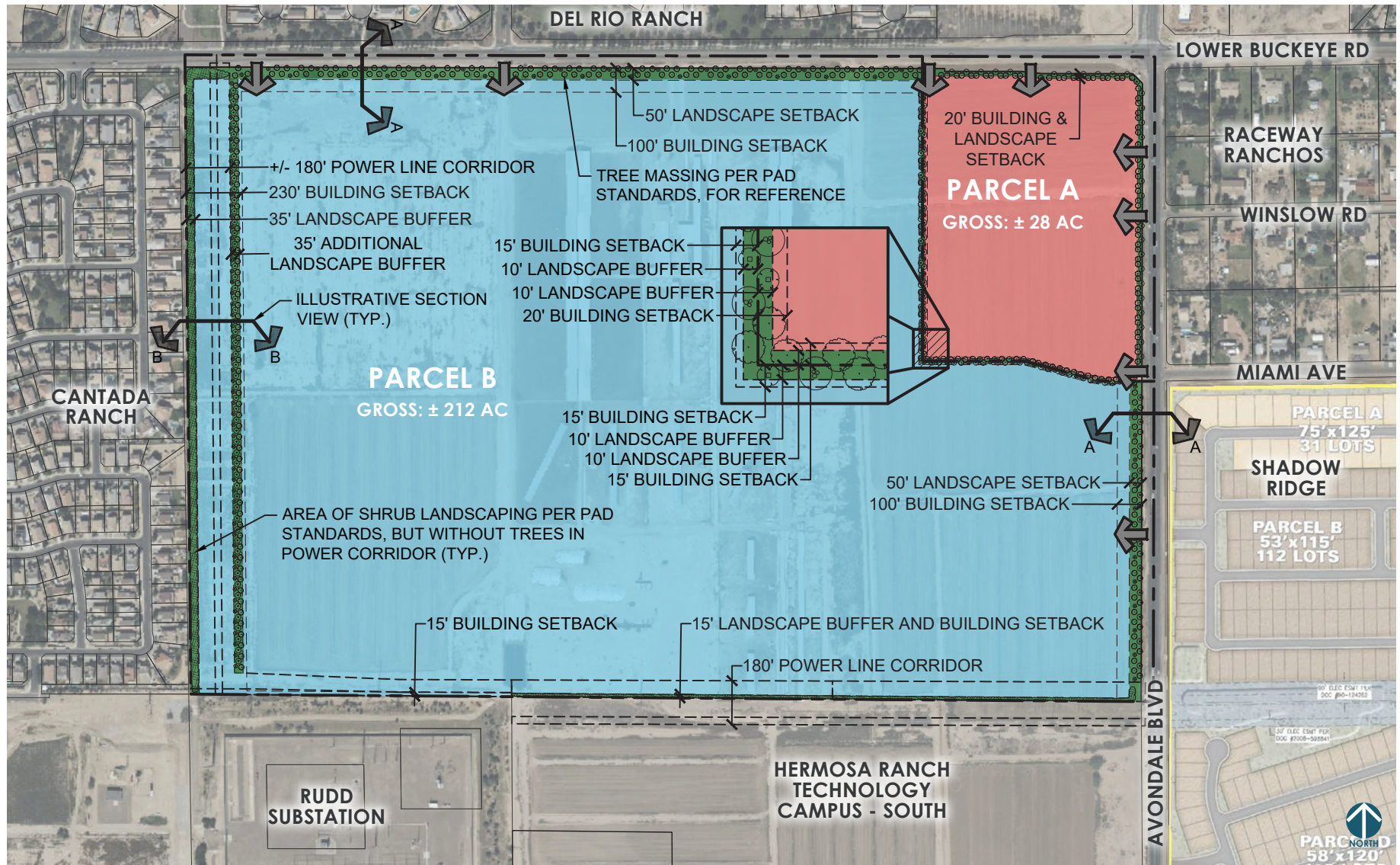


EXHIBIT 6 | CONCEPTUAL DEVELOPMENT PLAN

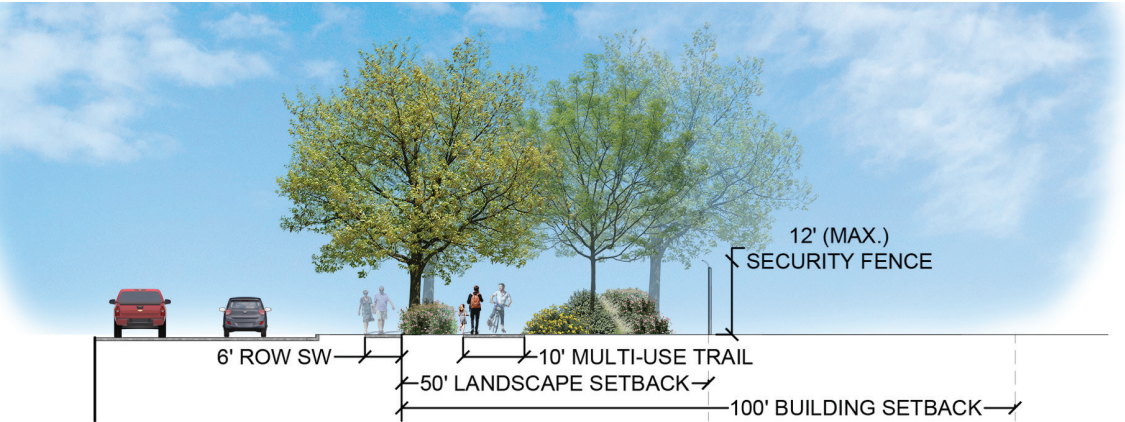


LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
- PARCEL A - LOCAL COMMERCIAL
- PARCEL B - BUSINESS PARK
- ACCESS
- SETBACKS

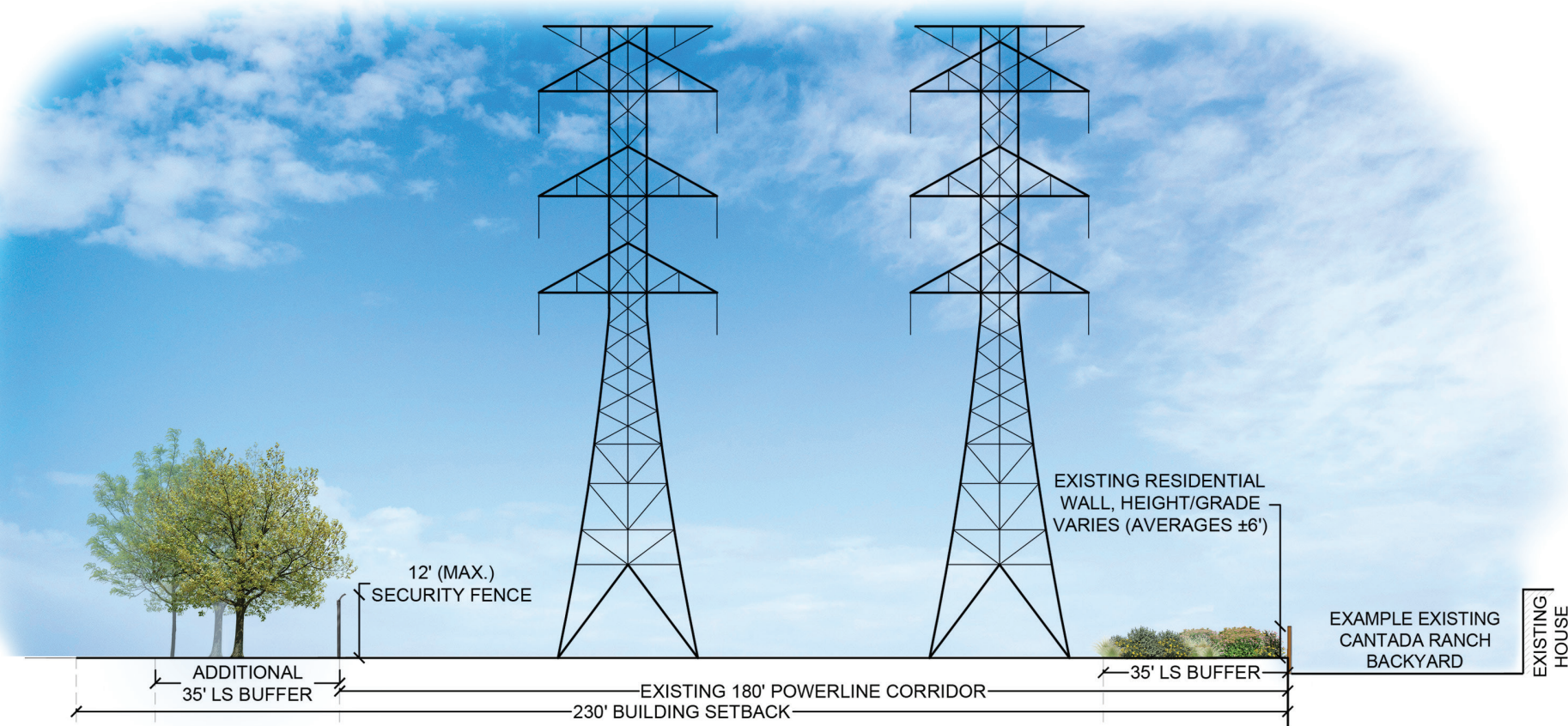
Note: This Conceptual Development Plan is intended to provide a land area target for Parcels A and B as expressed through a ± label. To promote some predictability, it is the intent of this Exhibit, the General Plan Amendment, and provisions within this Planned Area Development zoning to allow a 10% deviation in acreage with either an increase or a decrease.

EXHIBIT 7 | ILLUSTRATIVE SECTIONS



Note: Landscaping shown is intended to demonstrate general scale, character and placement. Final design shall be per the plant list and standards provided in this narrative, and will vary by its individual context. For reference, A-A's setback will include one tree and ten shrubs planted every twenty feet of street frontage, and B-B's buffers will include three shrubs in the western 35-foot buffer (no trees allowed in power line corridor) and one tree in the additional 35-foot buffer planted every fifteen feet.

CROSS SECTION A-A: FACING E. ON LOWER BUCKEYE RD OR S. ON AVONDALE BLVD, ADJACENT TO EMPLOYMENT PARK



CROSS SECTION B-B: FACING SOUTH FROM POWER CORRIDOR

IV. LAND USE

This PAD establishes all of the permitted uses for the Property, and all uses not specifically provided for herein are prohibited unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

(P) Permitted outright.

(C) Permitted subject to a conditional use permit - must conform to all applicable use-based requirements contained in Zoning Ordinance Article 3, 28-55 for Commercial uses and Article 4, 28-74 for Employment Park uses.

(PC) Permitted with conditions (uses permitted with conditions (PC), shall abide by the conditions outlined in the Zoning Ordinance Article 3, 28-54 for Commercial uses and Article 4, 28-73 for Employment Park uses).

(A) Accessory use to otherwise permitted use.

The uses associated with Hermosa Ranch Technology Campus – North Local Commercial development unit (noted as Parcel A on the Conceptual Development Plan) shall generally conform to the City's Community Commercial (C-2) District as described in § 303 of the Zoning Ordinance, with PAD deviations noted in **bold**.

TABLE 2A | PERMITTED LOCAL COMMERCIAL USES (Parcel A)

LAND USE	AVONDALE C-2 DISTRICT	PROPOSED PAD (PARCEL A)
ADMINISTRATIVE & FINANCIAL USERS		
BANKS AND FINANCIAL INSTITUTIONS WITHOUT DRIVE-THROUGH, EXCLUDING NON-CHARTERED FINANCIAL INSTITUTIONS	P	P
BANKS AND FINANCIAL INSTITUTIONS WITH DRIVE-THROUGH, EXCLUDING NON-CHARTERED FINANCIAL INSTITUTIONS	PC	PC
PROFESSIONAL OFFICES	P	P
AUTOMOBILE RELATED USES		
AUTOMOBILE RENTAL FACILITY WITH NO ON-SITE STORAGE	P	P
AUTOMOBILE RENTAL FACILITY WITH ON-SITE STORAGE	PC	PC
AUTOMOBILE SERVICE AND DIAGNOSTIC FACILITY	PC	PC
CAR WASH, ACCESSORY TO GAS STATION	A	A
CAR WASH, SELF-SERVICE	C	C
CAR WASH, FULL SERVICE	C	C
GAS STATION WITH OR WITHOUT CONVENIENCE STORE AND/OR CAR WASH	C	C

LAND USE	AVONDALE C-2 DISTRICT	PROPOSED PAD (PARCEL A)
GAS STATION, ACCESSORY TO GROCERY STORE	-	A
TIRE SALES, REPAIR, AND MOUNTING	PC	PC
EATING & DRINKING ESTABLISHMENTS		
BAR	PC	PC
BREWERY, ANCILLARY TO A BAR OR RESTAURANT	P	P
LIQUOR STORES	C	C
OUTDOOR DINING	A	A
RESTAURANT, WITH DRIVE-THROUGH	PC	PC
RESTAURANT, WITHOUT DRIVE-THROUGH	P	P
WINE BAR	PC	PC
EDUCATION, RELIGIOUS & INSTITUTIONAL USES		
ADULT DAYCARE	PC	PC
CHILD CARE CENTER	C	C
EMPLOYMENT AGENCIES - EXCLUDING DAY LABOR	P	P
LIBRARIES	P	P
PLACES OF WORSHIP	P	P
PRESCHOOLS AND SIMILAR USES	C	C
PUBLIC SERVICE AND NON-PROFIT COMMUNITY USES	C	C
PUBLIC USES	P	P
PUBLIC UTILITY BUILDINGS, STRUCTURES, USES, FACILITIES AND EQUIPMENT	PC	PC
ENTERTAINMENT AND RECREATION USES		
ART GALLERY	P	P
BOWLING ALLEY	P	P
HEALTH AND EXERCISE CENTER (WITHOUT LIMIT ON SIZE, WITH OUTDOOR EXERCISE AREA)	P	P
INDOOR COMMERCIAL RECREATION / ENTERTAINMENT USES NOT OTHERWISE LISTED	P	P
MOVIE THEATER, INDOOR	P	P

