

# 101 & Northern Ave

(Thompson Thrift)

## Planned Area Development Narrative

**APPROXIMATELY 24.21 GROSS ACRES LOCATED AT  
THE SOUTHEAST CORNER OF 99<sup>TH</sup> AVENUE AND  
NORTHERN AVENUE**

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## **PRINCIPALS AND DEVELOPMENT TEAM**

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## **INTRODUCTION**

This application proposes to amend the existing 101 & Northern Planned Area Development (Thompson Thrift) (PAD) for approximately 24.21 gross acres (20.83 net acres) located at the southeast corner of 99<sup>th</sup> Avenue and Northern Avenue (“Site” or “Property”). The existing approved PAD permits a mixed-use development integrating multi-family residential uses with commercial activities, such as retail, restaurant, office, service, hotel, and other similar uses. Today, we are requesting to amend the approved PAD to modify the development standards.

## **PROPOSAL**

The intent of the PAD amendment is to modify parking, building height, and landscape standards. These deviations will accommodate the height needed for a proposed hotel use on the Site and will accommodate the parking needs for a self-storage use. Additionally, the amendment will address landscaping for the multi-family portion of the PAD. This proposed PAD amendment will provide the flexibility needed to create a unique project that will complement the surrounding area and be an asset to the community. The proposed PAD will create a high-quality, unique development that accomplishes the objectives of the PAD zoning. This project will add to the excitement of growing Glendale, Arizona. The Site is conveniently located adjacent to the Interstate Loop 101 providing ease of access to the surrounding Phoenix Metropolitan Area.

The Site is broken up into nine (9) “parcels”. Parcel 9 contains multi-family land uses while the remaining parcels are commercial in nature. Parcels 1-8 are intended to hold uses including: retail, restaurants, drive-through restaurants, a convenience store, self-storage facility, hotel, car wash, or similar uses.

## **AMENDED PERMITTED USES**

Permitted uses for the proposed amendment shall comply with the uses as noted in the original PAD (ZON21-18). The following are amended permitted uses for the proposed development:

- Hotels & Motels – no additional public hearings required
- Convenience Uses as defined in the zoning ordinance – no additional public hearings required

The following uses are prohibited:

- Single-Family Residential
- Boarding Houses

## **MULTI-FAMILY DEVELOPMENT**

The multi-family portion of the development is approximately ten (10) acres in size and is located on the southern half of the Site on Parcel 9. This multi-family development will be a traditional gated apartment complex consisting of high-quality structures and landscape design, pedestrian connectivity, and a highly amenitized central area. The development will consist of three (3) buildings totaling 234 well-appointed market rate units to include 23 studios (9.8%), 99 one-bedrooms (42.3%), 92 two-bedrooms (39.3%), and 20 three-bedrooms (8.5%) totaling 260,000 RSF of buildable area. Along with the residential buildings, the project will feature 334 parking spaces which may include detached garages, covered spaces, and uncovered surface parking.

The development will include state of the art amenity areas with an oversized luxury pool and sundeck with grilling stations, a fire pit, and a lounge area. There will also be an indoor/outdoor Cabana along with a full kitchen, bar, group dining, and lounge space with direct access to the pool. The fitness center will feature high-end equipment programming with indoor/outdoor access to the pool and courtyard. Additionally, there will be a premium community dog park with ample seating and socializing space for residents and a well-lit pickle ball court. Parcel 9 is providing approximately 38% open space (3.43 net acres).

Parcel 9 can be accessed from 99<sup>th</sup> Avenue with three points of access, a centralized, gated main entrance that allows ingress and egress, as well as one egress at the south end of the parcel and emergency access at the north end of the parcel.

This development will satisfy the growing demand for modern housing in the rapidly expanding Phoenix West Valley. The proposed building architecture and open space areas will provide a distinct, upscale living environment for the residents of this community. Additionally, the use of various materials including masonry, stucco, and fiber cement, and both horizontal and vertical plane movement, will create visual interest. The architectural elements will provide a strong identity for the development and add to the diverse housing types in this growing area of the city.

## **COMMERCIAL DEVELOPMENT**

The commercial portion of the development is approximately 11 acres in size and is located on the northern half of the Site on Parcels 1-8. The commercial portion of the site has street frontage and vehicular access along both 99<sup>th</sup> Avenue and Northern Avenue, with two access points on 99<sup>th</sup> Avenue and one along Northern Avenue. The southern access on 99<sup>th</sup> Avenue provides full access, while the northern access on 99<sup>th</sup> Avenue is limited to right-in and right-out. The Northern Avenue entrance is a full access point.

The project architectural design theme will feature local and native-inspired materials and colors, adhering to the surrounding areas design. Each tenant will have the flexibility to incorporate their corporate branding colors and design while integrating the centers guidelines.

The landscape plan will be used for buffering key areas, giving shade and safety for pedestrians. Native plants will be a focus that allow the plants and trees to thrive and conserve water usage. The commercial portion of the site, Parcels 1-8, are providing approximately 22% open space (2.74 net acres).

## **DEVELOPMENT STANDARDS**

Development standards and deviations for the proposed amendment shall comply with the standards as noted in the original PAD (ZON21-18), except as modified by this amendment.

## **COMMERCIAL DEVELOPMENT STANDARD DEVIATIONS**

Parking:

- 27 parking spaces for the self-storage use.

Building Height:

- A maximum height of 60'. Form 7460-1 will be submitted to the FAA for review and approval.

## **MULTI-FAMILY DEVELOPMENT STANDARD DEVIATIONS**

Density:

- A maximum gross density of 25 du/ac.

Landscape:

- A minimum landscape buffer of 10' between parcels 1-8 and parcel 9.
- A minimum landscape buffer of 10' along 99<sup>th</sup> Avenue.

## **INFRASTRUCTURE**

Infrastructure for the proposed amendment shall comply with the standards as noted in the original PAD (ZON21-18).

## **SIGNAGE**

Signage for the proposed amendment shall comply with the standards as noted in the original PAD (ZON21-18).

## **CONCLUSION**

The proposed PAD amendment will allow for a high-quality, unique mixed-use development that achieves the goals and objectives of the City of Glendale. This is accomplished by bringing much need housing options and commercial services to the area. The development is compatible and complementary to the existing and planned land uses in the surrounding area. This proposed development will only add to the quality growth seen in the surrounding area and throughout the City of Glendale.

