



# Thompson Thrift PAD Amendment ZON22-04

Planning Commission, June 23, 2022





# Request

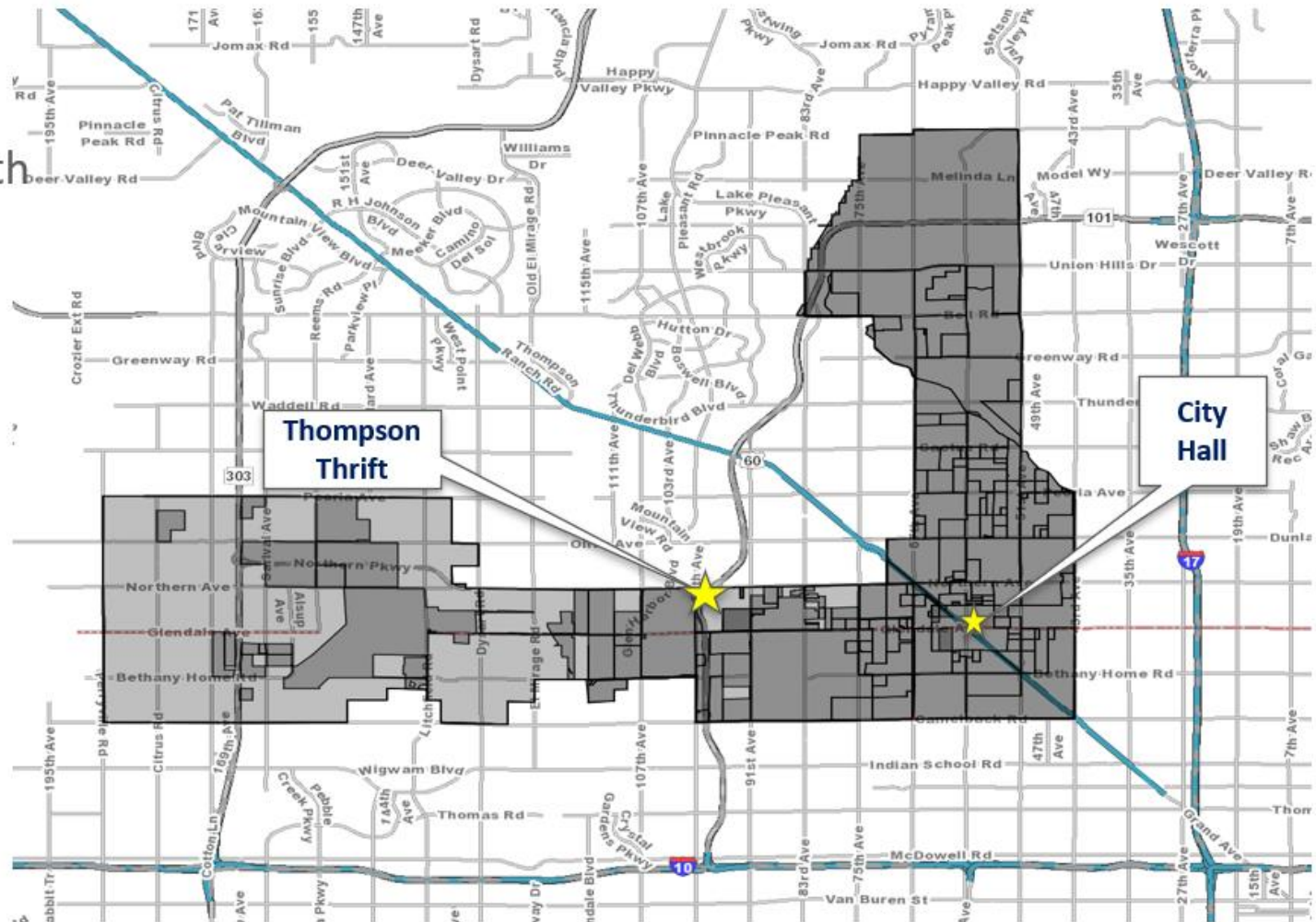
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**Request:** Amend the existing PAD to modify the building height, to reduce the number of parking spaces required for the self-storage use, and to reduce the landscape setbacks.