LAND USE	AVONDALE C-2 DISTRICT	PROPOSED PAD (PARCEL A)
NIGHT CLUB	C	C
RECEPTION CENTERS	C	C
SOCIAL / PRIVATE CLUBS	PC	PC
VIDEO ARCADE, GAME ROOM	P	P
GENERAL & INTENSE RETAIL USES		
ANTIQUE STORE	P	P
BUSINESS SUPPORT SERVICES - PHOTOCOPY, OFFICE SUPPLY STORES, AND PACKAGE DELIVERY SERVICES	P	P
CONSIGNMENT SHOPS	P	P
MINI-STORAGE WAREHOUSES AND PERSONAL STORAGE	C	C
NON-CONSIGNMENT SECONDHAND RETAIL STORE	P	P
RETAIL SALES OF NEW MERCHANDISE WITHIN CLOSED BUILDINGS, INCLUDING GROCERY AND PHARMACY USES, WHICH MAY INCLUDE ACCESSORY DRIVE-THROUGHS SUBJECT TO SECTION 28-54(i) OF THE AVONDALE ZONING ORDINANCE , EXCLUDING LIQUOR STORES	P	P
SPECIALTY RETAIL, INDOOR, EXCLUDING LIQUOR STORES	P	P
SURPLUS STORE	P	P
THRIFT STORE	PC	PC
LODGING		
HOTEL, EXCLUDING EXTENDED STAY HOTELS	P	P
MEDICAL		
EMERGENCY MEDICAL CARE FACILITY	P	P
MASSAGE THERAPY (MEDICAL)	P	P
MEDICAL, DENTAL OR HEALTH OFFICES, CLINICS AND LABORATORIES, EXCLUDING PLASMA CENTERS AND MEDICAL MARIJUANA USES	P	P
REHABILITATION FACILITIES AND HOSPITALS, EXCLUDING FACILITIES FOR SUBSTANCE ABUSE AND DETOXIFICATION	P	P
VETERINARY HOSPITAL, OFFICES AND CLINICS, EXCLUDING ANIMAL BOARDING	PC	PC

LAND USE

AVONDALE
C-2 DISTRICT

PROPOSED PAD
(PARCEL A)

PERSONAL SERVICES

APPLIANCE SERVICE AND REPAIR	P	P
ART STUDIO	P	P
BARBER SHOP / BEAUTY SALON	P	P
CLOTHING ALTERATION, CUSTOM DRESSMAKING OR TAILOR SHOP	P	P
DANCE STUDIO	P	P
LAUNDROMAT, SELF-SERVICE	P	P
MASSAGE OR DAY SPA	P	P
MUSIC STUDIO	P	P
NAIL SALON	P	P
PET BOARDING AND DAYCARE FACILITY	PC	PC
REAL ESTATE OFFICE	P	P
SPECIALTY SERVICES	P	P
TANNING SALON	P	P
TICKET AND TRAVEL AGENCY	P	P

The uses associated with the Hermosa Ranch Technology Campus – North Employment Park development unit (noted as Parcel B on the Conceptual Development Plan) most generally conform to the City’s Commerce Park (CP) District as described in Article 4, 28-72 of the Zoning Ordinance, with PAD deviations noted in **bold** and use specific conditions provided in the notes section of Table 2B | Permitted Employment Park Uses. The permitted uses below are identical to the permitted uses within Hermosa Ranch Technology Campus – South PAD (PL-22-0166).

TABLE 2B | PERMITTED EMPLOYMENT PARK USES (Parcel B)

LAND USE	AVONDALE COMMERCE PARK DISTRICT	PROPOSED PAD (PARCEL B)
DATA AND CALL CENTERS	P	PC¹
LABORATORIES FOR PRODUCT DEVELOPMENT, TESTING, EXPERIMENTING AND INVESTIGATING - BIO-SCIENCE, MEDICAL, DENTAL, PHARMACEUTICAL, ELECTRONIC AND SIMILAR USES	P	P
OUTDOOR GENERATORS, SILOS, COOLING TOWERS, AND SIMILAR ACCESSORY STRUCTURES	-	A²
PRIVATE SUBSTATION³	-	PC^{4,5}
PROFESSIONAL OFFICES	P	P
PUBLIC UTILITY FACILITIES	P	P
TRANSMITTING AND RECEIVING TOWERS	C	C

Notes:

1. Permitted if cooling system is an air-chilled closed loop system, or alternative equivalent as determined by the City.
2. Permitted if either screened or integrated into the design of the site such that they will not detract aesthetically from the proposed primary buildings and/or adjacent single family residential use (proposed or existing).
3. A privately owned facility used to switch equipment and circuits in and out of a system and convert electric power into different voltages.
4. Permitted to serve a Data Center, not to exceed 20 acres, located at least 230 feet away from Avondale Boulevard, Lower Buckeye Road and residential uses.
5. Can exist to serve the Hermosa Ranch Technology Campus - North PAD while on a separate parcel within the same campus or PAD.

V. DEVELOPMENT STANDARDS

Development Standards for the Local Commercial development unit (Parcel A) shall follow the City's C-2 District standards as described in Article 3, 28-56 of the Zoning Ordinance, except as noted in **bold** below:

TABLE 3A | LOCAL COMMERCIAL DEVELOPMENT STANDARDS (PARCEL A)

DESIGN STANDARD	AVONDALE C-2 DISTRICT	PROPOSED PAD (PARCEL A)
MINIMUM LOT WIDTH	NONE	NONE
MINIMUM SITE DEPTH	NONE	NONE
MAXIMUM LOT COVERAGE	NONE	NONE
MAXIMUM BUILDING HEIGHT	30'	40'
FRONT SETBACK	20'	20'
STREET SETBACK	20'	20'
REAR SETBACK	20'	20' ¹
SIDE SETBACK	15'	15' ¹
PARKING SETBACK	30'	20'²
INTERIOR SETBACK	NONE	NONE
SETBACK FROM A RESIDENTIAL DISTRICT OR USE	50'	50'
PARKING SETBACK FROM RESIDENTIAL DISTRICT OR USE	25'	25'
MAXIMUM ACCESSORY STRUCTURE HEIGHT	15'	20'

Notes:

1. Includes 10' landscaped land use buffer, only to the perimeter of the commercial center, interior land use buffers are not required.
2. Landscape setback relates to the parking setback and is also 20'.

Development Standards for the Employment Park development unit (Parcel B) shall follow the City's Commerce Park (CP) District standards as described in Article 4, 28-75 of the Zoning Ordinance, except as noted in **bold** below. The Development Standards below are identical to the Development Standards within Hermosa Ranch Technology Campus – South PAD (PL-22-0166), where applicable.

TABLE 3B | EMPLOYMENT PARK DEVELOPMENT STANDARDS (PARCEL B)

DESIGN STANDARD	AVONDALE §405 CP DISTRICT	PROPOSED PAD (PARCEL B)
MAXIMUM HEIGHT	35' ¹ / 50' ²	50'¹ / 75'³
MAXIMUM BUILDING COVERAGE	50%	50%
MINIMUM PERIMETER BUILDING SETBACKS		
ADJACENT TO ARTERIAL ROADWAY (EAST AND NORTH)	25'	100'
ADJACENT TO RESIDENTIAL ZONING DISTRICT OR USE (WEST)	50'	230'
ADJACENT TO OTHER USES (SOUTH AND NORTHEAST COMMERCIAL)	15'	15'
MINIMUM INTERIOR BUILDING AND LANDSCAPE SETBACK	-	0'⁴
MINIMUM LANDSCAPE SETBACK ⁵		
ADJACENT TO ARTERIAL ROADWAY (EAST AND NORTH)	25'	50'
MINIMUM LAND USE BUFFER (LANDSCAPED) ⁵		
ADJACENT TO RESIDENTIAL ZONING DISTRICT OR USE (WEST)	35'	35'
ADJACENT AND EAST OF POWER LINE CORRIDOR (COMPONENT OF WEST) ⁶	0'	35'⁷
ADJACENT TO COMMERCIAL ZONING DISTRICT OR USE (NORTH AND EAST)	0'	10'
ADJACENT TO EMPLOYMENT ZONING DISTRICT OR USE (SOUTH)	0'	15'
ADJACENT TO EXISTING SUBSTATION (SOUTH)	0'	0'

Notes:

1. Building height is the vertical distance measured from the adjacent grade level to top of roof.
2. Chimneys, bulkheads, penthouses not for human occupancy, ventilators, skylights, water tanks, and other similar mechanical equipment shall be limited to fifteen (15) feet above the building height limit and shall be fully screened or integrated into the building architecture. Parapet walls or cornices may extend to a maximum of five (5) feet above the building height limit. The height of the parapet wall or cornice shall be measured from the highest side of a sloped roof. (Section 28-134, Avondale Zoning Ordinance)
3. Chimneys, bulkheads, penthouses not for human occupancy, ventilators, skylights, water tanks, cooling equipment, and other mechanical equipment shall be limited to twenty-five (25) feet above the building height limit and shall be fully screened or integrated into the building architecture. Parapet walls or cornices may extend to a maximum of five (5) feet above the building height limit. The height of the parapet wall or cornice shall be measured from the highest side of a sloped roof.
4. Interior building or landscape setbacks are not required for Employment Park parcels created within this PAD area.
5. Parking and maneuvering areas shall not be permitted in Landscape Setback or Landscaped Land Use Buffer.
6. See Exhibits 6 and 7 for location references.
7. This buffer is additional to the standard western buffer and will only include trees, no shrubs are required, as detailed in Section VIII.

All uses established, maintained, or conducted within the Project shall meet the following performance standards:

- a. Smoke, gas and odor emissions shall comply with Regulation III of the Maricopa County Air Pollution Control rules and regulations.
- b. The equivalent continuous time-average noise level (Leq), evaluated at the common property line with a single family residential or multifamily residential use, shall not exceed 55 dBA unless the Noise Study submitted at site plan demonstrates a higher pre-development ambient noise level. In that event, the maximum dBA will be whichever is higher and documented through the Site Plan approval. The Leq A-weighted sound pressure level is defined in ASTM standard E1686 – 10e1: Standard Guide for Applying Environmental Noise Measurement Methods and Criteria. Unless otherwise approved in the Noise Study and Site Plan, measurements shall be according to ANSI S12.18 Procedures for Outdoor Measurement of Sound Pressure Level which specifies the measurement duration for continuous sources to be at least two (2) minutes.
- c. All direct sources of illumination, luminaries, shall be shielded so as not to be visible from adjacent residentially zoned property and shall not exceed 1-foot candle at the property lines.

VI. ARCHITECTURAL DESIGN CRITERIA

Except where otherwise provided in this PAD, architectural design standards shall be in conformance with the City of Avondale's Zoning Ordinance requirements, as amended, and the City of Avondale's Commercial and Industrial Design Manual, as amended.

The Local Commercial development unit (Parcel A) portion of the Project will be designed to utilize unifying materials and architectural elements to create a cohesive development that will have a strong presence at the major intersection.

Appropriately scaled buildings that avoid strip development patterns will be utilized in the design of the commercial center, creating well-proportioned and unified building forms that exhibit an overall architectural concept of design elements, details, and massing. Building exteriors will be constructed of durable and maintainable materials that feature texture and pattern and are attractive at the pedestrian level. Exact theming of materials, colors, form and style will be defined and applied with the formal Site Plan application, however, conceptual imagery has been provided herein to demonstrate the quality, character and design style of the future commercial buildings. (See Exhibit 8 | Conceptual Commercial Building Design)

The architectural style within the Employment Park development unit (Parcel B) will not have to relate to the Local Commercial development unit's style. It will be modern in appearance and include visual diversity through vertical and horizontal movement and variation in materials. Building masses will include utilization of high-quality materials, texture, and windows to provide visual enhancement along the Avondale Boulevard and Lower Buckeye Road frontages. Four sided architecture, appropriate to the scale of the buildings, will be provided to create a cohesive campus aesthetic. To reduce the visual impact of the mass of the buildings, rhythmic placement of windows, materials, and/or architectural elements will be provided to create shadow, movement, and texture along the building facades visible from the perimeter of the campus and internal to access drives. Entries of the buildings will be highlighted and accented with features that will provide a human scale element as one enters the building. Due to the functional design of data center buildings, roofs will be flat, with little to no roof line variation. Exact theming of materials, colors, form and style will be defined and applied with the formal Site Plan application, however, conceptual renderings and elevations have been provided herein to demonstrate the quality, character and design style of the future data center buildings. (See Exhibit 9 | Conceptual Data Center Building Renderings)

Due to the elevated nature of the design of the data center and commercial buildings, the minimum required facade treatments will be four (4) treatments for building lengths greater than fifty feet (50') within this PAD.

EXHIBIT 8 | CONCEPTUAL COMMERCIAL BUILDING DESIGN



IMAGES ARE INTENDED TO ILLUSTRATE DESIGN QUALITY, STYLE AND OVERALL AESTHETIC BUT DO NOT REPRESENT EXACT BUILDING ARCHITECTURE OR TENANTS. THE LOCAL COMMERCIAL DEVELOPMENT UNIT WILL INCLUDE A COHESIVE ARCHITECTURAL THEME THAT CREATES A SENSE OF ARRIVAL AND PLACE. THE DESIGN WILL MEET OR EXCEED THE CRITERIA OUTLINED IN THE COMMERCIAL AND INDUSTRIAL DESIGN MANUAL.

