



## PLANNING COMMISSION REPORT

CASE: THOMPSON THRIFT PAD AMENDMENT LOCATED AT THE SOUTHEAST CORNER OF 99TH AVENUE AND NORTHERN AVENUE

CASE #: ZON23-02

MEETING DATE: 05/25/2023

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### **SUBJECT**

ZON23-02 Entitlement request for approval of a rezoning application to amend an existing Planned Area Development (PAD).

### **REQUEST**

Planning Commission recommendation to amend the existing Thompson Thrift PAD.

### **APPLICANT/OWNER**

Wendy Riddell with Berry Riddell, LLC. / CC Development LP Series III 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 Envision Glendale 2040 (General Plan).

### **SUMMARY**

The applicant is requesting to amend the existing PAD to eliminate the gross floor area ratio (F.A.R) of 0.3 and instead establish lot coverage of 60% for parcel 8 only.

### **BACKGROUND INFORMATION**

#### **General Plan Designation:**

The property land use designation is BP (Business Park).

**Zoning:** PAD (Planned Area Development)

#### **Property Location and Size:**

The property (Parcel 8) is located at the southeast corner of 99<sup>th</sup> Avenue and Northern Avenue and is approximately 0.75 acres in size.

#### **Adjacent Uses and Zoning:**

- North-PAD
- South-PAD
- East-PAD

- West-99<sup>th</sup> Avenue

**History:**

The property was annexed on November 9, 2021, with AN-225, and Minor General Plan amendment and Rezoning were approved on November 9, 2021, with GPA21-06 and ZON21-18. On August 23, 2022, a PAD amendment was approved with ZON22-04.

**Project Details:**

This site is part of a 24-acre (9 parcels), mixed-use project titled “Thompson Thrift” and was approved with ZON21-18 and includes commercial uses such as a hotel, restaurants, self-storage facilities, gas and convenience store, retail stores, convenience uses, and multifamily residential uses. The applicant is requesting to amend the existing PAD to eliminate the gross floor area ratio of 0.3 (F.A.R) and establish a maximum lot coverage of 60% of parcel 8 only. Parcel 8 is planned to be occupied with a 3-story, climate controlled, self-storage facility. The previously approved PAD (ZON21-18 & ZON22-04) development standards will remain the same for parcels 1-7 (commercial site) and parcel 9 (multifamily residential site).

**CITIZEN PARTICIPATION TO DATE:****Applicant’s Citizen Participation Process:**

On April 10, 2023, the applicant mailed notification letters to adjacent property owners and interested parties. A neighborhood meeting was not required for this amendment. The applicant nor staff received comments for the community. The applicant’s Citizen Participation Final Report is dated April 20, 2023, and is attached.

**Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Arizona Republic* on May 3, 2023. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on May 5, 2023. The public hearing was posted on site with a zoning sign on May 9, 2023.

**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.

- **Staff Analysis:**

Each parcel is uniquely situated and is being developed for a variety of uses while maintaining an overall Master Development. Parcel 8 is intended to develop as a

self-storage facility that supports the overall master development as approved in the original PAD. Infrastructure to Parcel 8 has been established, and the proposal will utilize existing sewer, water and circulation connections. Access will be taken from 91st Avenue and will connect to the internal circulation of the site. The proposed amendment will support the goal and policies of the General Plan and the intent of the PAD by encouraging a unique use within a developing mixed use project. The amendment supports a complimentary and cohesive site through common elements in circulation, access, design, and landscaping. The amendment supports the PAD through removing the limitations for what can be built on site, by removing the F.A.R maximums and instead providing a maximum lot coverage of 60%. By removing the limitations, the development may build a taller, less massive structure which will encourage a cohesive and complimentary development throughout the overall PAD.

B. Encourage residential development to provide a mixture of housing types and designs.

• **Staff Analysis:**

No additional housing units are proposed with this rezoning application. However, the proposal will support the multifamily, residential units by providing the availability to additional employment and storage options.

C. Encourage innovative development or redevelopment concepts for all land uses.

• **Staff Analysis:**

The Thompson Thrift PAD provides for innovative development of a variety of uses on individual parcels that are at various stages of approval. The proposed self storage facility adds to this variety and provides employment and storage opportunities that are currently unavailable. The PAD amendment is consistent with the goals and policies of the General Plan by creating a unique and innovative remedy for a specific parcel with specific needs. The PAD has set the minimum height allowance for sixty (60) feet in height for commercial buildings. However, with the F.A.R limitation of 0.3, does not allow for the size and scope of building needed for the proposed facility. Removing the limitation promotes development of storage facility that is in-line with current market trends and will support the intent of the Thompson Thrift PAD.

D. Provide a process which relates the urban design and scale of project to the unique characteristics of the site.

• **Staff Analysis:**

The amendment supports the goals of the General Plan because it considers the unique location of the site, the anticipated and allowed uses for the overall PAD, and the needs of the project. Located south of the southwest corner of 99th Avenue and Northern Avenue, Parcel 8 is anticipated to be surrounded by commercial properties. Parcel 8 takes direct access 99<sup>th</sup> Avenue and at full build out, it is likely that visibility for the business will be limited. The amendment supports the intent of the PAD by relating the urban scale of the project and planning for a cohesive approach considering the use and development of all parcels within the master development. Removing the F.A.R. limitation and instead establishing a maximum lot coverage (60%), will allow the building to achieve the potential of a sixty (60) foot height established within the approved PAD (ZON22-04) and will promote a cohesive master development.

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.

- **Staff Analysis:**

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. The development, as proposed, will be required to meet the requirements for landscaping, common open space, access, and circulation that are set forth in the approved PAD. In addition, a traffic study was not required for the amendment. The development was anticipated and accounted for in the study that was approved on zoning application ZON21-18 on November 9, 2021.

F. Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.

- **Staff Analysis:** The General Plan Designation for the site is Regional Mixed Use (RMU). The intent of the RMU Designation is to encourage, new, multi-modal, mixed use development in regionally significant areas. The Thompson Thrift PAD meets the intention by allowing for a variety of mixed use projects on one cohesive site in a regionally important area. The property is directly west of the Loop 101 Corridor and across from an established commercial center in the City of Peoria jurisdiction. The location of the PAD makes it a prime site to be a large scale mixed use hub for Glendale. The PAD amendment supports the goals of the PAD and the General Plan by opening up the opportunity for a unique and desirable use that is consistent and complements the master development plan.

## **RECOMMENDATION**

Staff recommends approval of ZON23-02, subject to the following stipulations:

1. Development for Parcel 8 shall be in substantial conformance with the applicant's revised Planned Area Development dated April 20, 2023.
2. All other Development standards for parcels 1-9 shall comply with the original zoning stipulations that were approved with ZON21-18 (Ordinance number 021-76) and ZON22-04 (Ordinance number O22-51).

## **PROPOSED MOTION**

Move to recommend approval of ZON23-02, subject to the stipulations contained in the staff report.

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## **Attachments**

PAD Narrative  
Transportation Memo  
Final Report  
Prop 207 Waiver  
Zoning Map  
Aerial Map

