



PLANNING COMMISSION REPORT

CASE: ZON22-04 Thompson Thrift PAD Amendment located at the SEC of Northern Avenue & 99th Avenue
CASE #: ZON22-04
MEETING DATE: 06/23/2022
FROM: Edward Vigil, Senior Planning Project Manager , Planning, EVigil@glendaleaz.com, 623-930-3071

SUBJECT

ZON22-04 Thompson Thrift PAD Amendment located at the SEC of Northern Avenue & 99th Avenue - A request by Wendy Riddell, on behalf of Berry Riddell, LLC., for a rezoning application to amend the existing Thompson Thrift PAD (Planned Area Development). The site is located on the southeast corner of 99th Avenue and Northern Avenue; and is located in the Yucca District. Staff Contact: Edward Vigil, Senior. Planner Project Manager (623)930-3071.

REQUEST

A rezoning application to amend the existing PAD (Planned Area Development) to modify the building height, to reduce the number of parking spaces for the self-storage land use, and to reduce the landscape setback.

APPLICANT/OWNER

Wendy Riddell with Berry Riddell, LLC./ Old Scottsville, LLC.

REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

SUMMARY

The applicant is requesting to amend the existing PAD (Planned Area Development) to modify the building height from 30 feet to 60 feet, to reduce the number of parking spaces for the self-storage land use from 63 to 27 parking spaces, and to reduce the landscape setback from 20 feet to 10 feet along the commercial property line between parcels 1-7 and parcel 8, and to reduce the landscape setback along 99th Avenue from 20 feet to 10 feet.

BACKGROUND INFORMATION

General Plan Designation:

The property land use designation is BP.

Zoning: PAD (Planned Area Development)

Property Location and Size:

The property is located at the southeast corner of 99th Avenue and Northern and is approximately 24 acres in size.

Adjacent Uses and Zoning:

- North– PAD (Park West Retail Shopping Center).
- South- Maricopa County RU-43 Vacant Land & the Loop 101.
- East– Loop 101
- West– BP (Business Park/ Vacant land).

History:

The property was recently annexed on November 23, 2021, with AN-225 and also went through a Minor General Plan amendment and Rezoning approved on November 9, 2021, with GPA21-06 and ZON21-18. This property has been used for agricultural purposes.

Project Details:

This application is requesting to amend the previously approved Thompson Thrift PAD to increase the building height from 30 feet to 60 feet in the commercial portion of the site and to reduce the parking requirements for the self-storage land use from 63 to 27 parking spaces. The zoning code requires 1 parking space for every 2,000 square feet of building area which would bring the parking requirement to 63 parking spaces. The applicant is also requesting to reduce the landscape setback required along the interior property line of parcels 1-7 and parcel 8 from 20 feet to 10 feet, and also to reduce the landscape setback along 99th Avenue from 20 feet to 10 feet. The site is approximately 24 acres and is part of an approved mixed-use development integrating multi-family residential and commercial uses that will include retail, restaurants, office, gas and convenience store, hotel, convenience uses, and self-storage. The previously approved PAD development standards will remain the same with the exception of the revised building height and the reduction in parking for the Self-Storage land use.

DEV. STANDARDS	PAD (C-2)	AMENDED PAD
Min Lot Area	NA	NA
Min Lot Width	NA	NA
Min Lot Depth	NA	NA
Min Front Yard	20 FT	20 FT
Min Side Yard	60/15 FT	60/15 FT
Min Rear Yards	60/15 FT	60/15 FT
Max Lot Coverage	NA	NA
Max Building Height	30 FT	60 FT
Min Open Space	20%	20%
Max Gross Density	NA	NA
Parking for Self-Storage	1/2000 (63 parking spaces)	27 parking spaces
Landscape setback along 99 th Avenue	20 feet	10 feet
Landscape setback between commercial section (parcels 1-8) and the multi-family (parcel 9)	20 feet	10 feet

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On May 18, 2022, the applicant mailed notification letters to adjacent property owners and interested parties. A neighborhood meeting was not required for this amendment. The applicant's Citizen Participation Final Report is dated May 31, 2022, and is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Arizona Republic* on June 1, 2022. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on

June 3, 2022. The property was posted on May 19, 2022.

STAFF FINDINGS AND ANALYSIS

Required Finding of Planning Commission:

Section 5.913 of the Zoning Ordinance requires the following finding to be met prior to approval of a PAD (Planned Area Development) district:

The Planning Commission shall find that the PAD application is consistent with the purpose of the district. The Commission evaluation shall include land use mixture, land use categories, land use intensities, and the proposed development standards.

Purpose:

Section 5.901 of the Zoning Ordinance states that the purpose of the PAD (Planned Area Development) district is to:

- A. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.
- B. Encourage residential development to provide a mixture of housing types and designs.
- C. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.
- D. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.
- E. Require the nature and intensity of development to be supported by adequate utilities, transportation, drainage, and common open spaces to serve the development and to minimize impact on existing or future adjacent development.
- F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

Analysis:

- There is sufficient infrastructure for 99th Avenue and Northern Avenue surrounding the site. Compatible land uses have been developed north and east of the site; therefore, the rezoning amendment is consistent and complimentary to the surrounding area.
- Approval of this application will show support and encouragement of commercial developments.
- The proposed PAD amendment will continue to support a mixed-use development with both commercial and multi-family residential uses. This development will bring revenue to the City, jobs, and additional housing options. Further, the PAD will encourage growth on a site located along arterial streets and adjacent to the Loop 101 Freeway where growth is expected.
- Transportation, Land Development Engineering as well as other City departments have reviewed the proposal to assure adequate utilities, drainage, and transportation migrations were considered to serve the development and to minimize the impact on existing or future adjacent development.
- A Traffic Study was approved with zoning application ZON21-18 on November 9, 2021, and a new study was not required for this application as circulation and vehicle traffic were not impacted by this amendment.”

RECOMMENDATION

Staff recommends approval of ZON22-04, subject to the following stipulations:

1. Development shall be in substantial conformance with the applicant's revised Planned Area Development dated June 3, 2022.
2. Development shall comply with the original zoning stipulations that were approved with ZON21-18 and Ordinance number 021-76.

PROPOSED MOTION

Move to recommend approval of ZON22-04, subject to the stipulations contained in the staff report.

Attachments

PAD

CPP Final Packet

Prop 207 Waiver

Zoning Map

Aerial Map

Presentation
