



Thompson Thrift
GPA21-06 & ZON21-18

City Council Voting Meeting, November 9, 2021





Request

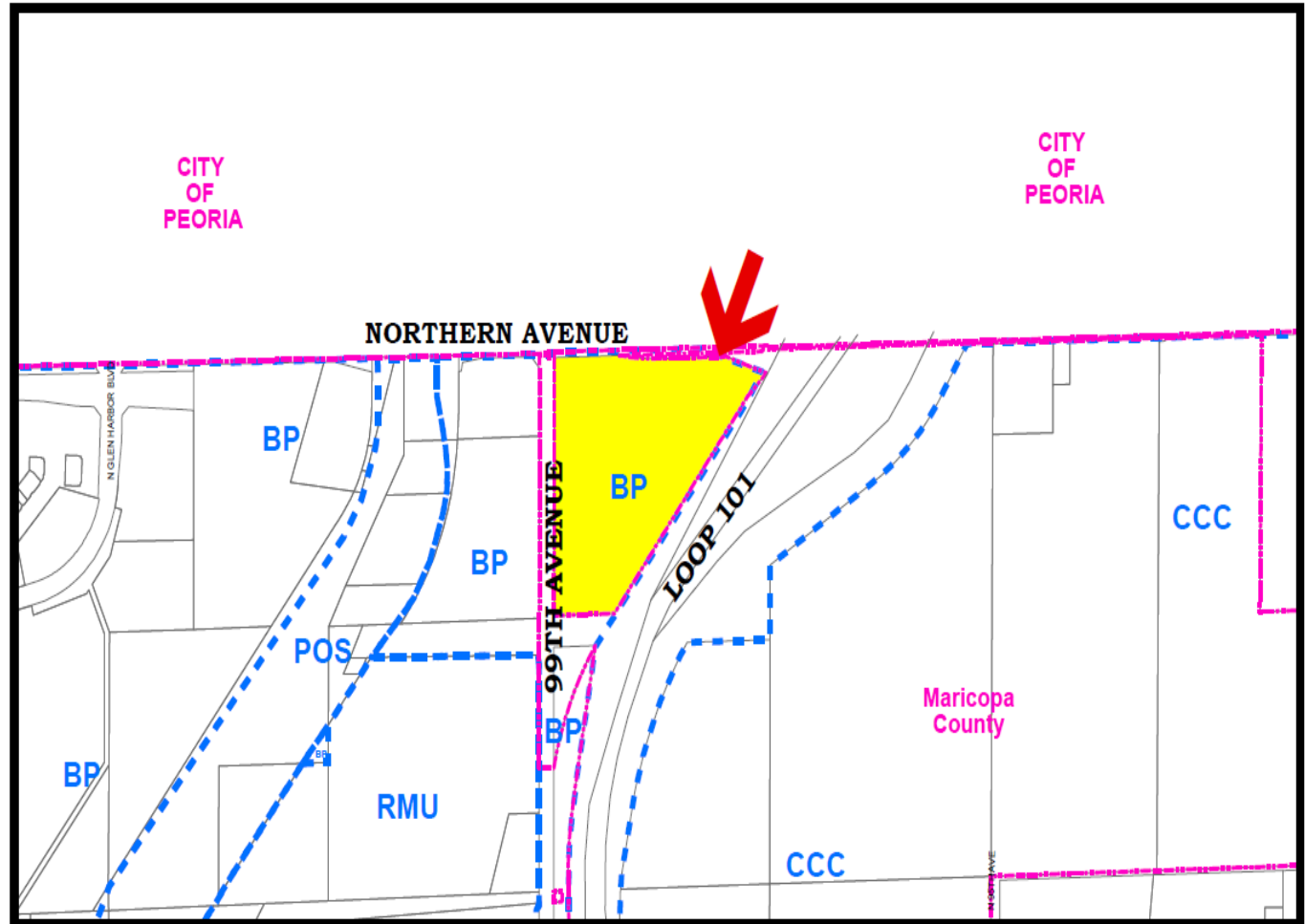
Request 1: Minor General Plan Amendment from BP (Business Park) to RMU (Regional Mixed Use);

Request 2: Zone change from C-2 (General Commercial) to PAD (Planned Area Development).

Project Size: Approximately 24 acres.