EXHIBIT 9 | CONCEPTUAL DATA CENTER BUILDING RENDERINGS



IMAGES ARE INTENDED TO ILLUSTRATE DESIGN QUALITY AND OVERALL AESTHETIC BUT DO NOT REPRESENT EXACT BUILDING ARCHITECTURE OR TENANTS.

VII. SITE DESIGN CRITERIA

The Design Standards and Guidelines outlined in the City of Avondale's Commercial and Industrial Design Manual, as amended, shall govern future development of the Project, except as modified in this PAD.

Building Orientation

Development of the commercial center portion of the Project (Parcel A) will utilize appropriately scaled buildings that avoid strip development patterns. Buildings will be oriented to Avondale Boulevard and Lower Buckeye Road, the development's primary connections to the surrounding community, providing multiple entries and maximum visibility into the center.

A data center campus will be developed within the Employment Park development unit (Parcel B). A generous minimum one hundred foot (100') building setback, inclusive of a minimum fifty foot (50') landscape setback, is provided for screening, separation, and visual enhancement along Avondale Boulevard and Lower Buckeye Road. The orientation of the buildings is such that the mechanical equipment and service areas will be strategically placed to minimize public view. Access is efficiently accommodated around the Property and in between buildings with parking located along the front of each building.

Parking

The size of all parking spaces, accessways, parking lot islands, and other improvements in areas designated for vehicular parking shall conform to Article 8 – Parking of the Zoning Ordinance. The parking standards provided for in Article 8, 28-164 – Required Parking of the Zoning Ordinance will govern the parking for uses within the PAD with the following exceptions/clarifications:

1. The data center use will be parked under the "Warehouse & Storage" category and as a result, will utilize the following calculation:
 - 1 space/500 SF for the first 10,000 SF plus 1 space/5,000

SF for the remaining floor area.

- MAXIMUM spaces allowed – 1 space/300 SF for the first 10,000 SF plus 1 space/3,000 SF for the remaining floor area.

2. Retail establishment:

- When up to 50,000 square feet of gross building area, 1 space/250 SF building area minimum, maximum parking requirement shall not apply.
- When greater than 50,001 square feet of gross building area, 1 space/250 SF building area maximum.

Required parking for the data center use will be based on a calculated 90% of the gross floor area of the building or use. Where a use is not listed in the Required Parking Schedule of Article 8, 28-164, the Zoning Administrator shall determine the minimum/maximum permitted as provided for in the Zoning Ordinance. Further, the City may permit deviations from the required parking schedules via a shared parking regime or where a Parking Demand Study completed in accordance with the City's requirements is provided with a Site Plan submittal.

Screening

The Project's buildings are oriented so that utilities and services bays are located internal to the site and are screened to minimize view from Avondale Boulevard and Lower Buckeye Road. If mechanical equipment is located on the roofs of the buildings then it will be fully screened or integrated into the building architecture. Within the Employment Park development unit (Parcel B), in-lieu of providing masonry parking screen walls along Avondale Boulevard and Lower Buckeye Road, an enhanced and enlarged landscape buffer will be provided. Additionally, these Increased landscape setbacks along exterior edges of the Property will serve as buffers to soften and screen the view of the data center buildings from the perimeter.

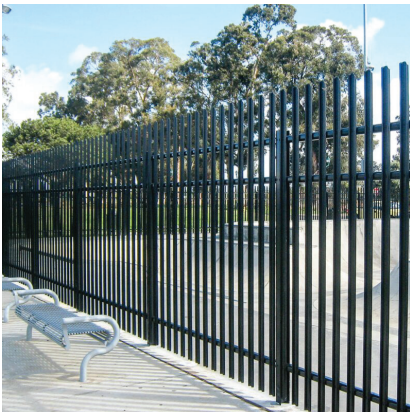
Walls + Fences

Security is a top priority of data centers, therefore, the future technology campus will be fully enclosed by security fencing or solid walls, with secure, locked access gates allowing entrance for authorized users only. High security steel palisade fencing may measure a maximum of twelve feet (12') in height. The perimeter fencing for the data center use will be set back a minimum of fifty feet (50') from adjacent public roadways and will be accompanied by lush landscaping. Along the western boundary the perimeter fencing will be setback a minimum of one hundred eighty feet (180') from the property line due to the regional power line corridor. Vehicular entry gates will match the stylish design of the perimeter fencing.

Walls and fencing planned for the commercial center (Parcel A) will include walls for screening of parking, outdoor storage, service areas, and utility cabinets, where landscape screening is not sufficient. Decorative walls may be used to enhance the visual aesthetics of the commercial center, provide a unifying element, and/or assist in defining the architectural theme.

All walls and fences shall be consistent with Article 12, 28-297 of the Zoning Ordinance with the following clarification:

1. No additional land use buffer walls will be required along the western boundary.



Lighting

Nighttime security lighting ranging from fifteen feet (15') to twenty-five feet (25') in height will be provided within the Employment Park development unit. Lighting will be pole mounted with shielded downcast lights to prevent glare to adjacent properties. Bollard lighting will be encouraged at pedestrian building entries and outdoor spaces.

All decorative and emergency ingress/egress lighting associated with the commercial center and technology campus buildings shall be finished in a similar architectural style and/or color palette as adjacent buildings/walls. All Project lighting will meet the requirements of the Zoning Ordinance Article 7, 28-137 Outdoor Lighting. A Lighting Plan and Photometric Study will be provided with each individual Site Plan application.

VIII. LANDSCAPING, PEDESTRIAN OPEN SPACE + AMENITIES

Open space for the Project will be provided in the form of landscape setbacks, land use buffers, power line corridors, drainage retention, and stormwater conveyance. These open space elements will complement each other in form, texture and visual appearance, creating an open space fabric that will provide as a cohesive backdrop to the built environment.

The overall planting design for the Project will be designed to enhance the desert environment through the use of native desert and desert adapted low water use plant material. Landscape will be utilized to provide shade, visual interest, and buffering. Street trees along Avondale Boulevard and Lower Buckeye Road will be per the Avondale Street Tree Master Plan and will maintain the aesthetic character for major streets and routes within the City.

Vehicular entrances to the Project will be landscaped to create a sense of arrival and plantings will be provided in parking islands to provide shade and visual interest. Foundation plantings will be used to provide human scale and soften building facades, while massing of vegetation will be used for visual screening where necessary. Additionally, the Project will include low-impact design elements such as vegetated retention basins that encourage ground percolation.

General Landscape Provisions provided for in Article 12 of the Zoning Ordinance and the Landscape Design Standards of Article 12, 28-294 of the Zoning Ordinance will govern landscaping for the Project except that Required Landscaping and Landscape Areas will be determined utilizing the following alternate standards.



- A 50-foot landscape setback shall be provided for the Employment Park development unit (Parcel B) and a 20-foot landscape setback will be provided within the Local Commercial development unit (Parcel A) along Avondale Boulevard and Lower Buckeye Roads. These setbacks will include one (1) 24-inch box tree and ten (10) 5-gallon shrubs, planted for every twenty (20) feet of street frontage, except for driveways, utility easements, sight visibility triangles, and walkways. Trees may be planted in groupings to maximize viability and buffering as approved by the City in Site Plan review. Parking and maneuvering areas shall not be permitted within the landscape setback adjacent to Avondale Boulevard or Lower Buckeye Road.

- Adjacent to the western perimeter of the Employment Park development unit (Parcel B), the required landscaped land use buffer adjacent to residential is 35 feet and will be located within the SRP power line corridor. Due to planting limitations within the power line corridor, no trees will be allowed within this landscaped buffer. Three (3) 5-gallon shrubs for every fifteen (15) lineal feet of the property boundary being screened will be provided and the incorporation of larger shrubs along this property edge shall be considered where feasible. East of the power line corridor and ending 15 feet west of the building setback, an additional 35-foot wide landscaping buffer will be provided containing one (1) 24-inch box tree planted for every fifteen (15) lineal feet of easement frontage. Trees may be planted offset from each other and/or in groupings to minimize development visibility from the existing residential area to the west as approved by the City in Site Plan review.

- Adjacent to the southern boundary of the Employment Park development unit (Parcel B), the required landscaped land use buffer is 15 feet and will be located within the power line corridor that runs along the common boundary. Due to planting limitations within power line corridor, no trees will be allowed within this landscaped buffer. Three (3) 5-gallon shrubs for every fifteen (15) lineal feet of the property boundary being screened will be provided and the incorporation of larger shrubs along this property edge shall be considered where feasible.

- A 10-foot landscape buffer shall be provided for each parcel between the Employment Park development unit

(Parcel B) and the Local Commercial development unit (Parcel A). These buffers will each include one (1) 24-inch box tree and three (3) shrubs for every thirty (30) lineal feet of the property boundary being screened.

- Parking islands shall be installed at least every ten (10) consecutive parking spaces and located at the ends of each row of parking spaces. Such islands shall be a minimum of five (5) feet wide interior dimension measured from inside curb to inside curb, and a length equal to the adjacent parking stall length.
- Landscaped medians shall be provided for every three double rows of parking that exceed thirty (30) total spaces. Each median shall be a minimum width of five (5) feet exclusive of a two-foot parking overhang on both sides. Curb breaks may be provided to accommodate drainage flows. A deviation or alternative to this requirement may be considered by the zoning administrator or designee provided the intent of the landscape median is satisfied. A deviation from this standard shall be permitted if increased landscape medians are provided for single rows of parking.
- Parking areas shall include a minimum of fifteen-foot (15') wide landscaped medians to divide large parking fields into smaller areas of one hundred fifty (150) parking spaces or less. Medians must be oriented for pedestrian use and navigation and must include a minimum of five-foot wide sidewalks. The zoning administrator or authorized designee may waive this requirement for any project where buildings or pedestrian plazas serve to break the parking field into areas of one hundred fifty (150) spaces or less.

A ten foot (10') multi-use trail will be provided within the landscape setback adjacent to Avondale Boulevard and Lower Buckeye Road. The intent of the multi-use trail is to provide pedestrian connectivity around the perimeter of the Property, eventually tying into the multi-use trail located on the north side of Lower Buckeye Road within the power line corridor. The Avondale Boulevard segment of the multi-use trail will be an extension of the trail that is planned within the Hermosa Ranch Technology Campus – South PAD (PL-22-0166) to the south.

Plant List

The following plant list is inspired by the area's existing conditions and the 2014 City of Avondale's Street Tree Master Plan. The list should be used as a guide for inspiration, any plant scheme that is consistent with City codes shall be permitted.

Trees:

Acacia aneura (Mulga)
Acacia salicina (Willow Acacia)
Acacia smallii (Sweet Acacia)
Chilopsis linearis (Desert Willow)
Chitalpa tashkentensis (Chitalpa)
Eucalyptus papuana (Ghost Gum)
* Primary tree for Lower Buckeye Road
Pistacia chinensis 'Red Push' (Red Push Pistache)
* Primary tree for Avondale Boulevard in South Avondale Character Area
Prosopis chilensis (Thornless Mesquite)
** Secondary tree for Avondale Boulevard in South Avondale Character Area and
** Secondary tree for Lower Buckeye Road
Ulmus parvifolia 'Sempervirens' (Chinese Elm)
Vitex agnus-castus (Chaste Tree)

Shrubs:

Caesalpinia pulcherrima (Red Bird of Paradise)
Calliandra californica (Red Fairy Duster)
Calliandra eriophylla (Pink Fairy Duster)
Dodonaea viscosa (Green Hopseed)
Eremophila maculata (Valentine Emu)
Euphorbia antisyphilitica (Candelilla)
Justicia californica (Chuparosa)
Leucophyllum candidum (Silver Cloud)
Leucophyllum frutescens (Texas Sage)
Ruellia peninsularis (Baja Ruellia)
Tecoma hybrid (Tecoma 'Orange Jubilee')
Tecoma stans (Tecoma 'Yellow Bells')

Groundcovers:

Eremophila glabra 'Mingenew Gold' (Outback Sunrise Emu)
Lantana hybrid 'New Gold' (New Gold Lantana)

Lantana montevidensis (Purple Trailing Lantana)

Shrub Grasses:

Muhlenbergia capillaris 'Regal Mist' (Pink Muhly)

Muhlenbergia rigens (Deer Grass)

Accents:

Agave americana (American Agave)

Agave weberi (Weber's Agave)

Aloe barbadensis (Aloe vera)

Dasylirion wheeleri (Desert Spoon)

Hesperaloe parviflora (Red Yucca)

Nolina microcarpa (Bear Grass)

IX. SIGNAGE

Project signage will include monumentation, tenant signage, addressing, and wayfinding for emergency services. All Project signage will be defined in a Comprehensive Sign Plan under a future separate application.

X. INFRASTRUCTURE

Infrastructure improvements anticipated with the development of Hermosa Ranch Technology Campus – North shall include internal private accessways, half-street improvements for Avondale Boulevard and Lower Buckeye Road along the property frontage as required, possible deceleration lanes at major Project entries, the project's proportional share of adjacent traffic signals if warranted, as well as water and sewer connections. It is anticipated that the Project will have the ability to connect to existing water and sewer mains in Avondale Boulevard and/or Lower Buckeye Road. It is understood that the City of Avondale's Integrated Utility Master Plan recommends upgrading Lower Buckeye Road's 12-inch waterline to a 16-inch waterline. If not previously upgraded, this Project will install this upgrade along its frontage during development.

The City of Avondale has completed Lower Buckeye Road and Avondale Boulevard intersection improvements, including signalization, in October 2023.

Existing drainage on the Property generally flows to the south and west. Landscaped retention basins will be provided in accordance to this pattern to retain the runoff volume for the 100 year 2-hour storm event for both on-site and adjacent half-street public roadway construction.

XI. OWNERSHIP + MAINTENANCE

The Property will be subdivided into two or more parcels, which may be owned and maintained individually. Site features within each parcel, including but not limited to paving surfaces, landscaping, fences/walls, gates, entry features, light poles, signs, paint, site furniture, and other related items will be maintained by the individual property owner(s) or Owner's Association(s).

