

# 101 & Northern

Southeast corner of 99<sup>th</sup> Avenue & Northern Avenue  
November 9, 2021  
City Council



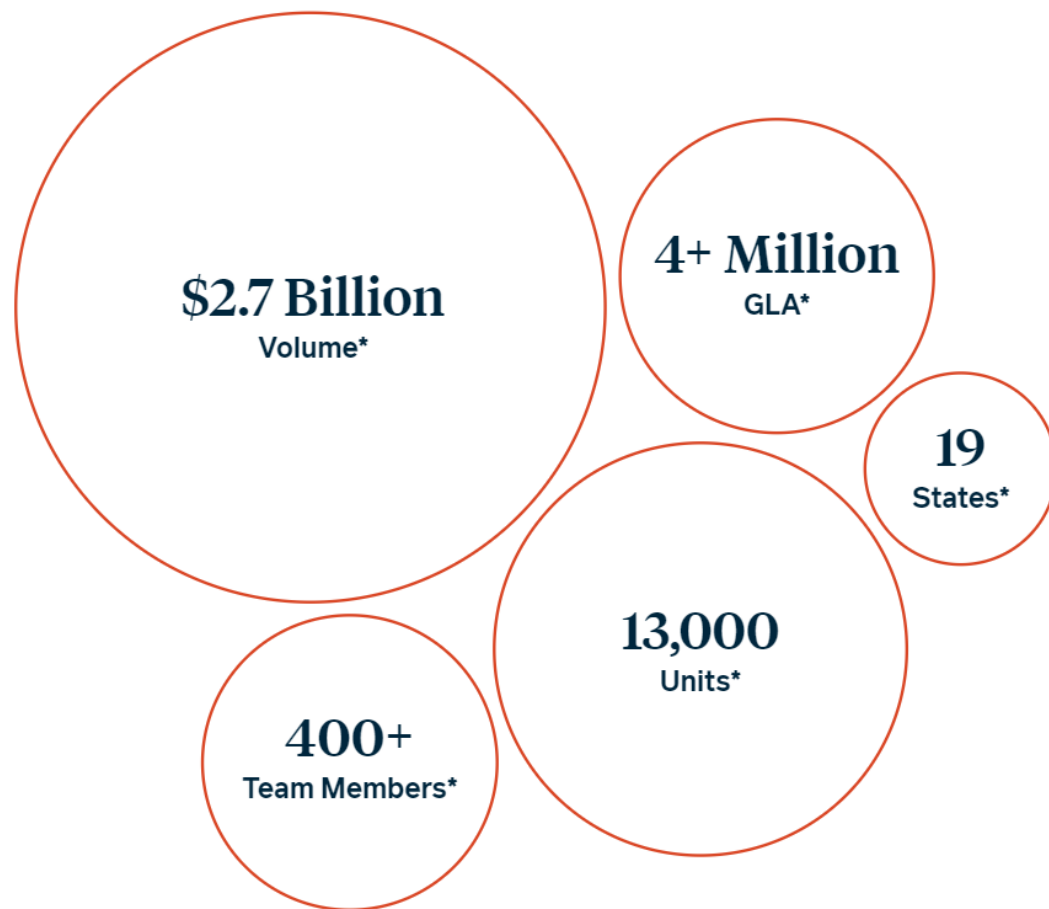


# THOMPSON THRIFT

IN PARTNERSHIP WITH

# RIDGEHOUSE

- 35+ Years of experience
- Integrated full-service real estate company with offices in Arizona, Texas, and Indiana
- Focused on ground-up mixed-use and retail development and leasing



# Aerial Map

- Approximately 24.21 gross acres (20.83 net acres)
- Located at the southeast corner of 99<sup>th</sup> Ave and Northern Avenue
- Existing Zoning: C-2 (Intermediate Commercial) (Maricopa County jurisdiction)
- Proposed Zoning: PAD (Planned Area Development)
- Proposed Use: Mixed-Use with multi-family and commercial uses



Approved General Plan Designation = BP (Business Park)

Requested General Plan Designation = RMU (Regional Mixed-Use)

