



# BETHANY HOME 303

## ZON22-14

Planning Commission – NOVEMBER 10, 2022

Alex Lerma  
Senior Planner





# Request

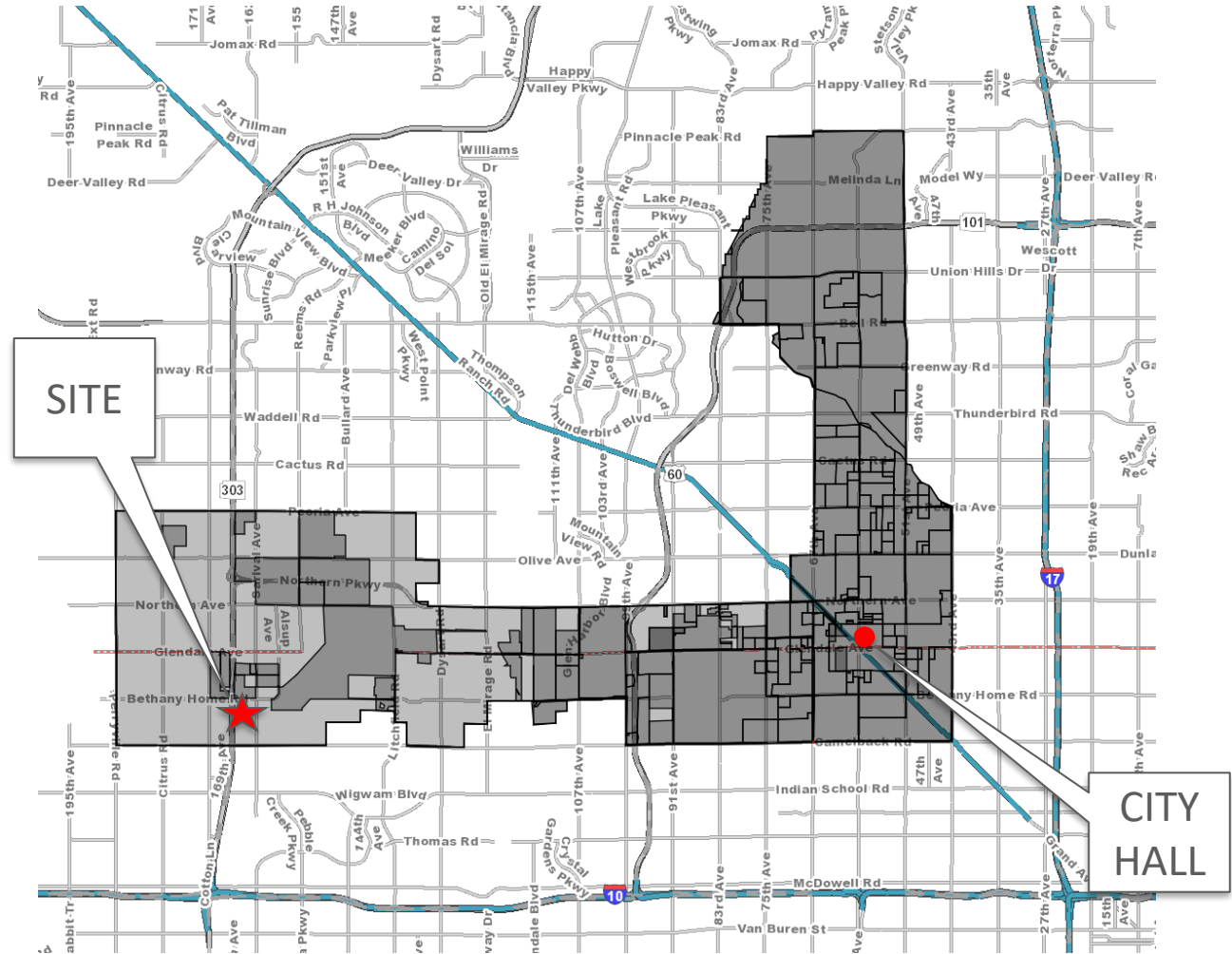
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1) Zone change from M-1 (Light Industrial) to PAD (Planned Area Development).