A statement shall be placed on all approved site plans or plats, as appropriate, of any development parcels adjacent to Avondale Boulevard and/or Lower Buckeye Road stating that landscaping in the adjacent right-of-way shall be maintained by the Project.

XII. JUSTIFICATION + MITIGATION

To accommodate development of an anchored commercial center and a technology campus with a focus on modern design and state-of-the-art technology, this PAD requests minor modifications to the City of Avondale's Zoning Ordinance and the Avondale Commercial and Industrial Design Manual. The proposed modifications allow the

Project to meet the intent of the C-2 and CP zoning districts, while providing site specific modifications that respond to this uniquely situated property positioned adjacent to a regional power substation and within an Opportunity Zone. Additionally, the intent is to provide continuity with the approved Hermosa Ranch Technology Campus – South PAD (PL-22-0166), where applicable.

Project mitigation is achieved through a focus on design elements that provide additional community benefit and buffering, without applying traditional development standards that did not contemplate the scale of a high-tech employment campus. Deviations for the commercial center use are requested to allow for a cohesively designed and modern anchored center.

A summary of the justifications for specific deviations is provided below.

- Modification to C-2 and CP Uses:

Minor modifications to permitted uses have been provided within this PAD to align with the functionality and needs of a large scale technology campus and current design trends and use demands in the present-day retail climate. The expansion of allowed commercial uses will increase the viability of this site and help attract a commercial anchor for the site. These uses are supported through the increased commercial intensity envisioned within the Opportunity Zone. The expanded uses within the CP District will support the unique demands of the proposed data center. The health, safety, and welfare of the patrons and employees of Hermosa Ranch Technology Campus - North and the surrounding neighbors will not be negatively impacted by these modifications nor will these cause a burden on the City of Avondale's infrastructure or services.

- Maximum Building Height:

Within both the Local Commercial development unit (Parcel A) and the Employment Park development unit (Parcel B) development standards for maximum building height have been increased. The maximum building height for future commercial development will exceed

the maximum building height of the C-2 Zoning District by ten feet (10') for a maximum height allowance of forty feet (40'). This increase in height is to allow for architectural building elements that are typically associated with large anchor-type buildings. Additionally, the increased building height will be compatible with the larger scale buildings proposed within the adjacent CP Zoning District.

The maximum building height of the data center buildings will exceed the maximum building height of the CP Zoning District by a total of fifteen feet (15') for a maximum building height of fifty feet (50'). Additionally, the additional height allowance for screened rooftop equipment will exceed the City's standard by ten feet (10') for a total of twenty-five feet (25'). The additional height allows for parapets and screen walls necessary to screen and attenuate sound from mechanical equipment located on the roof of the building. The increased height allowance will allow for parapets and mechanical screen walls, as well as accommodate modern design and innovative technology that will attract high-quality tenants to the City of Avondale. To offset the requested increases to building and mechanical screen wall heights, perimeter building setbacks adjacent to residential uses or perimeter roads have been significantly increased to mitigate any potential visual impacts.

- Minimum Building and Parking Setbacks:

A decrease in the C-2 Zoning District parking setback is being requested to modify the required thirty foot (30') setback to a minimum of twenty feet (20'), within the Local Commercial development unit (Parcel A). This reduction in parking setback will allow a greater flexibility for site circulation and provide additional area for the abundance of parking required as part of an anchored commercial center of significant size. Additionally, the reduced setback will create greater visibility into the center, while not negatively impacting the shaded sidewalk or pedestrian environment of the adjacent streetscape. A ten foot (10') landscaped buffer, between two uses that do not require any buffering, on each side of the parcel between the commercial and data center uses will help offset any landscaping deficiencies created as a result of the reduced parking setback. Building setbacks will remain as City minimums.

Within the Employment Park development unit (Parcel B), building and landscape setbacks have been increased from the CP Zoning District requirements to allow for additional screening and visual mitigation of the large-scale buildings associated with the data center use. The building setbacks adjacent to the perimeter arterial roadways and the residential neighborhood of Cantada Ranch to the west are more than four-times the City minimums. Additionally, the landscape setbacks adjacent to Avondale Boulevard and Lower Buckeye Road have been doubled to allow for a future multi-use path that will provide non-vehicular connectivity around the Property and to the neighborhoods to the north.

- Parking:

Minor refinements to the City's parking volumes and parking lot landscaping standards, as outlined in Article 8, 28-164 and Article 12, 28-294.6 of the Zoning Ordinance, are required to facilitate the needs and demands of the specific uses intended within the Project. The edits will allow the desired tenants associated with the anchored center the flexibility to ensure adequate parking and convenient access for potential customers. Anticipated tenants such as restaurants, fitness, and grocery will need additional parking to be successful. Due to the project's location on a vital arterial intersection, the added flexibility to help create more parking will assist in securing an anchor tenant to maximize the commercial viability of the Project.

All site development within Hermosa Ranch Technology Campus - North will allow for a modification to the spacing requirement of parking islands. The spacing of parking islands has been increased within this PAD from at least every eight (8) consecutive parking spaces to at least every ten (10) parking spaced and located at the end of each row of parking. Parking associated with the data center use is intended to be efficient and minimal, while the parking for the commercial center needs to accommodate a large number of patrons in close proximity to the associated building. This added flexibility in spacing, if needed, allows for more efficient designed parking without taking away from visual and shade aspects desired.

For clarification, the City's parking standards associated with "Warehouse" uses are applied to the data center uses within the Employment Park development unit (Parcel B), which is otherwise "parked" under the call-center use. Employee counts between these uses differ greatly and a data center is more akin to a "tech warehouse".

- Landscape Setback / Buffer:

Unless otherwise modified in this PAD, all landscaping will comply with Article 12, 28-294 of the Zoning Ordinance. Expanded landscaped setbacks, land use buffers and custom screening standards have been provided for the Employment Park development unit (Parcel B) that take into account existing adjacent uses. A twenty-five foot (25') increase to the CP Zoning District's landscape setback adjacent to arterial roadways, for a total distance of fifty feet (50'), is proposed to enhance the visual experience for people along Avondale Boulevard and Lower Buckeye Road. A decrease of ten feet (10') to the C-2 Zoning District's landscape setback for a total distance of twenty feet (20'), is proposed to allow the resultant increases in parking flexibility to successfully support a large anchored commercial center. Adding a ten foot (10') landscaped buffer, on each side of the parcel between the commercial and data center uses is proposed to break up the building massing and add visual interest for the PAD area. These buffer's vegetation massing is reduced by one-half to allow the vegetation room to mature while allowing the two sides of the property line to work together and provide desired screening. A fifteen foot (15') landscaped buffer between Hermosa Ranch Technology Campus - North and Hermosa Ranch Technology Campus - South is proposed to break up the building massing and add visual interest between the uses. No increase is proposed to the CP Zoning District's land use buffer adjacent to residential zoning or use, maintaining a total distance of thirty-five feet (35'). However, since trees are not allowed in the power corridor, an additional thirty-five foot (35') landscaped buffer will contain trees, east of the one-hundred and eighty foot (180') power line corridor to help screening. These landscape buffers and the total building setback of two-hundred and thirty (230') will allow substantial separation between the residential and data center uses.

- Walls/Fences:

Within the Employment Park development unit (Parcel B), the allowance of steel fencing, in lieu of solid block screen walls, is permitted along the perimeter of the Property and will be further enhanced with increased landscaped setbacks and land use buffers. The fencing will secure the site, provide visual interest with views into the technology campus, and allow for easier maintenance and upkeep of the perimeter wall/fence treatment. Traditional solid block walls are a security concern for large campus settings such as Hermosa Ranch Technology Campus – North due to scalability for intruders as well as lack of visual security surveillance for early intruder detection. Aesthetically, the permeable fencing affords the opportunity for patrons and the public passing by to enjoy the building and landscape aesthetics, while also contributing to better site acoustics. The proposed steel fencing also provides noise attenuation as opposed to solid block walls which present an opportunity for sound reverberation.

- Building Facade Treatments:

Due to the elevated nature of the architectural design of the technology campus and commercial buildings, as discussed in Section VI, a request to reduce the minimum required facade treatments to four (4) treatments for building lengths greater than fifty feet (50') is being proposed with this PAD. Most commercial buildings, including those closest to the prominent corner of Avondale Boulevard and Lower Buckeye Road, will not have a length over 50 feet and will therefore contain all design treatments per the Commercial and Industrial Design Manual. The perceived scale of the buildings will be reduced through increased building setbacks and enhanced landscaping for the data center buildings. This design guideline modification is intended to provide continuity with the approved Hermosa Ranch Technology Campus – South PAD (PL-22-0166).

- Land-use buffer walls:

It is being clarified that no eight (8) foot screen wall is required between the existing Single-Family Residential District (Cantada Ranch) and the Employment District.

This request relates to Article 12, 28-297.d of the Zoning Ordinance. This clarification will eliminate construction disturbance along the shared boundary. Buffering needs will be accomplished by the presence of the one-hundred and eighty foot (180') power line corridor, two-hundred and thirty foot (230') building setback, security fencing, and extensive landscape buffering, as outlined in Section VIII.

XIII. CONFORMANCE WITH AVONDALE PLANS

Concurrently with this PAD request, a Major General Plan Amendment (GPA) has been submitted to modify the current land use of Estate/Low Density Residential (ELDR) and Medium Density Residential (MDR) to Business Park (BP), and increase the acreage of Local Commercial (LC). This GPA request is necessary to allow for large scale technology campus development that will provide increased employment opportunities and the future development of an anchored commercial center. The following summary highlights a few of the Avondale General Plan 2030 goals and policies this Project supports:

Land Use Element

Goal 3: Promote a strong balance of high quality residential, employment, recreation, and educational land uses.

Policy D: Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.

The Project will introduce employment uses into the Avondale Boulevard Employment and Commercial Corridor. Diversity and balance of land uses within this Corridor, specifically between Buckeye Road and Broadway Road, is currently lacking and medium density residential is the predominant use. This Project increases the mix of land uses for the Corridor and places new jobs, goods and services in proximity to residents.

The BP land use category supports employment uses that can incorporate modern campus planning, design, and architecture that will promote the City's expectations for design quality and consideration of surrounding existing and planned uses. This PAD establishes generous building setbacks to provide for adequate transitions and landscaped buffers adjacent to existing residential uses, aiding both with noise abatement and visual buffering. The development of the Property will enhance the visual attractiveness of the currently underdeveloped agricultural land use.

Goal 4: Ensure all land use decisions meet the long-term social and economic goals of the community.

Policy C: Ensure Avondale is at the forefront of any emerging markets by continuously updating codes and policies to include standards for new business types and technologies.

Avondale has significantly grown its employment base with major medical, warehousing and office uses, however, it has limited land available with access to the required power infrastructure necessary to attract technology companies / data centers looking to locate in the area. This PAD request will allow the Project to add to the City's land use mix and provide an opportunity to attract an increasingly growing technology market to Avondale. The development of this northern portion of the Hermosa Ranch Technology Campus would continue the recent significant capital investment in the City of Avondale and reinforce the General Plan's goal to provide a mix of employment areas with a wide range of salary levels that increase the stability and diversity of Avondale's economy. Local jobs will be created during construction and once the data centers are operational, while the future commercial development will provide additional jobs as well.

Economic Element

Goal 3: Enhance and market Avondale's business climate.

Policy E: Increase the supply of developable Business Park land and promote a flexibility of uses within.

This PAD and concurrent GPA request supports the enhancement of Avondale's business climate and will allow for new development and business attraction opportunities by increasing the availability of developable land for BP

and LC uses. The Project will create additional opportunities in the area for national and international industries, bringing additional business and visitors to Avondale and increasing the potential for new investment. The proposed uses associated with Hermosa Ranch Technology Campus – North will further the City's priority and focus on economic vitality and competitiveness.

Goal 10: Reserve adequate lands to accommodate business parks, light industrial uses, and higher education facilities.

Policy A: Support efforts to locate and develop additional business park and industrial land along Avondale's business corridor.

The Property fronts on the Avondale Boulevard Employment and Commercial Corridor, which is recognized as a major corridor for employment and commercial uses. The Project assists in the growth and development of this Corridor, fulfills the purpose for this Corridor, and would adequately accommodate additional business park land within an underutilized area, as the General Plan intended. The Project will increase employment opportunities and create diversity in the area, which, according to the General Plan, will be more economically sustainable for the City.

XIV. MASTER SITE PLAN + SITE PLAN REVIEW

A Conceptual Site Plan depicting circulation, scale and overall site design of the Project is included in this submittal under separate cover for reference only and is subject to change. The Hermosa Ranch Technology Campus – North is anticipated to be platted as at least two (2) separate parcels with each parcel processing an individual Site Plan.

XV. PAD REQUIRED FINDINGS

The Hermosa Ranch Technology Campus - North PAD meets the required findings outlined in Article 6, 28-113(a) of the Zoning Ordinance as demonstrated below.

1 The proposed PAD is in conformance with the General Plan and applicable specific plan(s).

The Avondale General Plan 2030 identifies the land use designation for the Property as Estate/Low Density Residential (ELDR), Medium Density Residential (MDR), and Local Commercial (LC). A GPA application to amend the General Plan land use designation for the Property to Business Park (BP) and increase the acreage of LC uses has been submitted to the City of Avondale concurrently with this rezone request. This PAD will be in conformance with the BP and LC designations and the goals of the Avondale Boulevard Employment and Commercial Corridor.

2 The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals and other applicable regulations and requirements, unless otherwise modified by the PAD Narrative.