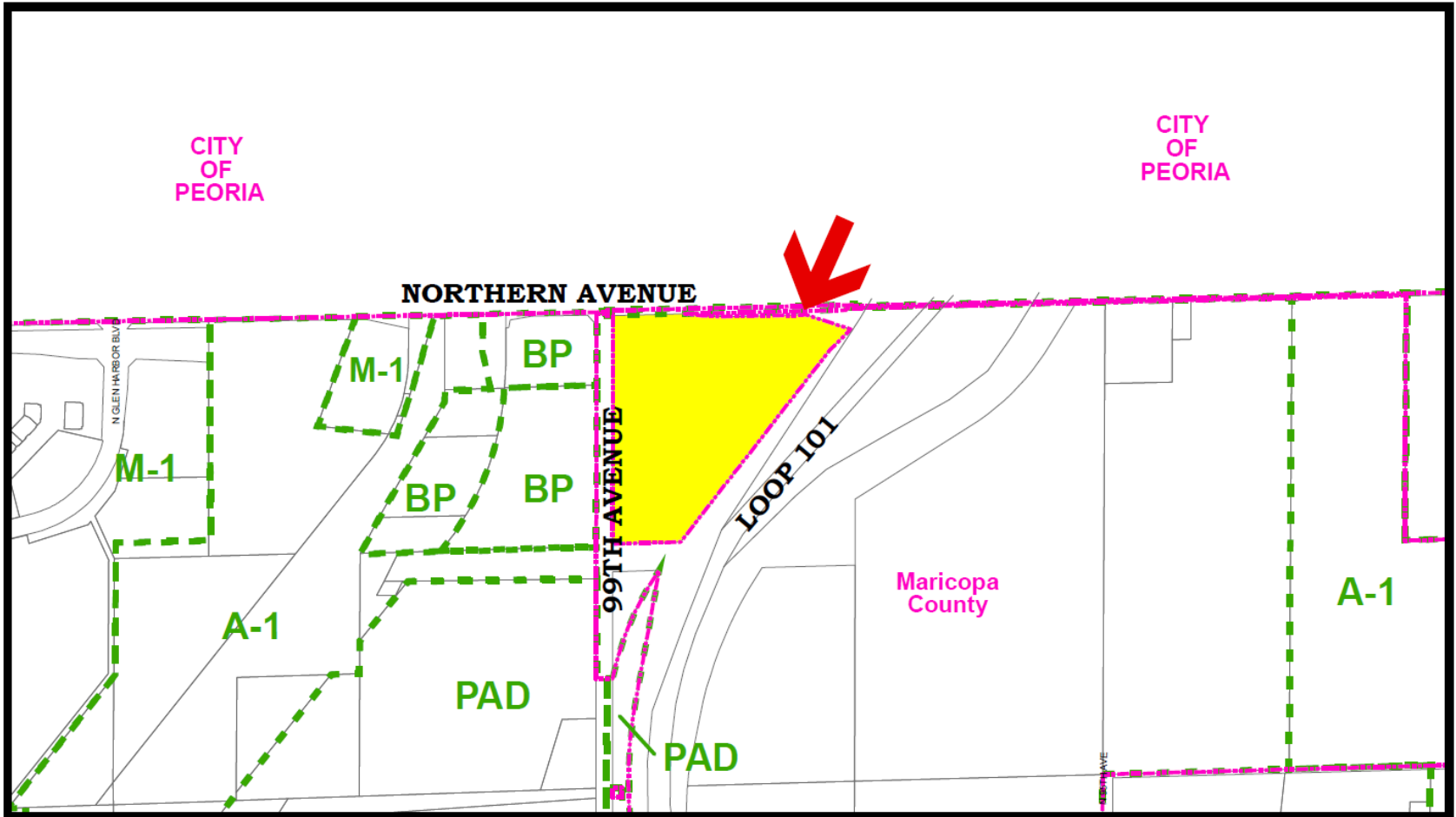
General Plan

General Plan designation is Business Park



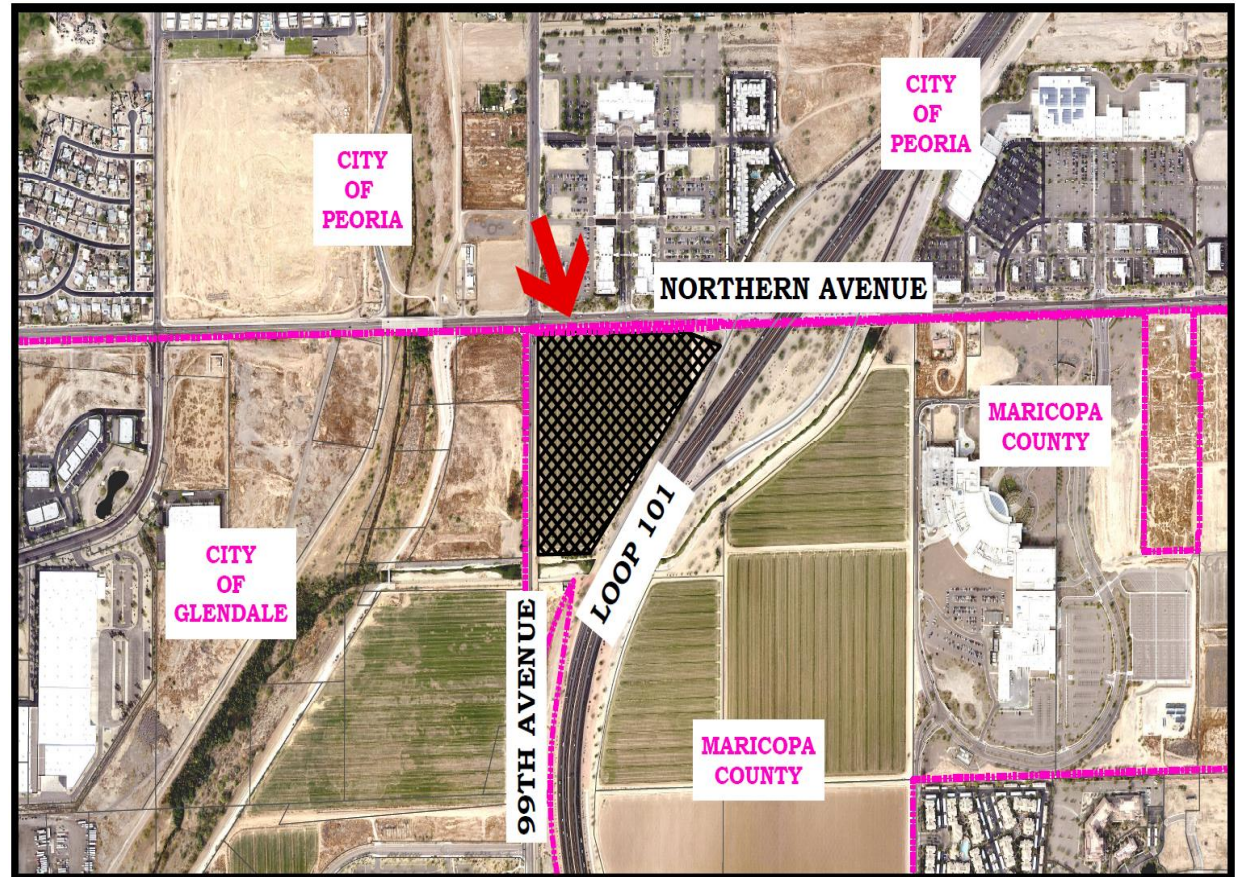