City of Peoria

Northern Avenue

Site

BP

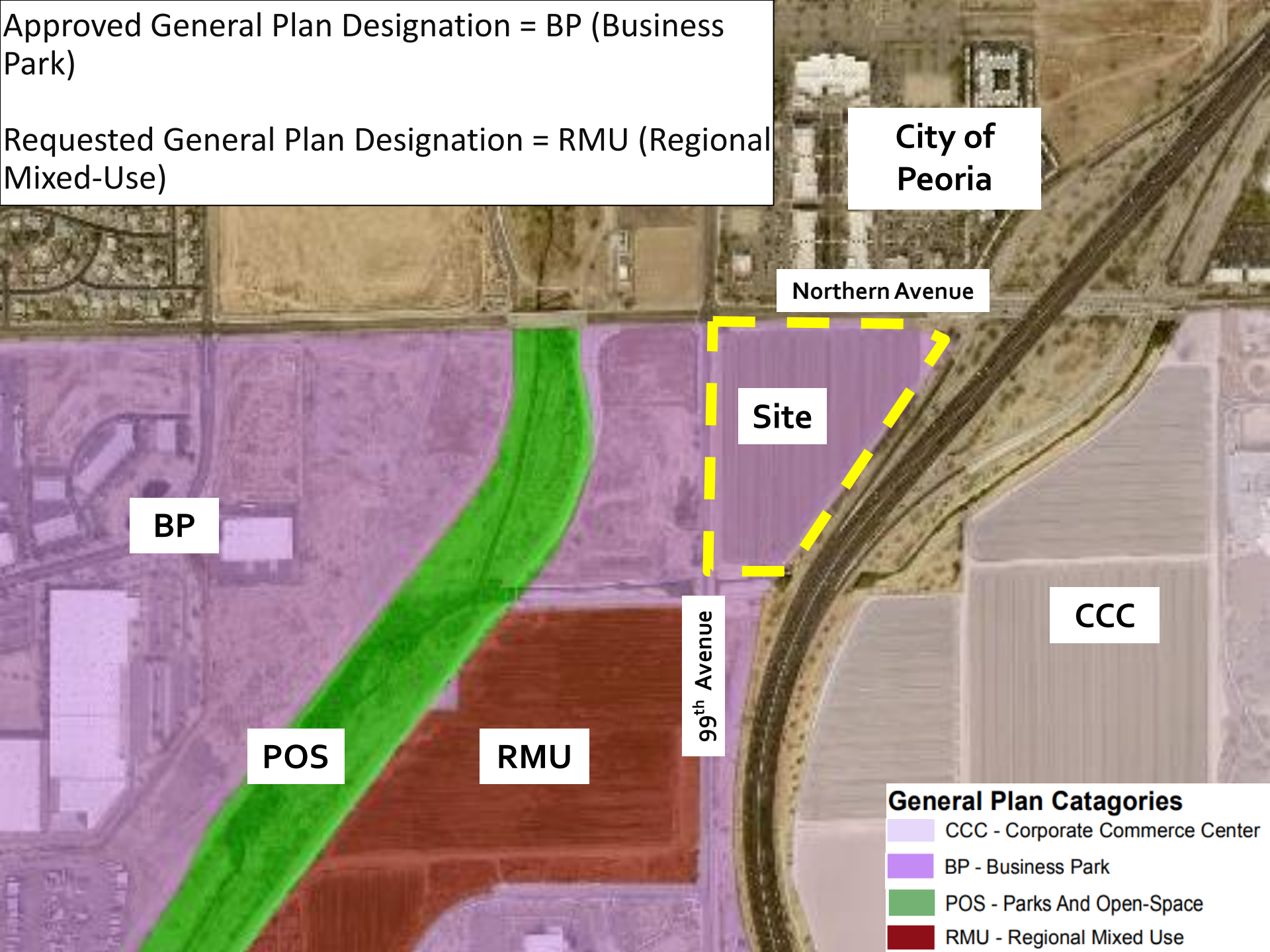
CCC

99<sup>th</sup> Avenue

POS

RMU

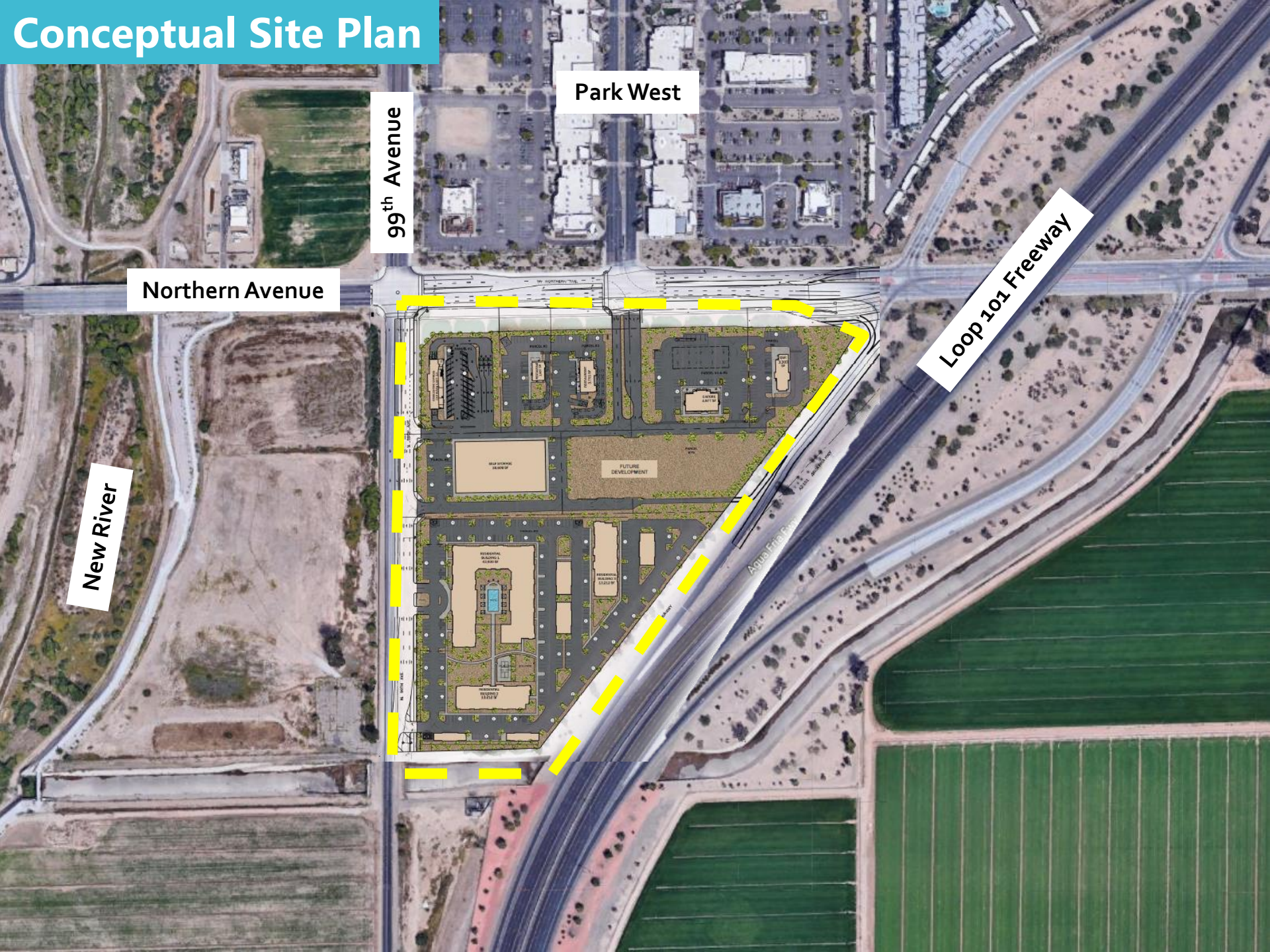
- General Plan Categories**
- CCC - Corporate Commerce Center
  - BP - Business Park
  - POS - Parks And Open-Space
  - RMU - Regional Mixed Use