The Hermosa Ranch Tech Campus – North PAD clearly defines any requested deviations from the City's Zoning Ordinance and Commercial and Industrial Design Manual. Minor modifications to land use, development standards, and design guidelines are requested to accommodate a large-scale technology campus and a modern anchored commercial center. Development standards proposed exceed the minimum requirements of Zoning Ordinance Article 4, 28-75, providing larger setbacks from adjacent existing residential uses as well as Avondale Boulevard and Lower Buckeye Road. The Project, which will be platted

as at least two (2) separate parcels, will comply with the Subdivision Regulations and be consistent with the Street Tree Master Plan.

3 That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development of the PAD.

Adequate public infrastructure and services exist in the immediate area to serve the proposed development. All necessary utility extensions and perimeter roadway improvements required as part of the development of the Property will be constructed as necessary. The adjacency of the Property to the existing Rudd Substation provides a mutual benefit and opportunity for the data center use proposed with this PAD.

The developer of the technology campus recognizes concerns around data center water usage and the impact imposed on the environment and local communities and therefore applies design, procurement, and construction standards to significantly minimize the water consumption required to mechanically serve the buildings. An air-cooled, chilled water closed-loop system minimizes water usage to cool the data center buildings, greatly improving a measurable Water Utility Efficiency. Once charged, the closed loop system requires zero water use, with the exception of occasional maintenance. A closed loop system, as described, or alternative equivalent system as determined by the City, will be used for the technology campus.

When public infrastructure and service needs are compared for the proposed technology campus use and the existing allowed single family residential use, it is clear that the future technology campus will significantly reduce the burden on the existing infrastructure. The water supply demand associated with the proposed data centers with closed-loop systems are significantly less than single-family residential uses. Additionally, the technology campus will generate far

less vehicular traffic on adjacent and surrounding roadways than a residential use.

Commercial uses were already planned for the Property, therefore development associated with this PAD will not create an unforeseen demand on public infrastructure and services.

4 The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.

The Property is located along two arterial roadways, adjacent to the Rudd Substation, and bound by a power line corridor along the west and south. The residential community of Cantada Ranch is located to the west and Hermosa Ranch Technology Campus - South, of which this PAD is an extension, is to the south. The land uses proposed with this PAD embrace the visual encumbrances of the Property and uses the major intersection as a benefit to aid in the success of a highly anticipated commercial corner. The Project will not adversely impact existing land uses in the surrounding area and will further advance the goals of the adjacent Growth Area and Avondale Boulevard Employment and Commercial Corridor by providing employment and commercial uses on the Property.

This PAD has purposefully included significant setbacks adjacent to the residential land uses to the west to mitigate impact perceived with a technology campus use. In addition to large building setbacks and land use buffers adjacent to residential uses, increased building and landscape setbacks are proposed along the perimeter roadways within the Employment Park development unit (Parcel B), to orient the data center buildings further within the Property and provide additional landscape and screening. The proposed PAD has been thoughtfully crafted to set the stage for compatibility with adjacent land uses and site constraints.

5 The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.

The proposed development standards outlined in this PAD are consistent with the desired character of development for the area and will encourage future commercial and employment growth within the Avondale Boulevard Employment and Commercial Corridor. The development standards for the Employment Park development unit (Parcel B) provided within this PAD are identical to the Development Standards within Hermosa Ranch Technology Campus – South PAD (PL-22-0166), where applicable. By providing enhanced building setbacks and landscape buffers, the proposed development will provide a compatible land use transition and provide a visual buffer from the Rudd Substation and power line corridor to the surrounding community.

XVI. CONCLUSION

The proposed PAD has been carefully designed to encourage appropriately scaled employment uses and a modern anchored commercial center within the Avondale Boulevard Employment and Commercial Corridor, north of the South Avondale Growth Area, while providing compatibility with the surrounding area. The Property creates additional jobs and provides significant revenue for the City of Avondale and school districts, while also providing much needed commercial services.

HERMOSA RANCH
TECHNOLOGY CAMPUS - NORTH

PLANNED AREA DEVELOPMENT

**NORRIS
DESIGN**
PEOPLE + PLACEMAKING

Exhibit E

Electronically Submitted 2/1/24

Summary of Neighborhood Meeting for Hermosa Ranch Technology Campus – North

Case Numbers: PL-23-0299 & PL-23-0300

January 30, 2024, at 6:00 PM

A neighborhood meeting for a general plan amendment and rezone application for approximately 239 acres of land located generally on the southwest corner of Avondale Blvd. and Lower Buckeye Rd. in Avondale, Arizona, was held on Tuesday, January 30, at 6:00 PM. The applications propose a general plan amendment of the site to a mix of Business Park and Local Commercial land use designations, and a rezone to Hermosa Ranch Technology Campus – North PAD to allow for the development of a data center and commercial corner. The site was posted with the meeting information, a legal advertisement was published in the Southwest Valley Arizona Republic newspaper, and notifications were mailed to property owners and HOAs within 1,000 feet of the project.

The meeting was held at Avondale City Hall located at 11465 W. Civic Center Dr., Avondale, Arizona 85323 in the Sonoran Conference Room. Four members of the public were in attendance as well as one member of city staff and one elected official. A redacted copy of the sign-in sheet is included as **Exhibit A** in this report.

Members of the development team present:

- Carolyn Oberholtzer – BFSO Law
- Caleb Weeks – BFSO Law
- Lauren Trobaugh – BFSO Law
- Alan Beaudoin – Norris Design
- Nick Vanderwey – Rexco LLC, TGV Investments LLC
- Michael Vanderwey – Rexco LLC, TGV Investments LLC
- Terry Klinger – Rexco LLC, TGV Investments LLC

City officials and staff present:

- Curtis Neilson – Council Member
- Joshua Orton – Senior Planner

The first members of the public arrived at 5:50 PM and Ms. Oberholtzer began an open-house presentation where she explained the proposal. She walked attendees through display boards and discussed the project and answered questions and concerns from the attendees. The display boards had pertinent information from the application including reference photos, conceptual elevations and renders of the proposed data center buildings, and conceptual site plans and aerials of the property. The presentation boards are included as **Exhibit B** to this report. A summary of the questions and concerns from the public is presented below.

An attendee asked if the entrance to the power line corridor would be closed off. Concerns were raised regarding trash dumping and people living within the power line corridor on the west side of the property. Furthermore, there were questions about what type of landscape improvements may happen under the powerlines.

Ms. Oberholtzer discussed the significant improvements that were planned for the power line corridor which included landscaping on either side of the easement. She explained that due to the easement there was not much that could be done under the power lines, but that it would be kept clear of debris and dust. She further discussed that the data center would have security fencing on that would allow for visibility into the corridor from the data center user. She also explained that security patrols were expected to be present for the data center use and would deter unwanted activities in this area.

An attendee asked if there were other data centers in the area that they could look at to understand what the building would look like when complete.

The attendees were shown the renders and elevations of the buildings from the application exhibits. Ms. Oberholtzer explained the heights and setbacks of the buildings – specifically the data center buildings. She explained that similar developments can be seen along the north side of 202 at the 40th St. exit in Phoenix.

Concerns were presented by some of the public regarding their views of the mountains with the new development. Several attendees had questions about the allowed height of the project.

Ms. Oberholtzer reviewed the data center building elevations with the attendees and explained the roof height requested within the PAD application. She explained that the roof height would be a maximum of 50 ft., and that an additional 25 ft. would be permitted where necessary for the screening of mechanical rooftop equipment and stairwell access to the roof.

Attendees had questions about the sidewalks and right of way improvements at the perimeter of the project.

Ms. Oberholtzer discussed the landscape buffer, planting standards and vegetation that would be used for the project. Attendees were excited when she explained the 10 ft. wide multi-use path that is proposed for the property boundary, in addition to the sidewalk.

Attendees expressed a desire for the types of commercial services that the project would bring to the corner, specifically ones within walking distance of their homes. They were interested in what types and how many businesses may develop on the commercial corner, expressing desires for a grocer and sit-down restaurants. They asked if there were specific end users in mind for the commercial component of the project.

Ms. Oberholtzer explained that while there were specific end users in mind for the project that were engaged with the development team, there was nothing finalized at this time that could be shared. She noted that the end user for the commercial center was expected to be a grocer anchor, and once that user was solidified, it was expected that that user would drive the design of the center. She explained that building size requirements of the end user could impact the number and types of eventual businesses and shops on the commercial portion of the site.

There were some questions raised about traffic improvements to the surrounding area. Specifically, one attendee had safety concerns about the intersection of El Mirage and Lower Buckeye.

The development team explained that this intersection was not part of the project, but that there were plans for a signal at the intersection of 119th Ave and Lower Buckeye. City staff present discussed plans

for a future signal at El Mirage with the attendee and said he was not familiar whether it was in the CIP budget.

Several attendees had questions about the timeline for the completion of the project.

Ms. Oberholtzer explained that the entitlements would be processed through this year, but that the site would still need to go through a site plan approval and construction permits. She noted that groundbreaking was expected in 2025 for the project.

The meeting concluded at 6:50 PM.

Exhibit A

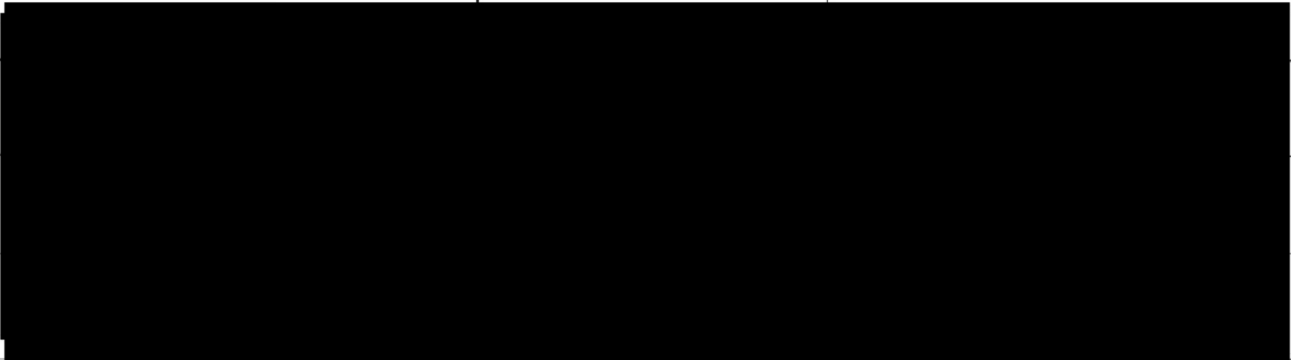
Neighborhood Meeting Sign-In Sheet

Hermosa Ranch Technology Campus – North
Rezone & Major GPA
Case No. PL-23-0299 & PL-23-0300
Neighborhood Meeting – January 30, 2024
City of Avondale- Avondale City Hall
11465 W. Civic Center Drive Avondale, AZ 85323

Name	Address	City & Zip Code	Phone/E-Mail
Jackie Grant			
Terry Ingham			
Caroline Yu			
Karen D			

Neighborhood Meeting Sign-In Sheet

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Name	Address	City & Zip Code	Phone/E-Mail
Terry Klinger			
Eric Grant			
Jon Green			
George Moreno			

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

VICINITY MAP



LEGEND

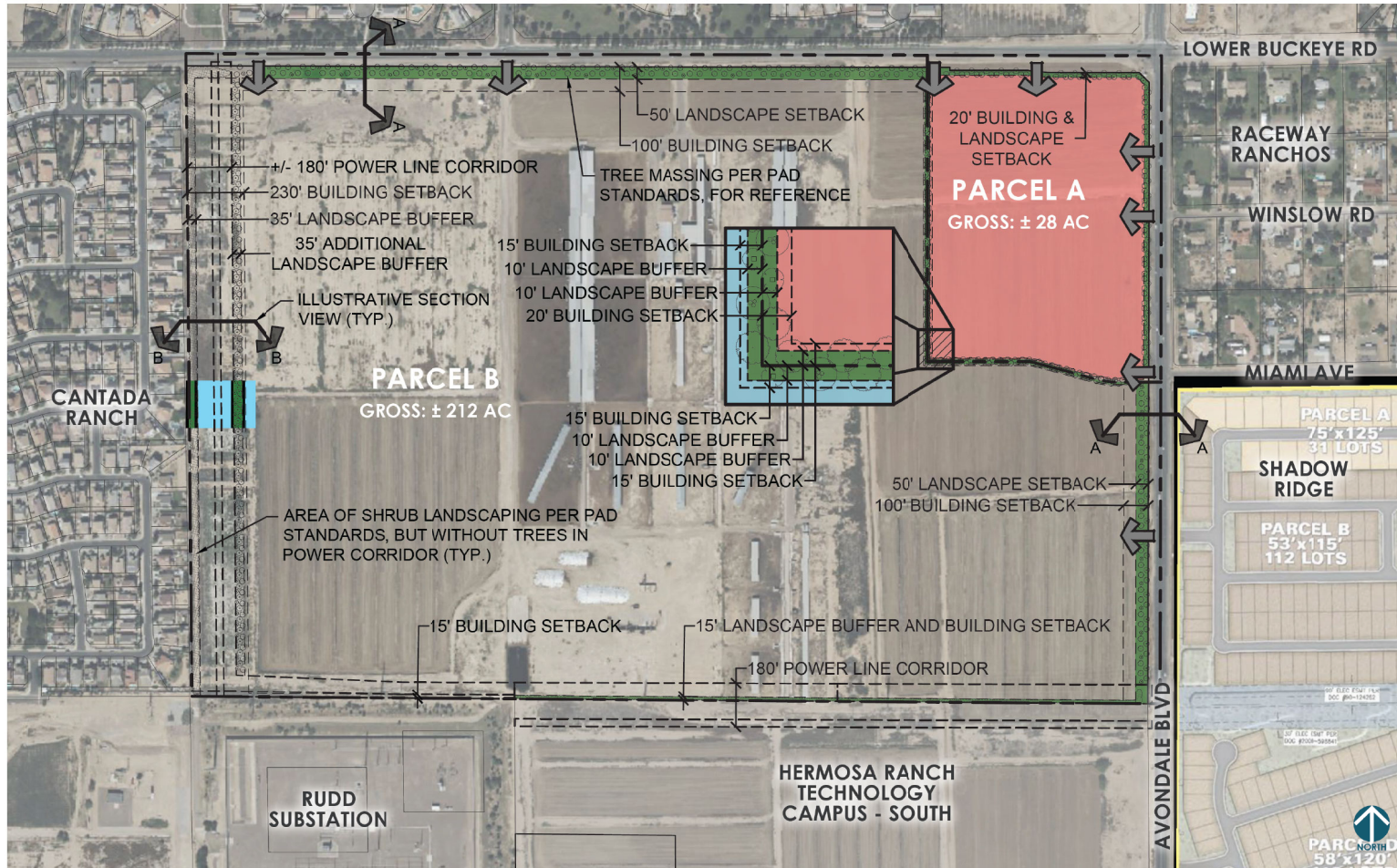
-  HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
-  AVONDALE CITY LIMITS

