



THOMPSON THRIFT REZONE ZON23-02

Planning Commission Public Hearing – May 25, 2023

CHRISTINA LAVELLE
SENIOR PLANNER





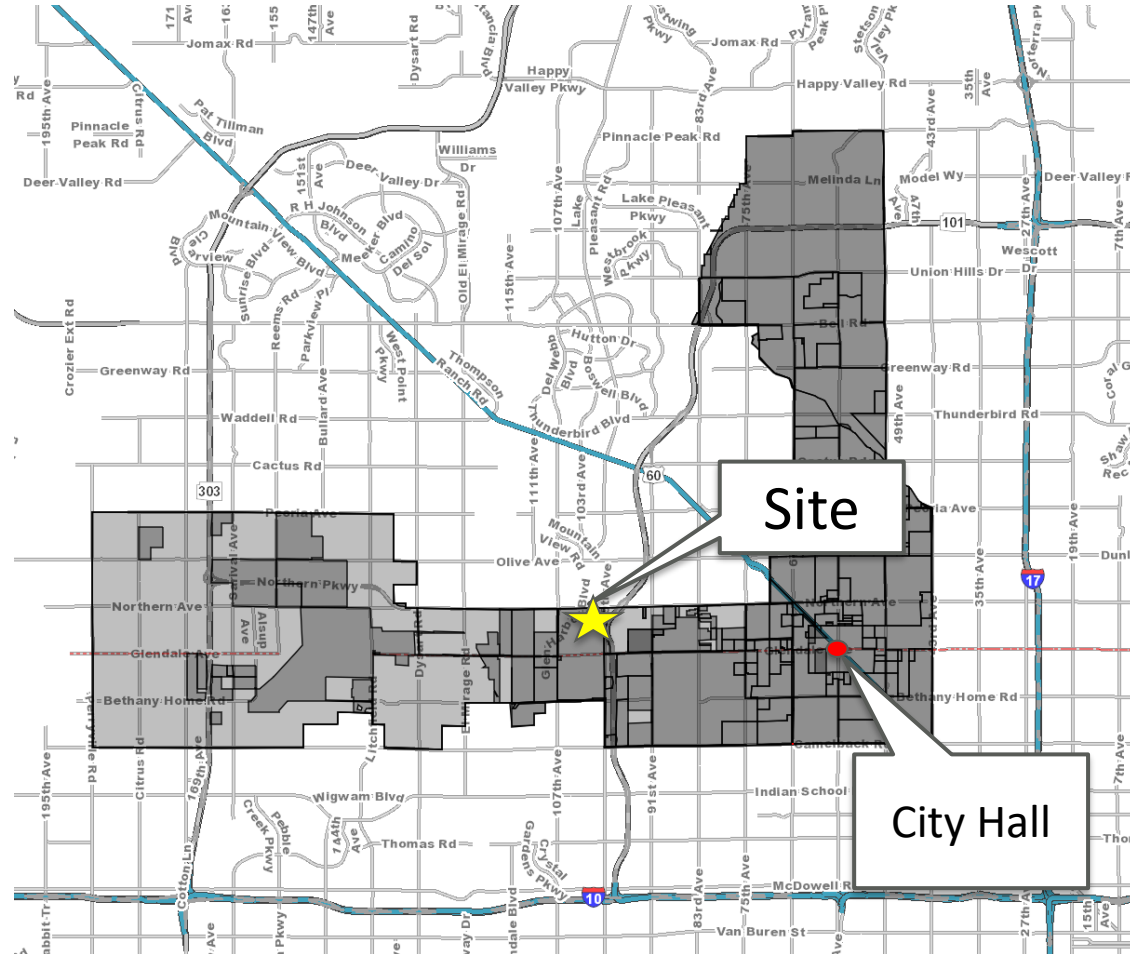
Request

Rezone an existing PAD (Planned Area Development - Thompson Thrift ZON22-14) to eliminate the gross floor area ratio of 0.3 (F.A.R) and instead establish lot coverage of 60% for parcel 8 only.