# Requests

- Rezone from **Maricopa County C-2** (Intermediate Commercial) to **PAD** (Planned Area Development) to allow a mixed-use development with multi-family and commercial uses.
- Minor General Plan Amendment from **BP** (Business Park) to **RMU** (Regional Mixed-Use)
- Pre-Annexation and Development Agreement, Annexation, and Design Review applications are being processed concurrently

# Conceptual Site Plan



Park West

99th Avenue

Northern Avenue

Loop 101 Freeway

New River



# Conceptual Site Plan - Commercial

## Proposed Uses:

- Car Wash
- Drive Through Restaurants
- Convenience Store & Gas Station
- Self-Storage



# Conceptual Site Plan – Multi-Family



# Conceptual Elevations– Multi-Family

RENDERING FROM NORTHWEST

*GLENDALE, AZ*



RENDERING @ MAIN ENTRY

GLENDALE, AZ



RENDERING @ MAIN ENTRY

*GLENDALE, AZ*



# RENDERINGS AT COVERED DECKS

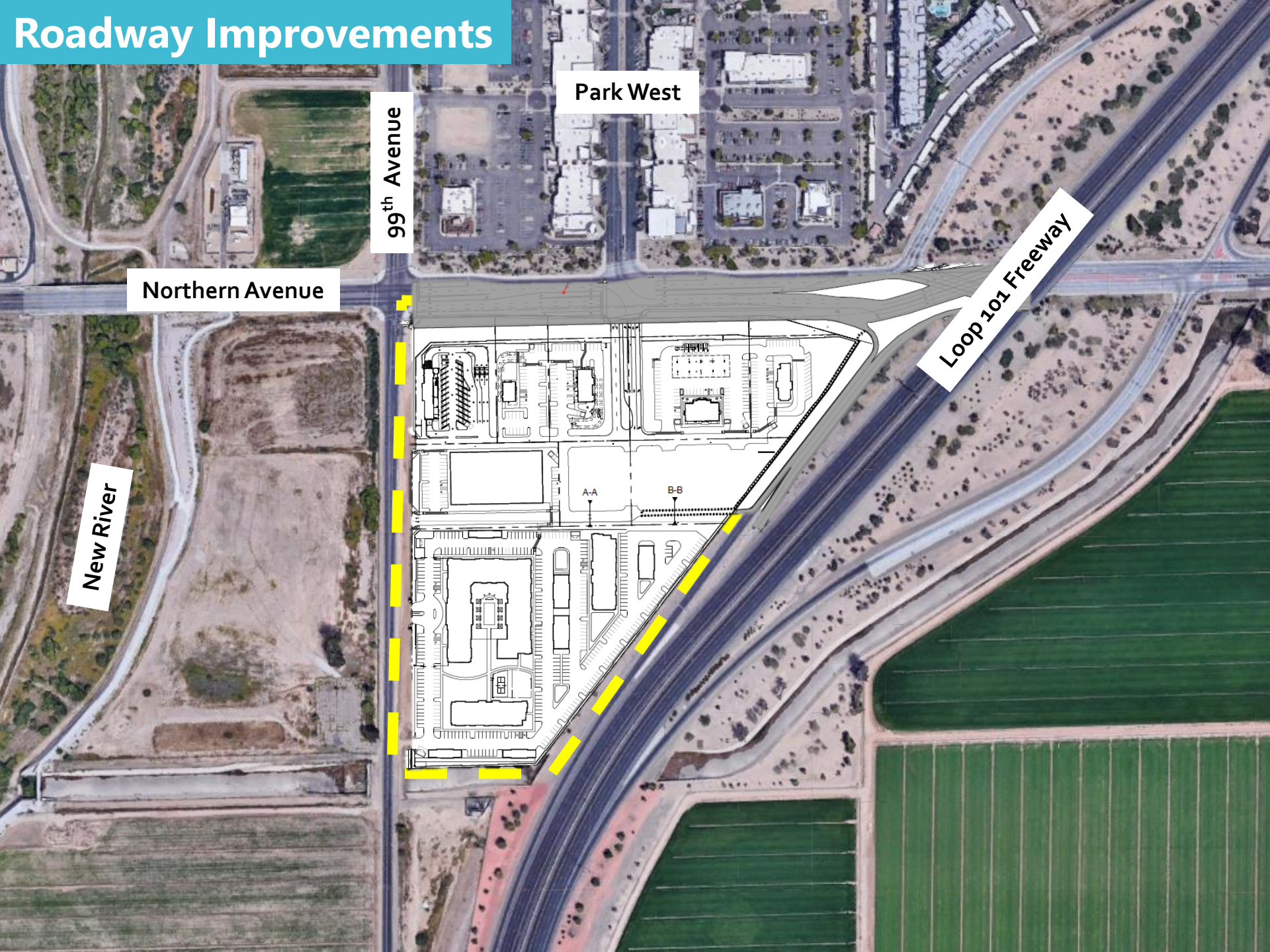
*GLENDALE, AZ*



# Roadway Improvements

- Worked cooperatively with Glendale, Peoria, MCDOT, ADOT, and Federal Highways on the Traffic Impact Analysis (TIA).
- All government entities have signed off on the current TIA and agree that the current TIA adequately addresses the development.
- This development will make improvements to the signal on 98<sup>th</sup> Avenue and 99<sup>th</sup> Avenue.
- MCDOT is proceeding with fully improving Northern Avenue and the freeway interchange.
- As part of MCDOT improvements, the frontage road was added along the east side of the site. The frontage road will alleviate westbound left turn demands and traffic congestion on Northern.