-  RIVER/WATERSHED AREA
-  MARICOPA COUNTY JURISDICTION



HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL DEVELOPMENT PLAN



LEGEND

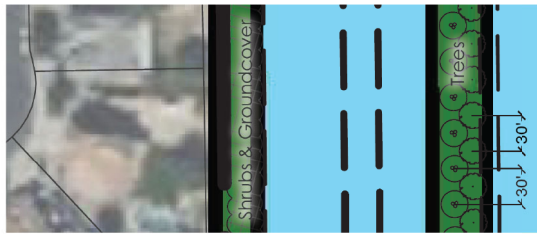
- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH
- PARCEL A - LOCAL COMMERCIAL
- PARCEL B - BUSINESS PARK
- ➔ ACCESS
- SETBACKS

Note: This Conceptual Development Plan is intended to provide a land area target for Parcels A and B as expressed through a $\pm$ label. To promote some predictability, it is the intent of this Exhibit, the General Plan Amendment, and provisions within this Planned Area Development zoning to allow a 10% deviation in acreage with either an increase or a decrease.

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

ILLUSTRATIVE SECTIONS

Note: Total volume of trees will average 15-foot spacing, tree spacing is shown offset from each other to allow mature sizing and to minimize development visibility from the existing residential area. Western buffer will include shrubs since trees are not allowed in power corridor.



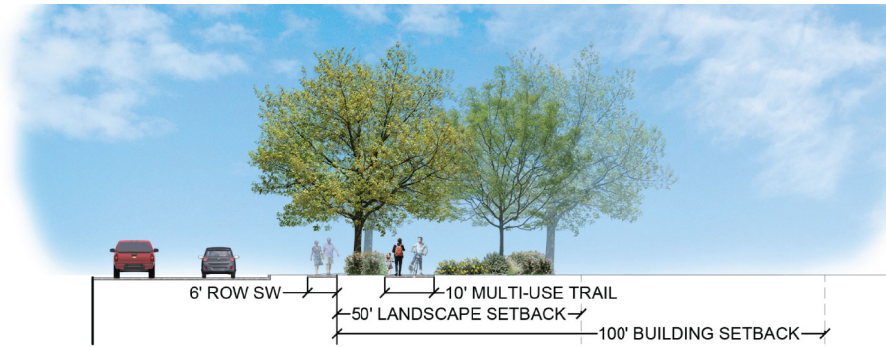
TREE MASSING ENLARGEMENT

Tree List

The following list is inspired by the area's existing conditions and the 2014 City of Avondale's Street Tree Master Plan. The list should be used as a guide for inspiration, any plant scheme that is consistent with City codes shall be permitted.

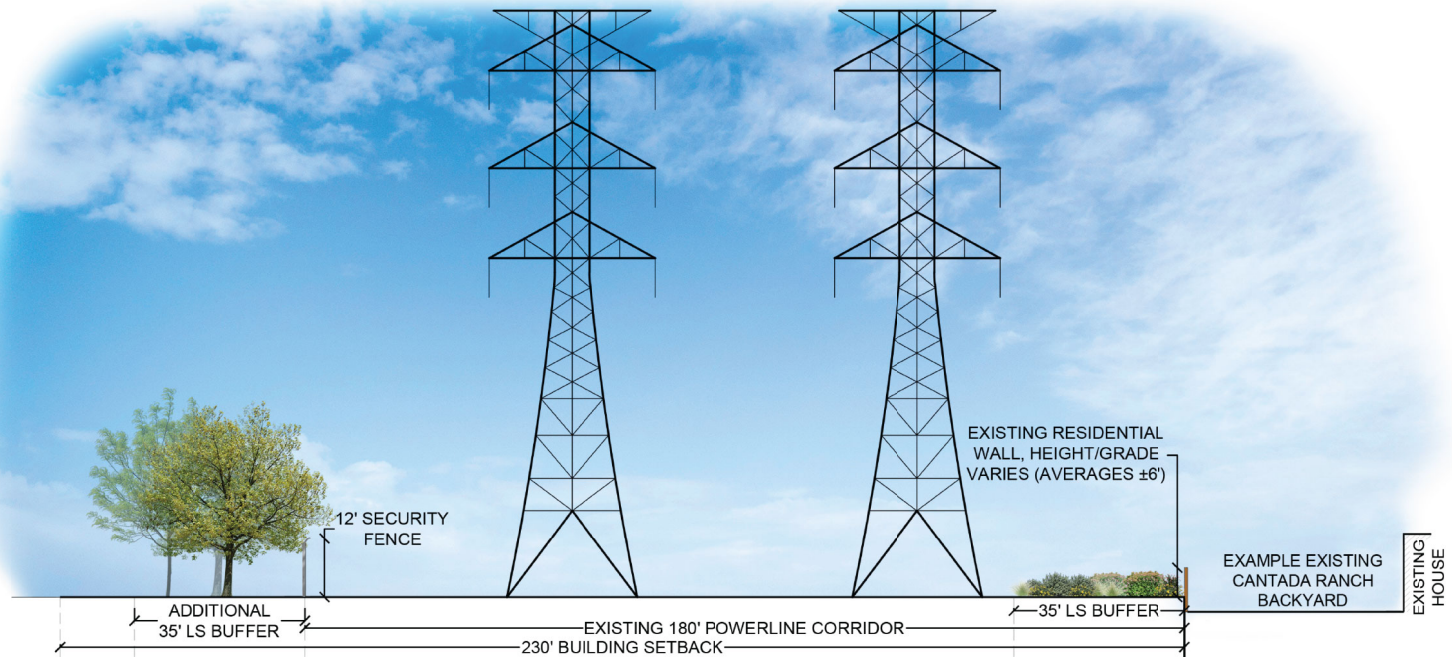
Trees:

- Acacia aneura (Mulga)
- Acacia salicina (Willow Acacia)
- Acacia smallii (Sweet Acacia)
- Chilopsis linearis (Desert Willow)
- Chitalpa tashkentensis (Chitalpa)
- Eucalyptus papuana (Ghost Gum)
- * Primary tree for Lower Buckeye Road
- Pistacia chinensis 'Red Push' (Red Push Pistache)
- * Primary tree for Avondale Boulevard in South Avondale Character Area
- Prosopis chilensis (Thornless Mesquite)
- ** Secondary tree for Avondale Boulevard in South Avondale Character Area and
- ** Secondary tree for Lower Buckeye Road
- Ulmus parvifolia 'Sempervirens' (Chinese Elm)
- Vitex agnus-castus (Chaste Tree)



CROSS SECTION A-A: FACING E. ON LOWER BUCKEYE RD OR S. ON AVONDALE BLVD, ADJACENT TO EMPLOYMENT PARK

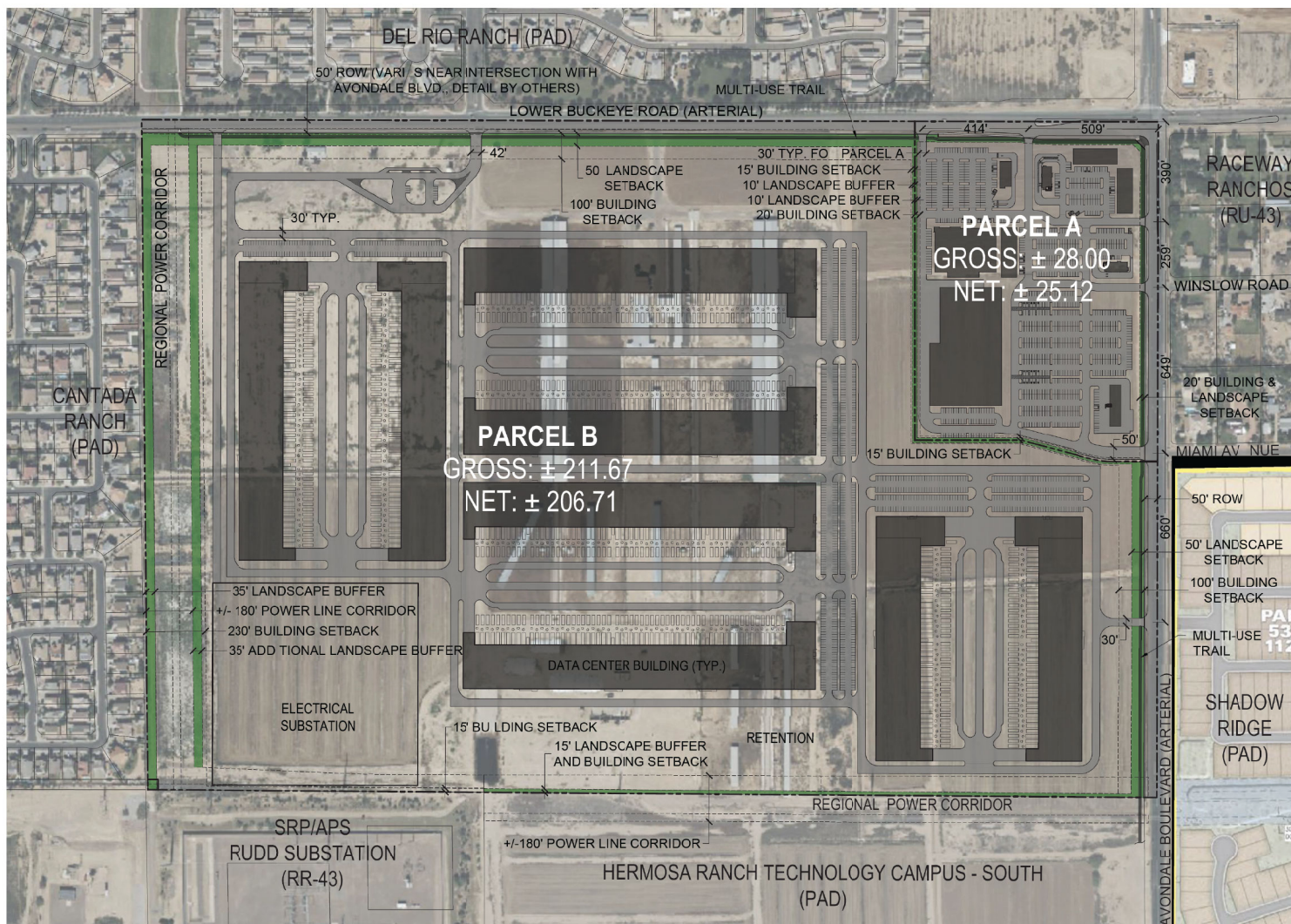
Note: Landscaping shown is intended to demonstrate general scale, character and placement. Final design shall be per the plant list and standards provided in the PAD narrative, and will vary by its individual context. For reference, A-A's setback will include one 24-inch box tree and ten 5-gallon shrubs planted every twenty feet of street frontage, and B-B's buffers will include three 5-gallon shrubs every 15 feet in the western 35-foot buffer (no trees allowed in power line corridor) and one 24-inch box tree planted every fifteen feet in the additional 35-foot buffer.



CROSS SECTION B-B: FACING SOUTH FROM POWER CORRIDOR

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL SITE PLAN



PROJECT INFORMATION

EXISTING APNS:	500-66-001D, 500-66-009E, 500-66-009F, 500-66-281, 500-66-283 TO 500-66-445
EXISTING ZONING:	PLANNED AREA DEVELOPMENT (PAD) Z-07-4, PAD Z-05-18, AG PL-11-0199
PROPOSED ZONING:	HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH PAD
PROPOSED USES:	PARCEL A = COMMERCIAL PARCEL B = BUSINESS PARK / DATA CENTER
SITE AREA:	TOTAL = ± 239.67 ACRES GROSS / ± 231.83 ACRES NET PARCEL A = ± 28.00 ACRES GROSS / ± 25.12 ACRES NET PARCEL B = ± 211.67 ACRES GROSS / ± 206.71 ACRES NET
PARKING:	PARCEL A = ± 973 PROVIDED PARCEL B = ± 1,009 PROVIDED
BUILDING AREA:	PARCEL A = ± 216,000 SQUARE FEET PARCEL B = ± 3,583,000 SQUARE FEET (ALL BUILDINGS ARE TWO FLOORS)
LOT COVERAGE:	PARCEL A = NO MAXIMUM (± 20% LOT COVERAGE INDICATED) PARCEL B = 50% MAXIMUM (± 20% LOT COVERAGE INDICATED)
BUILDING HEIGHT:	PARCEL A = 40' MAXIMUM PARCEL B = 50' MAXIMUM

Note: This Conceptual Site Plan is intended to provide a possible depiction of how a retail center and a technology campus could be configured and responsive to the land use established under the General Plan Amendment Application (PL-23-0299) and development standards established by the Planned Area Development zoning application (PL-23-0300). The Parcels (A and B) are loosely defined with an acreage target (+/-) as necessary to anticipate some possible shift to the tentative boundaries of these Parcels with the intent of remaining within the land area targets provided on the Exhibit. To promote some predictability, it is the intent of the Exhibit, the General Plan Amendment, and the Planned Area Development zoning to allow a 10% deviation in acreage with either an increase or a decrease.