Zoning Map



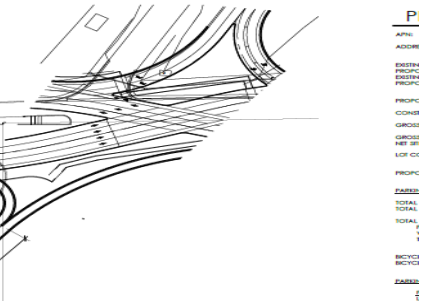
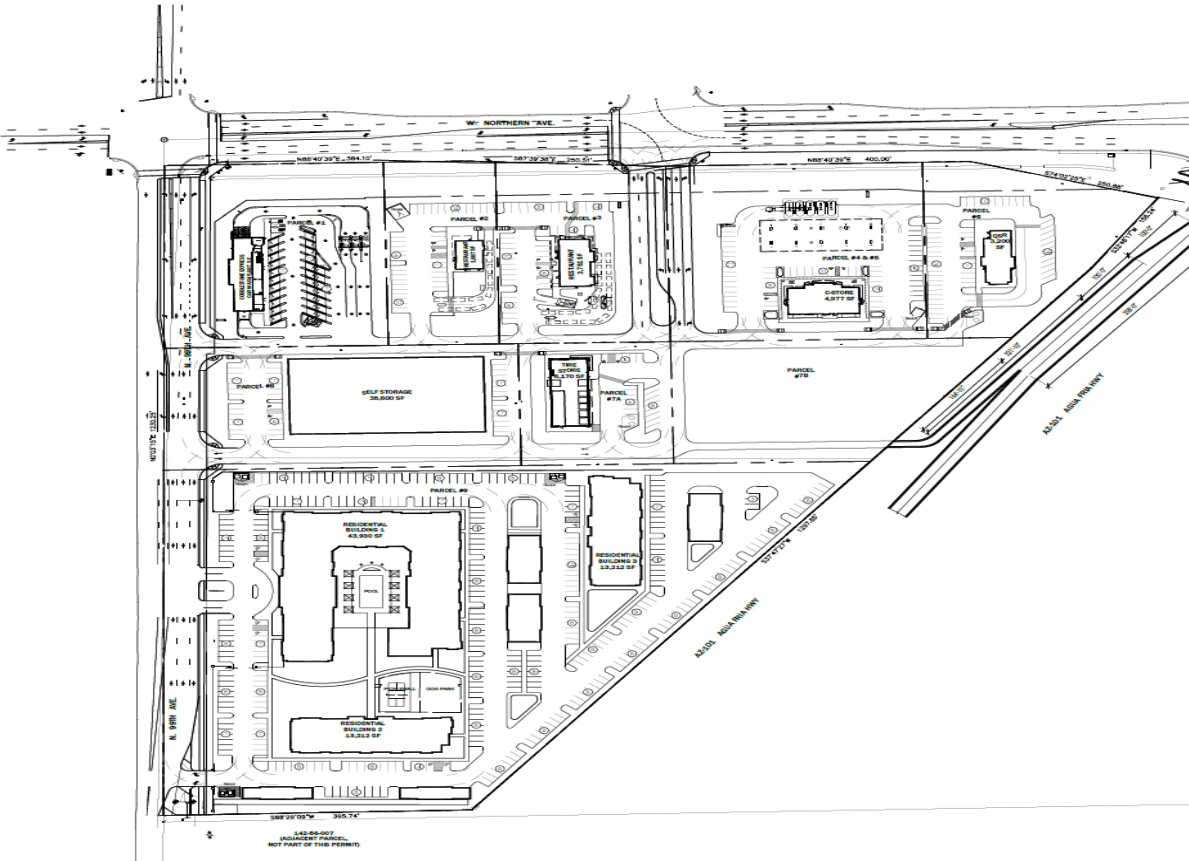
Aerial Map