# Roadway Improvements



Park West

99th Avenue

Northern Avenue

New River

Loop 101 Freeway

A-A

B-B



Thank you!



# MATERIALS USED ON FRONT ELEVATION

GLENDALE, AZ

SW 7005  
**Pure White**  
Interior / Exterior  
Location Number: 255-C1



Light Stucco

SW 9173  
**Shiitake**  
Interior / Exterior  
Location Number: 248-C1

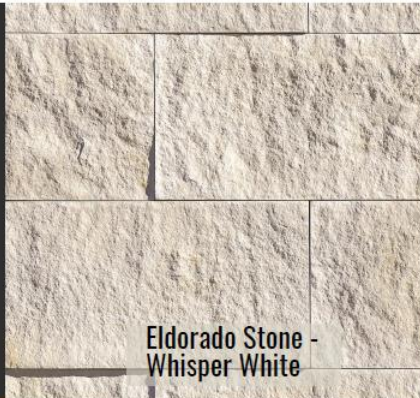


Medium Stucco

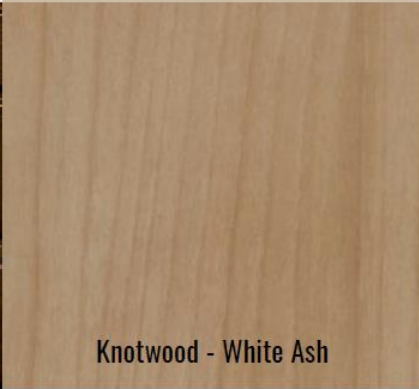
SW 6258  
**Tricorn Black**  
Interior / Exterior  
Location Number: 251-C1



Windows, Railings,  
Awnings, Bands, Trims, etc.



Longboard Siding -  
Italian Rosewood



Knotwood - White Ash



Knotwood - Royal Oak

# Commercial PAD Standard Deviations

- **Self-Storage Parking Ratio**  
Required: 1:600 SF  
Provided: 1:869 SF
- **Parking Space Sizes**  
Required: 10'x20'  
Provided: 9'x18'
- **Landscape Buffer**  
Required: 15' adjacent to  
proposed residential  
Provided: 10' adjacent to  
proposed residential

# Multi- Family PAD Standard Deviations

- **Maximum Height**

Required: 30'

Provided: 60'

- **Landscape**

Required: one (1) tree and two (2) shrubs are required for each dwelling unit

Provided: one (1) tree and two (2) shrubs for every other dwelling unit

- **Open Space**

Required: 50%

Provided: 38%

- **Private Open Space**

Required: 100 SF of private, covered open space per unit

Provided: 60 SF of private, covered open space for 176 units

- **Parking Ratio**

Required: 1 guest space per 3 units

Provided: 1 guest space per 5 units