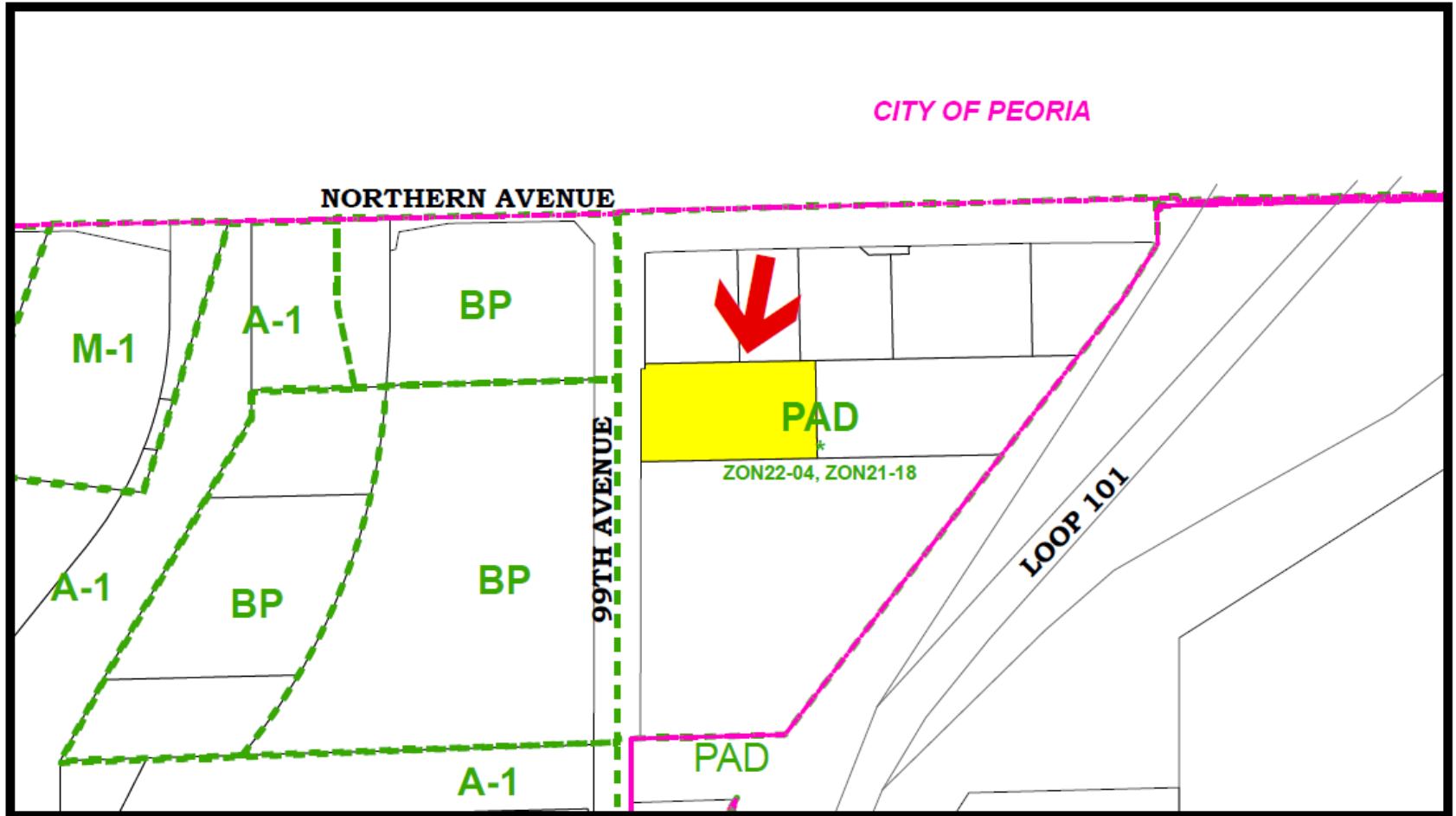
Applicant: Wendy Riddell, Berry Riddell, LLC