- **North** - City of Peoria Retail
- **West** - City of Glendale
- **South** - City of Glendale
- **East** - Loop 101 and Maricopa County





Conceptual Site Plan Exhibit



PROJECT DIRECTORY

OWNER
 TROPICAN TRIST RETAIL GROUP
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 TELEPHONE: 602-973-3500
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CIVIL ENGINEER
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 SEE ARCHITECT
 2241 S NORTH 16TH STREET
 PHOENIX, AZ 85032
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ZONING DEVIATIONS

- COMMERCIAL DEVELOPMENT STANDARD DEVIATIONS**
- PARKING:**
- REQUESTING THE SELF-STORAGE PARKING RATIO BE 1:649 SF. A RATIO OF 1:400 SF IS REQUIRED.
 - REQUESTING A PARKING SPACE SIZE OF 37X18'. 19'X20' IS REQUIRED.
- MULTI-FAMILY DEVELOPMENT STANDARD DEVIATIONS**
- BUILDING HEIGHT:**
- REQUESTING AN INCREASE IN MAXIMUM HEIGHT TO 47'. MAXIMUM HEIGHT OF 37' IS REQUIRED.
- LANDSCAPE:**
- REQUESTING A MINIMUM OPEN SPACE PERCENTAGE OF 5%. MINIMUM 50% IS REQUIRED.
 - REQUESTING A MINIMUM OF ONE (1) TREE AND TWO (2) SHRUBS PER 400' OTHER DEVELOPED UNIT.
- PRIVATE OPEN SPACE:**
- AN AVERAGE OF 40 SQUARE FEET OF PRIVATE, COVERED OPEN SPACE WILL BE PROVIDED FOR UNITS THAT HAVE BALCONIES. 100 SQUARE FEET OF PRIVATE, COVERED OPEN SPACE IS REQUIRED FOR EACH UNIT.

GENERAL NOTES

1. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMMISSIBLE MATERIALS BEING BROUGHT ON SITE.
2. PERMITS TO CHURGE BE IN GENERAL OFFICE OF ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
3. ALL LIFTED BOARDS, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND "SHRUBS" FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE. PAINTED TO MATCH THE ADJACENT WALL.
4. SIGHT DISTANCE REQUIREMENTS OF CDOT DETAIL 0-447 (LOCAL STREETS) OR 0-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.
5. STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE HIGH BEAMS FOR LOCAL STREETS AND HIGH BEAMS FOR ARTERIAL AND COLLECTOR STREETS. STREET LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF PARKING LIGHTS SHALL BE 15% OF THE HEIGHT OF THE BUILDING. LIGHTS SHALL BE INSTALLED AS REQUIRED ADJACENT TO RESIDENCE.
6. STREET LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
7. MAXIMUM HOSE LEVEL 55 DECIBELS (NORMAL SPEAKING VOLUME) AT PROPERTY LINE.
8. CONFORMANCE USES SHALL BE SUBJECT TO A SEPARATE CONFORMANCE USE PERMITS PROCEDURE.
9. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.



Recommendation

Planning Commission recommended approval of GPA21-06 and ZON21-18, subject to eight (8) stipulations provided in the staff report.



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