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL DATA CENTER BUILDING RENDERING



RENDERINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT AND ARE SUBJECT TO CHANGE.

NEIGHBORHOOD MEETING | JANUARY 30, 2024

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL DATA CENTER BUILDING RENDERING

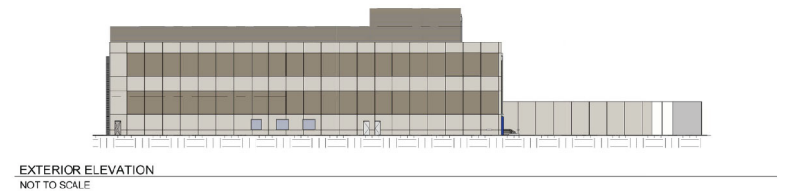
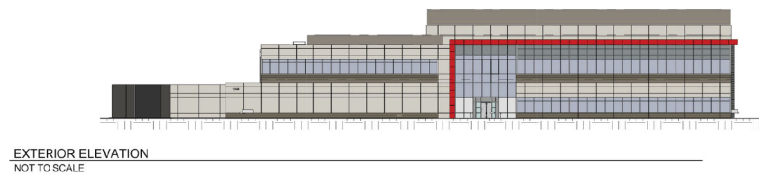
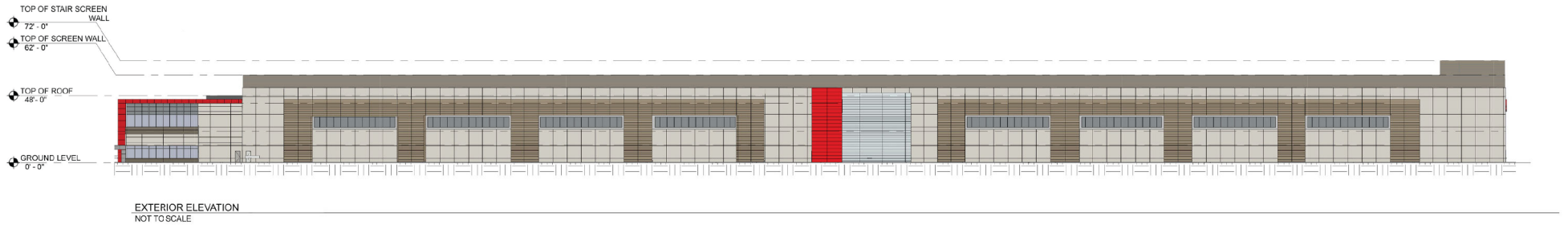


RENDERINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT AND ARE SUBJECT TO CHANGE.

NEIGHBORHOOD MEETING | JANUARY 30, 2024

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL DATA CENTER BUILDING ELEVATIONS

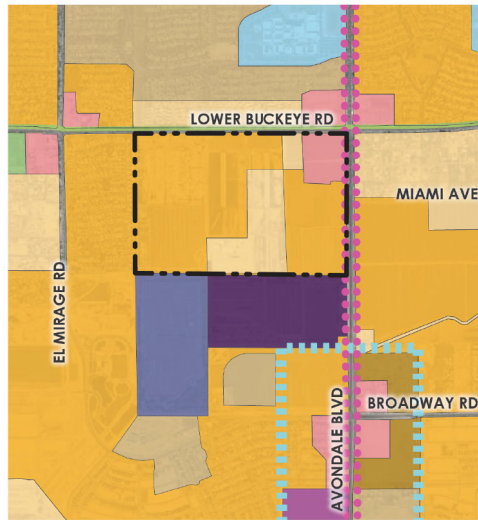


RENDERINGS ARE INTENDED TO ILLUSTRATE DESIGN INTENT AND ARE SUBJECT TO CHANGE.

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

GENERAL PLAN & ZONING

EXISTING GENERAL PLAN

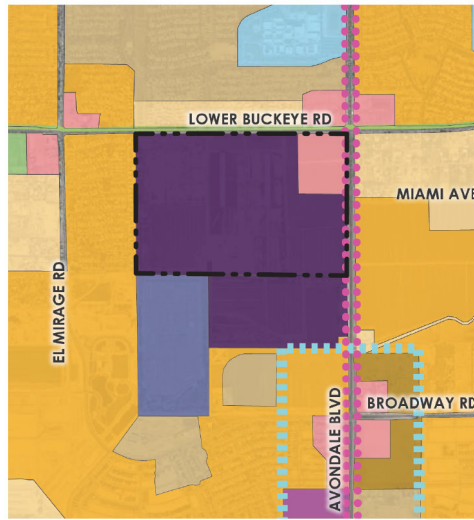


LEGEND

- MEDIUM DENSITY RESIDENTIAL
- ESTATE/LOW DENSITY RESIDENTIAL
- LOCAL COMMERCIAL
- BUSINESS PARK
- MEDIUM/HIGH DENSITY RESIDENTIAL
- PUBLIC/CIVIC
- OPEN SPACE AND PARKS



PROPOSED GENERAL PLAN



- EDUCATION
- MIXED USE
- HIGH DENSITY RESIDENTIAL
- GROWTH AREA
- AVONDALE BLVD EMPLOYMENT AND COMMERCIAL CORRIDOR
- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH



EXISTING ZONING PLAN



LEGEND

- HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH



PROPOSED ZONING PLAN



HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL COMMERCIAL BUILDING DESIGN



IMAGES ARE INTENDED TO ILLUSTRATE DESIGN QUALITY, STYLE AND OVERALL AESTHETIC BUT DO NOT REPRESENT EXACT BUILDING ARCHITECTURE OR TENANTS.

NEIGHBORHOOD MEETING | JANUARY 30, 2024

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL COMMERCIAL BUILDING DESIGN



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NEIGHBORHOOD MEETING | JANUARY 30, 2024

HERMOSA RANCH TECHNOLOGY CAMPUS - NORTH

CONCEPTUAL COMMERCIAL BUILDING DESIGN



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NEIGHBORHOOD MEETING | JANUARY 30, 2024

Exhibit F - Avondale Connect Comments

Jim H, about 1 month ago

[Alert moderator](#)

No No No! We have enough industrial buildings in Avondale. What was supposed to be retail and entertainment commerce (Avondale Blvd and S I-10) is now apartments and tilt-up warehouses. That is prime real estate and should not be subjugated to commercial exploitation. More houses and retail is desperately needed. Of course retail has to pay an extra 1% sales tax. Again NO MORE WAREHOUSES.

Do you agree?  12  0



CatPaws, about 1 month ago

[Alert moderator](#)

As someone who lives off Broadway and Avondale, big No for me. We were very upset when it was announced this data center would be down the street from us. We need more restaurants, grocery, and retail stores near us with all of the new neighborhoods being built. There's already a ton of unused warehouses to the West of us, it makes more sense to have an industrial area with these types of buildings all together instead of one in the middle of a bunch of neighborhoods.

Do you agree?  11  0



J simons, about 1 month ago

[Alert moderator](#)

No more businesses or apartments. Need more grocery stores to support the population around this area.

Do you agree?  10  0



Screen name, about 1 month ago

[Alert moderator](#)

There are loads of industrial campuses sitting vacant East and West of this residential area. I do not want to see another one added to the list in the middle of these neighborhoods. The community is in need of grocery stores, shopping, and food options. Adding a data center in this area is a disservice to the community and will drive people away as it does nothing to benefit the locals. Avondale will be an exit for the SR30, it makes no sense to build a data center in a space that will draw people to the area and even serve the patrons visiting the raceway.

Do you agree?  11  0



Susana, about 1 month ago

[Alert moderator](#)

There is so many empty warehouse available far from people's residential area. This will be a disservice for many who reside in this area!

Do you agree?  10  0



tinkiewinkie, about 1 month ago

Alert moderator

There are way too many industrial campuses as it is in this area and not only are they an eyesore, but a lot of them are completely vacant, why don't you try using those? We don't want or need this in this neighborhood.

Do you agree? 👍 10 🗨️ 0



Artie, about 1 month ago

Alert moderator

I am absolutely against this. You are selling Avondale short. The Estrella Mountains are the single most beautiful part of Avondale and the raceway is a national attraction that brings in money. Why aren't you taking advantage of those features? We have Alamar Park, put in some shopping or restaurants or stores. Don't neglect our great attractions for something that should be relegated to I-10. We didn't invest in this community to be surrounded by concrete eyesores.

Do you agree? 👍 9 🗨️ 0



Gloria Delgado, about 1 month ago

Alert moderator

NO, No, no... we need groceries stores and restaurants.. there is nothing good in the area. What you are proposing should go close to I-10 we do t want it close to our homes.

Do you agree? 👍 10 🗨️ 0



Hector L, about 1 month ago

Alert moderator

Absolutely NOT!! Just like what everyone is saying we have enough of that in Tolleson and Goodyear. We need to be different, if you allow this all you're doing is taking up real estate in this beautiful city. Another nice grocery store with nice shopping area and restaurant would do the community right especially add job opportunity for the youth. Slam the gavel!!! The community has spoken!

Do you agree? 👍 11 🗨️ 0



alyssasanchez, about 1 month ago

Alert moderator

I think that area could be used for something more beneficial. I still love seeing land and not concrete buildings everywhere. I would love to see the city do something different with that space rather than another data center

Do you agree? 👍 11 🗨️ 0



Jess, about 1 month ago

[Alert moderator](#)

This is so incredibly unnecessary for such a beautiful community. We need grocery stores, shops and restaurants. This will only drive people away! Had I known how any of this was going to be handled I would have never moved here. Please do better ! Listen to our voices! We are crying out for better decision making!

Do you agree?  9  0



njonesmoser, about 1 month ago

[Alert moderator](#)

We need to build up a community in this area. That means grocery stores, restaurants, parks, shops, small businesses, etc. Not more warehouses and business centers.

Do you agree?  9  0



Shawn, about 1 month ago

[Alert moderator](#)

Honestly, I live nearby and walk all over. This is nothing but farmland and it's conveniently right next to the APS and SRP substations. It make sense for the location. We can use the jobs and tax base, which will help pay for the infrastructure.

Do you agree?  0  1



harellano, about 1 month ago

[Alert moderator](#)

While this may create jobs and attract additional population to reside in Avondale, I don't support this plan. That particular area is surrounded by beautiful ranches and new communities, it will take away the quality of life to those who have been living and want to continue to move to the south of Avondale. A data center will interfere with the outer city lifestyle that's currently present, it will increase traffic from all the employees, causing heavier commute times to us residents traveling northbound on Avondale to take our kids to school, go to the grocery store or eat at a restaurant. These commutes already take 15-30 minutes as-is, I can't imagine adding more traffic on Avondale boulevard. We NEED quality grocery stores such Whole Foods, Trader Joe's, Winco, possibly another Costco near the master-planned community of Alamar area. We need restaurants south of the Lower Buckeye intersection, we need shopping centers, barbershops, entertainment, etc. We don't need a data center in that region, please keep them closer to the freeway intersections near the commercial areas. We are a residential area and do NOT want a data center.

Do you agree?  10  0



April_L, about 1 month ago

Alert moderator

What improvements are planned for Avondale Blvd? It is already extremely challenging to navigate from I-10 to Buckeye/MC-85. I can imagine the increased traffic as a result of this center.

Do you agree? 👍 4 🗨 0



Paul L, about 1 month ago

Alert moderator

I do not feel this project is right for area. Seems very out of place and puts more trucks using Avondale to freeway. Close to High school and i know another school coming.

Do you agree? 👍 7 🗨 0



C. Emerson, about 1 month ago

Alert moderator

I am writing to express my strong opposition to the proposed development of a data center within our residential area. Placing such a facility in the heart of our neighborhood raises significant concerns for me. Firstly, I am deeply worried about the potential disruption this project could bring to our community. Data centers typically require heavy infrastructure and generate substantial noise, traffic, and potential safety hazards. Introducing these elements into a residential area would greatly diminish the peaceful atmosphere we currently enjoy. Furthermore, I want to emphasize the pressing need for additional shopping and dining options in our neighborhood. There is a lot of new residential areas being built especially along W Broadway. But no new shopping areas to support the resident's quality of life. While I recognize the importance of technological advancements, I believe it is crucial to prioritize developments that cater to the everyday needs and preferences of our residents. A data center, situated amidst residential homes, would not address this need and could further exacerbate the existing imbalance in our local amenities. In conclusion, I urge the board to reconsider this proposal and explore alternative locations that are better suited for a data center. Our residential area deserves thoughtful planning that preserves its character and meets the needs of its residents. Thank you for considering my perspective.

Do you agree? 👍 9 🗨 0



Trobles, about 1 month ago

Alert moderator

I think this would be a real bad move. Many residents already want out of this place and they just got here. We want better groceries store, a nicer gas station, or hell I'd even take another Walgreens that's how desperate I'd be to avoid a business like they're proposing. This would take so much away that Avondale has worked hard for already. I know I didn't want to live in another Miller Road /Buckeye situation and now it's becoming almost the same!!! If I had money I'd move out of Avondale if this proposal goes through.

Do you agree? 👍 7 🗨 0



Anna Gabertan, about 1 month ago

Alert moderator

Good golly absolutely not. Residents need more grocery stores. Fry's is constantly out of fresh produce, has expired food on the shelves, and is overcrowded. Are you planning to acknowledge residents basic need for grocery stores? Add a Safeway, Trader Joe's, Aldi's, but something that takes care of residents basic need for food.

Do you agree? 👍 9 🗨 0



CAmarillas, about 1 month ago

This is disappointing. We need grocery stores, dining, and entertainment options.