Vicinity Map

SEC
corner
of 99th
and
Northern
Avenues

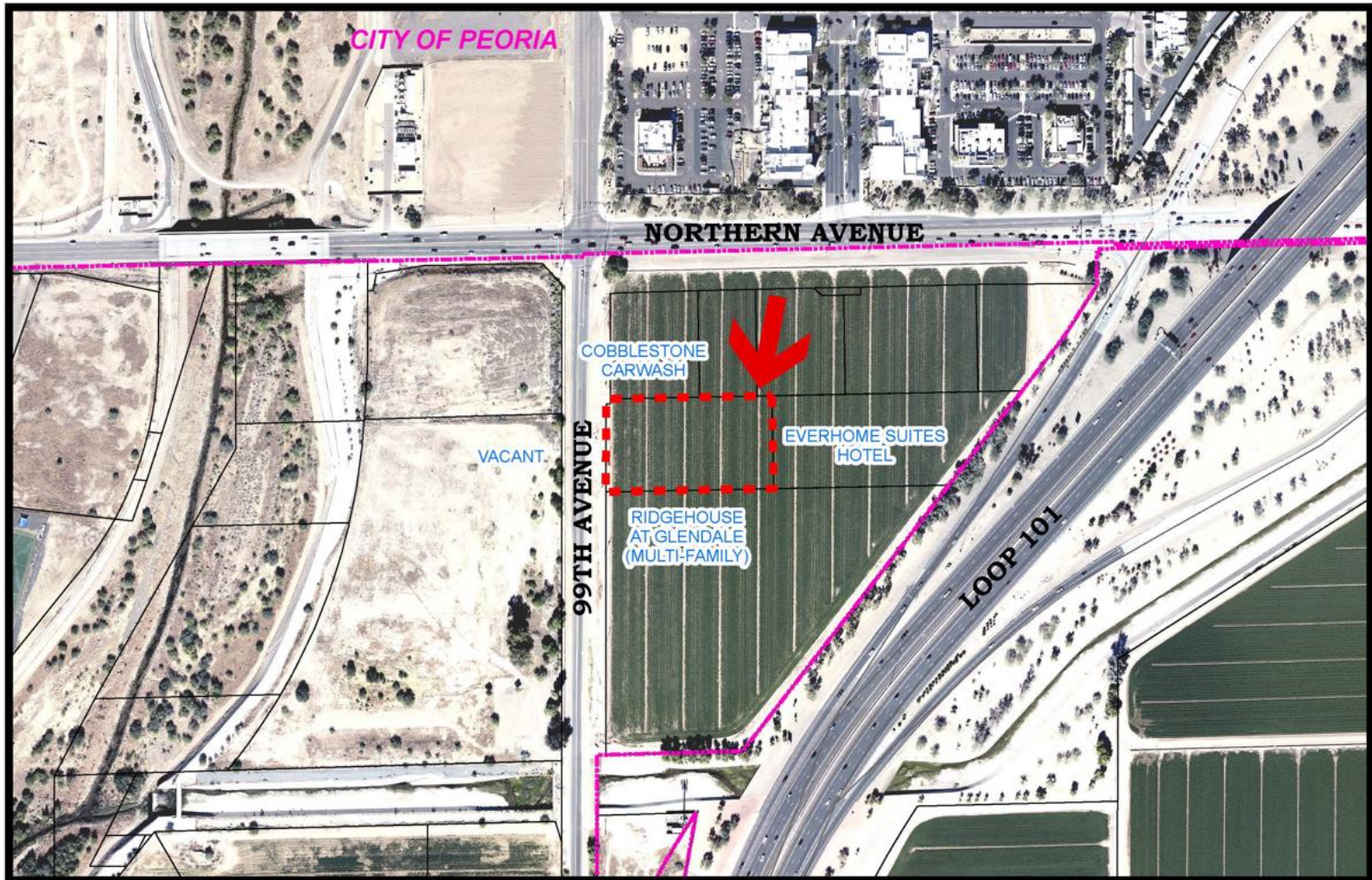


Zoning Map





Aerial Photograph





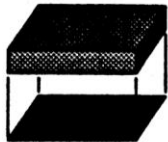
Floor Area Ratio/ Lot Coverage

$$\text{FAR} = \frac{\text{total floor area}}{\text{total lot area}}$$



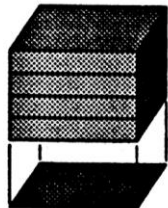
FAR .5

1 floor
50% Lot Coverage



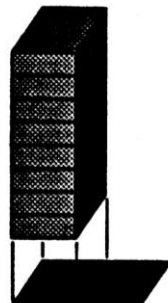
FAR 1.0

1 floor
100% Lot Coverage



FAR 4.0

4 floors
100% Lot Coverage



FAR 4.0

8 floors
50% Lot Coverage





Public Involvement

- Neighborhood notification letters were sent April 11, 2023
- Advertised in the Arizona Republic on May 3, 2023
- Site sign posted on May 9, 2023

No comments received by the applicant or staff



Findings & Analysis

- Creative and Effective Land Use
- Innovation Development
- Process Relating to Urban Design
- Supported by Infrastructure
- Consistent with General Plan



Recommendation

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 and Ordinance number 021-76 and ZON22-04 and Ordinance number 022-51.



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