**Project Size:** Approximately 24 acres.

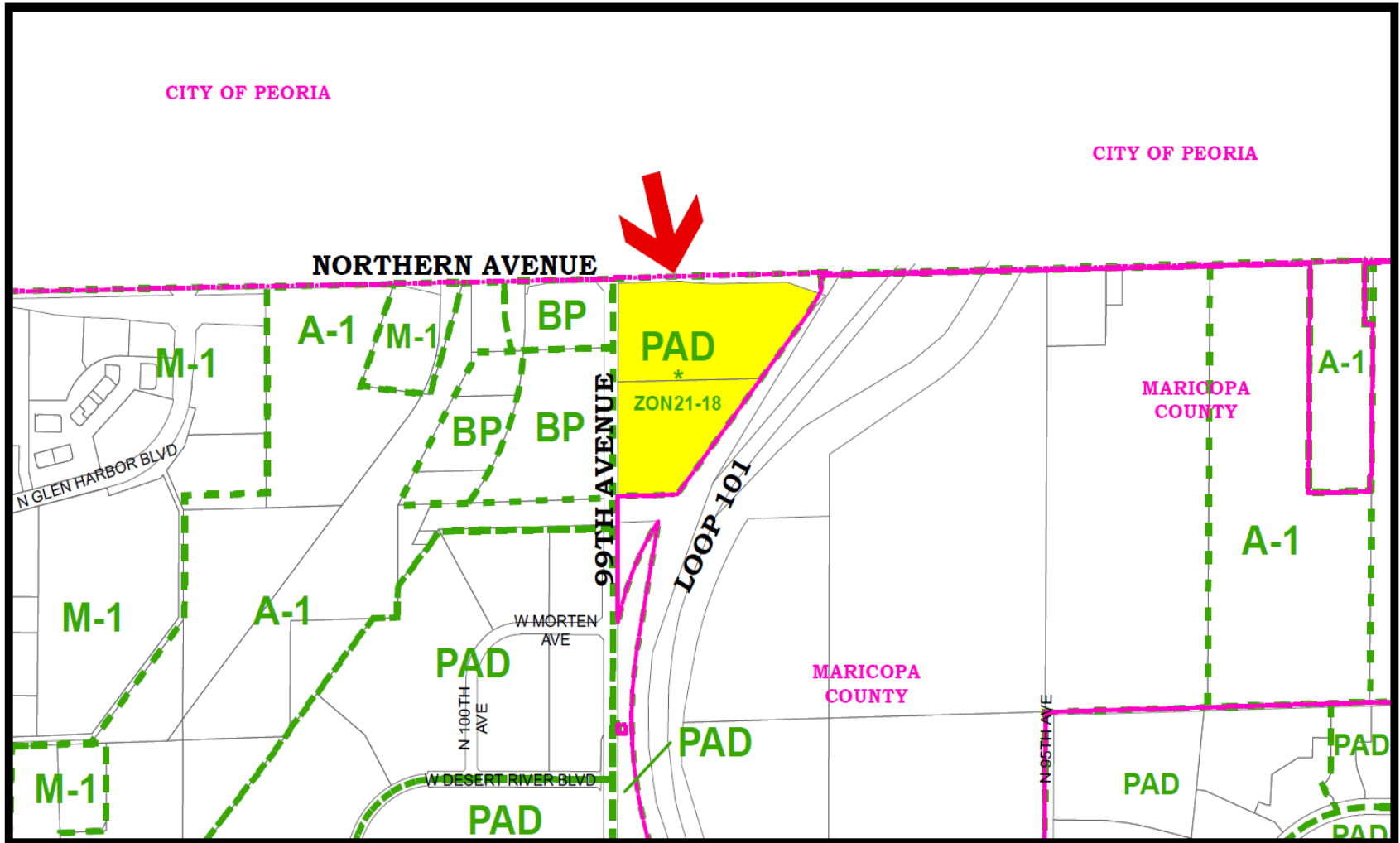
# Vicinity Map

Southeast  
corner of 99<sup>th</sup>  
Avenue &  
Northern  
Avenue



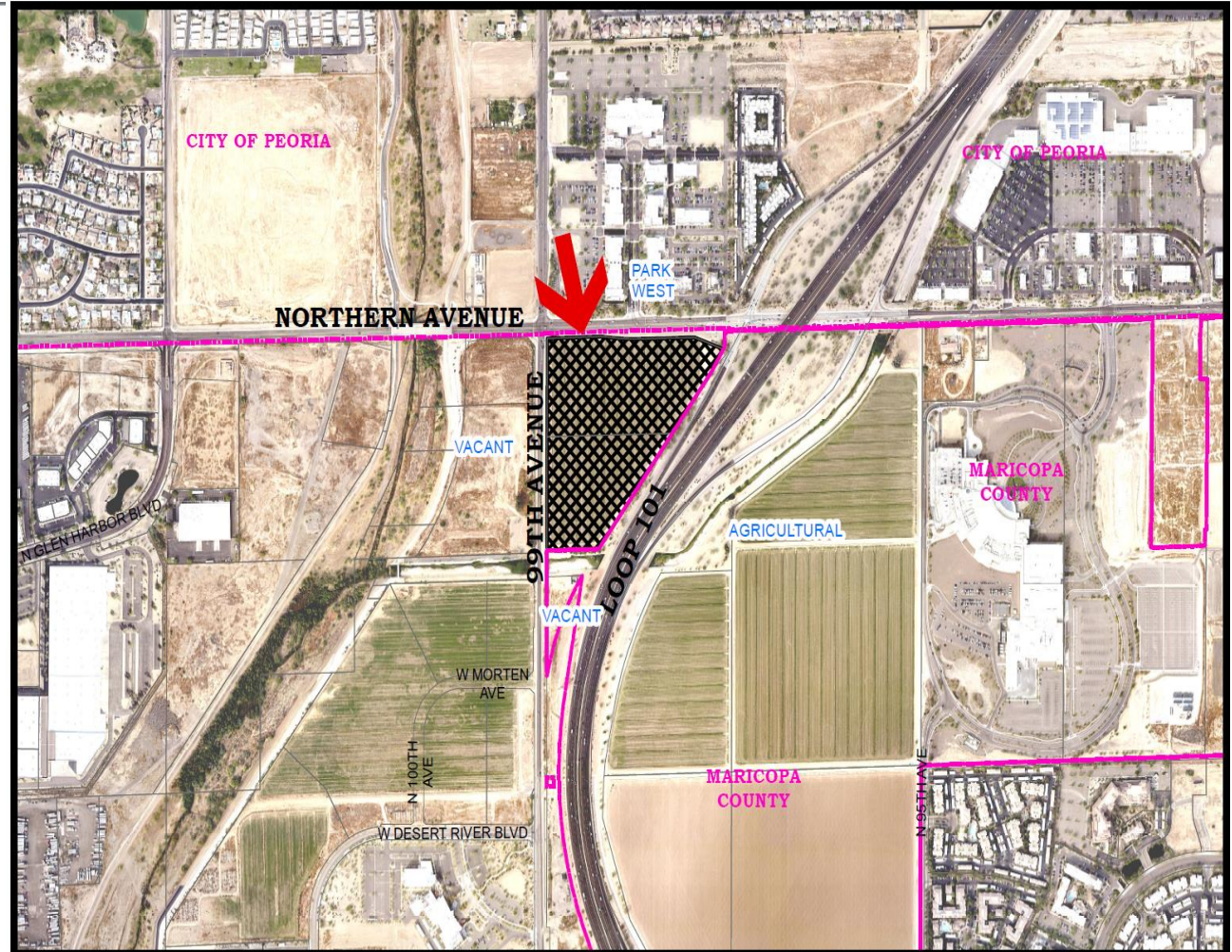


# Zoning Map



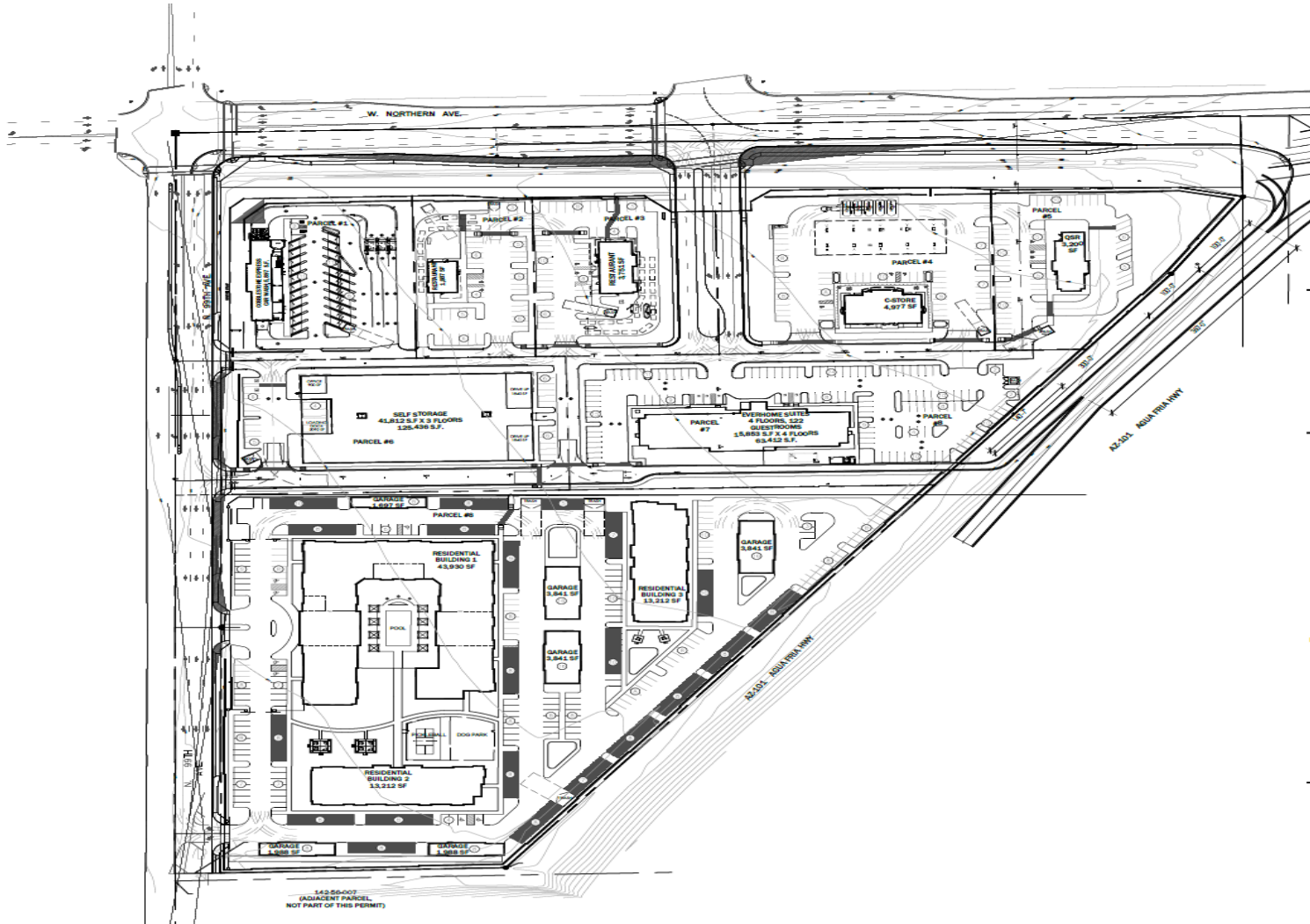
# Aerial Map

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





# Conceptual Site Plan Exhibit





# Proposed Development Standards

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The REVISED PAD proposes the following changes:

- Increase building height from 30 feet to 60 feet in the commercial section only.
- Reduce the number of parking spaces from the required 63 parking spaces to 27 parking spaces for the self-storage land use.



# Proposed Development Standards

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- To reduce the landscape setback from 20 feet to 10 feet along the commercial property line between parcels 1-7 & parcel 8 and reduce the landscape setback along 99<sup>th</sup> Avenue from 20 feet to 10 feet.



# Public Involvement

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## Citizen Involvement:

- Notice mailed May 18<sup>th</sup> to property owners within 300 feet.
- Site posted May 19<sup>th</sup>
- Hearing/Request advertised June 1<sup>st</sup> in *The Arizona Republic*.
- No Comments have been received.



# Analysis

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- There is sufficient infrastructure for 99<sup>th</sup> Avenue and Northern Avenue surrounding the site.
- 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.



# Analysis

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- Transportation, Land Development Engineering as well as other City departments have reviewed the request and have approved this application.
- A Traffic Study was approved with zoning application ZON21-18 on November 9<sup>th</sup> 2021, and a new study was not required for this application.



# Recommendation

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Should the Planning Commission motion to recommend approval of ZON22-04, it should be subject to the following stipulations:

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



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# ZON21-18 - APPROVED STIPULATIONS

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1. Development shall be in substantial conformance with the applicant's Project Narrative, dated October 20, 2021.
2. The required right-of-way on Northern Avenue will comply with the right-of-way defined in the Northern Avenue Parkway projects.
3. The developer will provide 55 feet of right of way (65 feet of right of way within 250 feet of the intersection) along 99<sup>th</sup> Avenue.



4. The developer will continue to work with staff at the Transportation Department to define the design requirements of the road that connects the frontage road with 99<sup>th</sup> Avenue. The roadway shall be designed in such a way that it functions more like a street than a shopping center driveway aisle.
5. The developer shall provide a 5-foot ADA compliant sidewalk of the north side of the roadway that connects the frontage road with 99<sup>th</sup> Avenue.
6. The developer will add a third northbound lane starting a minimum of 150 feet south of the development and terminating at the Northern Avenue section.