Do you agree? 👍 6 🗨 0



KRHightower, about 1 month ago

Alert moderator

This is not what we residents of South Avondale need. We need infrastructure to enrich our lives. Business that help make our lives better, places for our children to work or get together. Please do not consider this data center an option.

Do you agree? 👍 9 🗨 0



Fierros, about 1 month ago

Alert moderator

We do not need another warehouse that's going to be vacant taking away from our natural land. If this technology institute can provide details of resource consumption, career growth anticipation and tuition cost. We need grocery stores most importantly not a tech plant that consumes millions of gallons of water

Do you agree? 👍 9 🗨 0



Amy Victoria, about 1 month ago

Alert moderator

The people of Avondale desperately need, grocery stores, restaurants, parks.. etc. this is a young city that has the potential to be a beautiful, family focused community. Please consider welcoming business like grocery stores, restaurants and parks that will enrich the landscape and support the amount of families that are moving here.

Do you agree? 👍 4 🗨 0



Mia, about 1 month ago

Alert moderator

Concerned about the number of data centers already being built in Goodyear and Buckeye. Huge amounts of water and electricity are used and I don't see how that is good for Az with our drought situation. Do we have the infrastructure to support the electricity needed? The number of employees used at these centers are typically low. So not bringing a large amount of good paying jobs. Focus land use on community needs that current residents need. Why not build duplexes, condos or such as starter homes for our citizens instead of being rentals. Really tired of seeing all these apartments going up... overpriced...not filling up fast.

Do you agree?  6  0

GSaI, about 1 month ago

Alert moderator

Absolutely horrible idea! Our area needs another grocery store, safe places for our kids to hang out, and better traffic control along lower Buckeye before anything else is considered. I'd rather smell cows or have a new shopping center than whatever this means.

Do you agree?  5  0

navyaska, about 1 month ago

Alert moderator

Avondale has so much potential to be a desirable city to live in if we continue to build and cater to current and future residents. For one, Alamar is an amazing community with the potential to be as amazing as Verrado if not better. We have a new aquatic center set to open which is in a positive direction for us. How about keeping that momentum going and adding to it by adding new dining establishments and shopping centers where residents can flock to? There are lots of communities in that area alone that will bring in lots of business. Alamar, Sunset Ranch, Sunset Farms, Verde Trails, all of the new apartments along Avondale Blvd and so many more, but not enough businesses to support it. If you build it, they will come. Take for example the McDonalds on Lower Buckeye and Avondale Blvd. It is always busy. Restaurants and shopping centers in that area would significantly help us and in turn help the city thrive. The west valley needs help, but it's one city at a time. Avondale needs help and this is completely the wrong direction if we allow this data center to be built. Please please please reconsider. We love Avondale and would love to see it be one of the best cities in the west valley to live in!

Do you agree?  6  0

Jen Moresco, about 1 month ago

Alert moderator

This area needs more entertainment options, more restaurants, and more shopping areas. I think that would bring in more money to Avondale and would improve it so much more. This area has so much potential, please consider something different for this piece of land.

Do you agree?  7  0

NewAvondaleRes, about 1 month ago

Alert moderator

After purchasing our first home in the growing city of Avondale, we are very excited for the future. The new aquatic center getting ready to open, the new businesses coming up on Avondale Blvd. What we don't need is a massive commercial warehouse complex in the middle between residential areas. The area isn't convenient to freeway access, there's plenty of traffic already don't need more semis going through the neighborhood of Alamar. Please consider bringing in additional grocery options, things to do, eateries, something that will enhance the area not turn it into another massive white concrete complex like so many others down the road. So please reconsider the options for the area and how it will affect the new home sites being built South of that as there will be many new residents to consider. Building this could affect the growth of the area, and the future sales of the new homes going in as well.

Do you agree? 👍 5 🗨 0



Cquin, about 1 month ago

Alert moderator

We need a grocery store to support all these homes/apartments that have been built in Avondale. No warehouse needed.

Do you agree? 👍 6 🗨 0



Dez, about 1 month ago

Alert moderator

More big ugly buildings on the west side? I hope this is not another logistic center. There are too many. Please consider the noise that this "campus" may create for the residents in the area, as this IS a residential area. When we moved out here, we had hoped for more grocery stores, restaraunts, and venues. We have very little here to support our community. We end up driving to Goodyear and Phoenix for shopping and eating. Avondale is missing out on tax revenue. A detailed drawing of the plans would be helpful. Another consideration would be the depreciation of home values in the area surrounding this "campus".

Do you agree? 👍 6 🗨 0



Aweid, about 1 month ago

Alert moderator

Please don't. Alamar has so much potential. Avondale has so much potential. We need grocery stores and a nice gas station in this area.

Do you agree? 👍 6 🗨 0



Dhampire, about 1 month ago

Alert moderator

How much water will the proposed Data Center consume annually as part of the cooling system for the computers?

Do you agree? 👍 3 🗨️ 0



Andi8181c, about 1 month ago

Alert moderator

I have lived in Avondale for 6 years and there has been a lot of development in the area with wear houses, apartments, and new schools. What this area really needs is more shopping and grocery stores to support the surrounding communities. I believe once more income and tax revenue is coming in we then can look at adding a new tech school to the area. I vote the area should have more grocery stores and shopping centers.

Do you agree? 👍 4 🗨️ 0



WestValley22, about 1 month ago

Alert moderator

We really could use another grocery store or local shops. Not a data center. With all the new development and residential areas evolving, bring something for the families.

Do you agree? 👍 4 🗨️ 0



ALanderos, about 1 month ago

Alert moderator

Please. No. There are plenty of other areas to build these kind of buildings where there aren't new and bright future communities nearby. We could really use a new Grocery store or something that benefits our community in some other shape or form thank you!

Do you agree? 👍 7 🗨️ 0



MA, about 1 month ago

Alert moderator

A data center could benefit the area by bringing lots of jobs for IT professionals who typically have to travel east of Phoenix for work. We could also use a Target and dining options like a BJs, Red Lobster, Chipotle, Del Taco, Wendy's, In and Out, Rasin Canes, Habit, El Polo Loco, IHOP, etc.

Do you agree? 👍 1 🗨️ 5



Dhampire, about 1 month ago

How many gallons of water will be used annually for the data center's cooling systems?

Do you agree?  5  0



Lino, about 1 month ago

Alert moderator

The last thing we need in this area is another warehouse. With all these new communities built and still building as we speak, residents in the area want something to benefit surrounding neighborhoods and not benefit big corporations. How about start with a grocery store and some dining options. A Rec center would be nice as well.

Do you agree?  4  0



Lee W, about 1 month ago

Alert moderator

How about another grocery store and more restaurants/retail? The politicians sold out, to make a million apartments that sit vacant. SR-30 will run close to the area. Do these comments even get looked at? What happens when that data center goes out of business? Use your brains and don't be greedy. Think of the citizens and build another grocery store. Look at the comments, everyone agrees!

Do you agree?  4  0



Sb23, about 1 month ago

No more warehouses and no more three story "luxury" apartments. This city is ridiculously crowded as of late. The existing roads and traffic lights already cannot support the population. What makes you think bringing more people to the area is a good idea? Additionally, let's actually consider the energy usage of a data center and how it will tax the grid on top of all these new apartment complexes and homes. It's terrible planning and isn't making Avondale a place anyone enjoys anymore. I wish the community planning people would actually consider what the community wants.

Do you agree?  4  0



Manette Torres, 26 days ago

Alert moderator

Please don't build that, we need grocery stores, not warehouses out here, we have enough traffic

Do you agree?  2  0



Manette Torres, 26 days ago

Alert moderator

I have lived here for 13 years and it is growing into Southern California, we need grocery stores and local businesses and another gas station. Quit being greedy

Do you agree? 👍 3 🗨️ 0



Lisa Garcia, 25 days ago

Alert moderator

I really hope this doesn't go through! We need anything other than a warehouse .

Do you agree? 👍 3 🗨️ 0



Dez, 19 days ago

Alert moderator

Please provide a noise study in decibels at the next meeting. Also, in tonight's meeting, we were told that the buildings would be 2 stories. 50 ft tall is actually the size of 2 two-story homes. All we will see is buildings.

Do you agree? 👍 2 🗨️ 0



Sonia Contreras, 19 days ago

Alert moderator

I am so disappointed in the city of Avondale. I had high hopes that Avondale would start to cater to the citizens of this rather small community by providing options that benefit us. We need more grocery stores, dining options, retail stores, and much more entertainment for families. Please @cityofavondale do NOT build this. Please listen to the voice of this community. We do not need more warehouses or storage facilities or any more fast food options.

Do you agree? 👍 1 🗨️ 0



Dez, 18 days ago

Alert moderator

Has this already been approved without concluding public hearings? Phoenix data centers is already advertising. They are center at 11753 west lower buckeye road.

Do you agree? 👍 1 🗨️ 0



Dez, 18 days ago

Alert moderator

I had accidentally hit enter on my last comment before editing. If you google Prime Data Centers, they have advertisement for the facility, address and all. Look at the photos, their centers are huge and 50 ft is not 2 standard stories. It seems to already be a done deal. Are the public hearings just for show? How would you feel if this was built in your backyard? Seriously.<https://primedatacenters.com/phoenix-data-centers/>

Do you agree? 👍 1 🗨️ 0



Bobbie, 16 days ago

Alert moderator

We do not need another Data Center in Avodanle. Please come to Avondale City Hall at 6:00 PM April 17, 2024. they want to put several 50 foot tall buildings on the corner of Lower Buckeye and Avodale Blvd. We do not need more Data Centers or warehouses. We need Restaurants, Grocery Stores and things that will benefit the residents of Avondale. Avondale residents please stand up and let your voices be heard!!!! We want a quaint city, Let them move the data center into all the vacant warehouses in the area.

Do you agree? 👍 1 🗨️ 0



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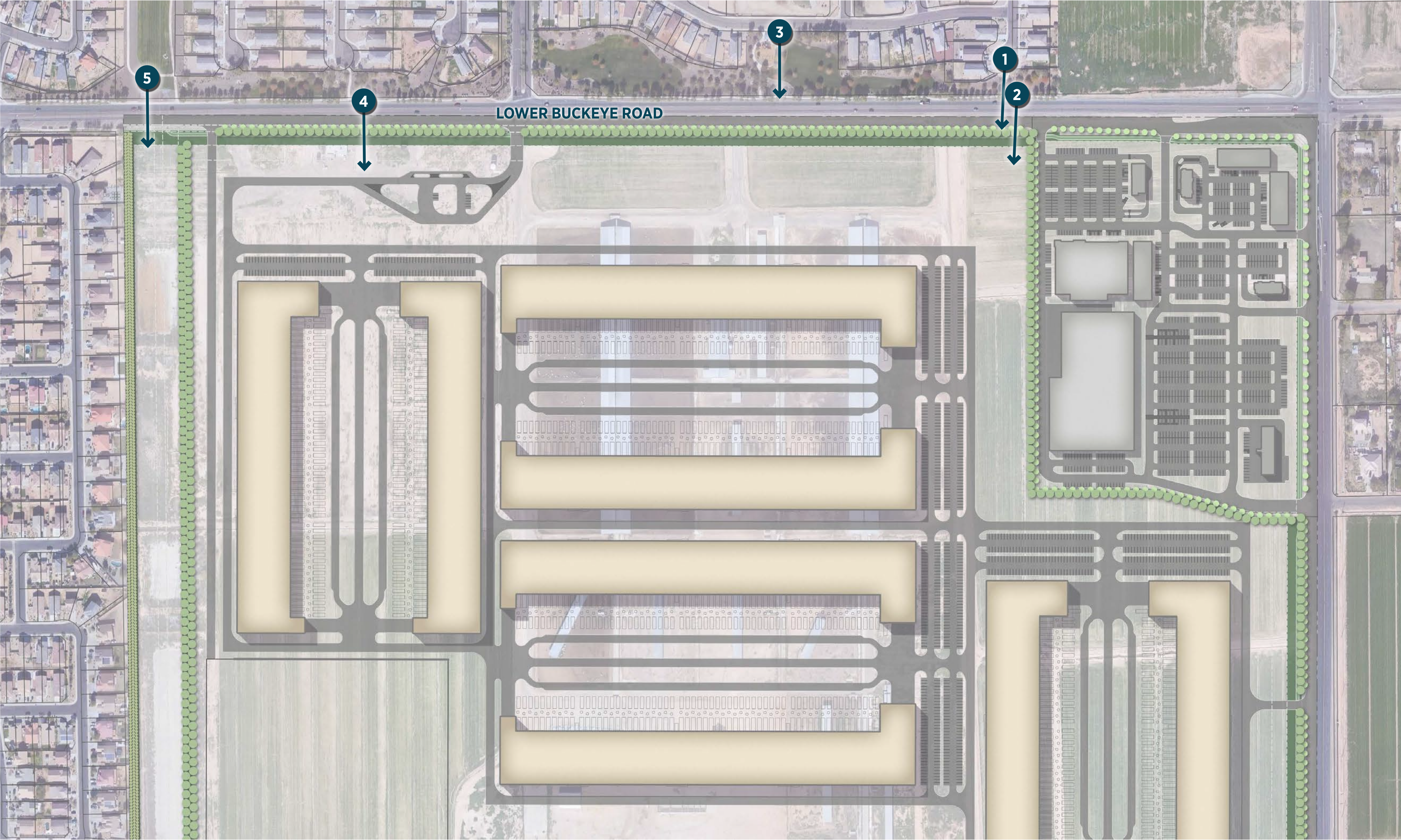
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HERMOSA RANCH TECH CAMPUS | VIEW 01

APRIL 2024



HERMOSA RANCH TECH CAMPUS | VIEW 01 - HOUSES

APRIL 2024