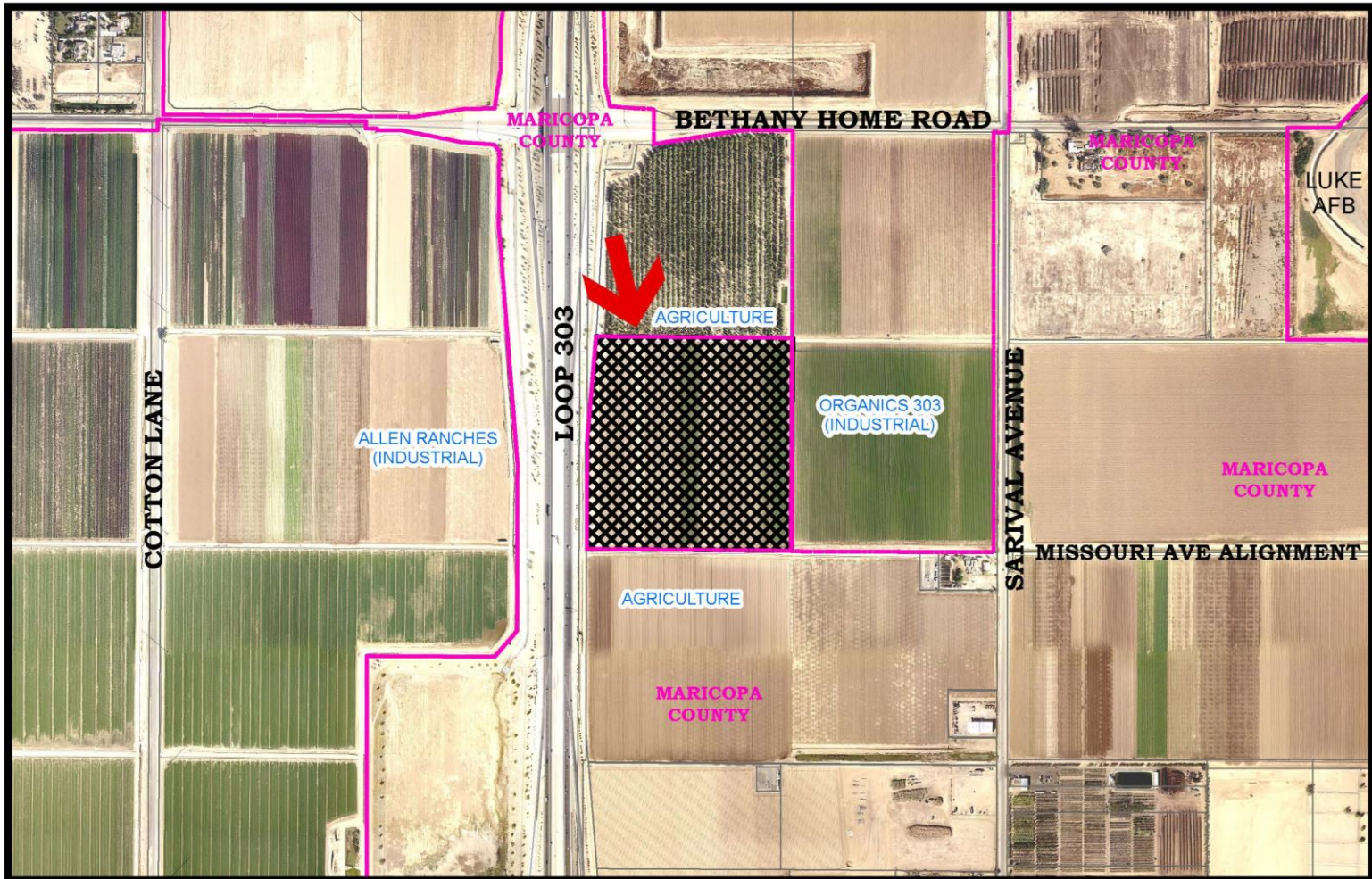
**Applicant:** Michael Buschbacher on behalf of Earl & Curly, representing Mckinney Investment.

# Vicinity Map

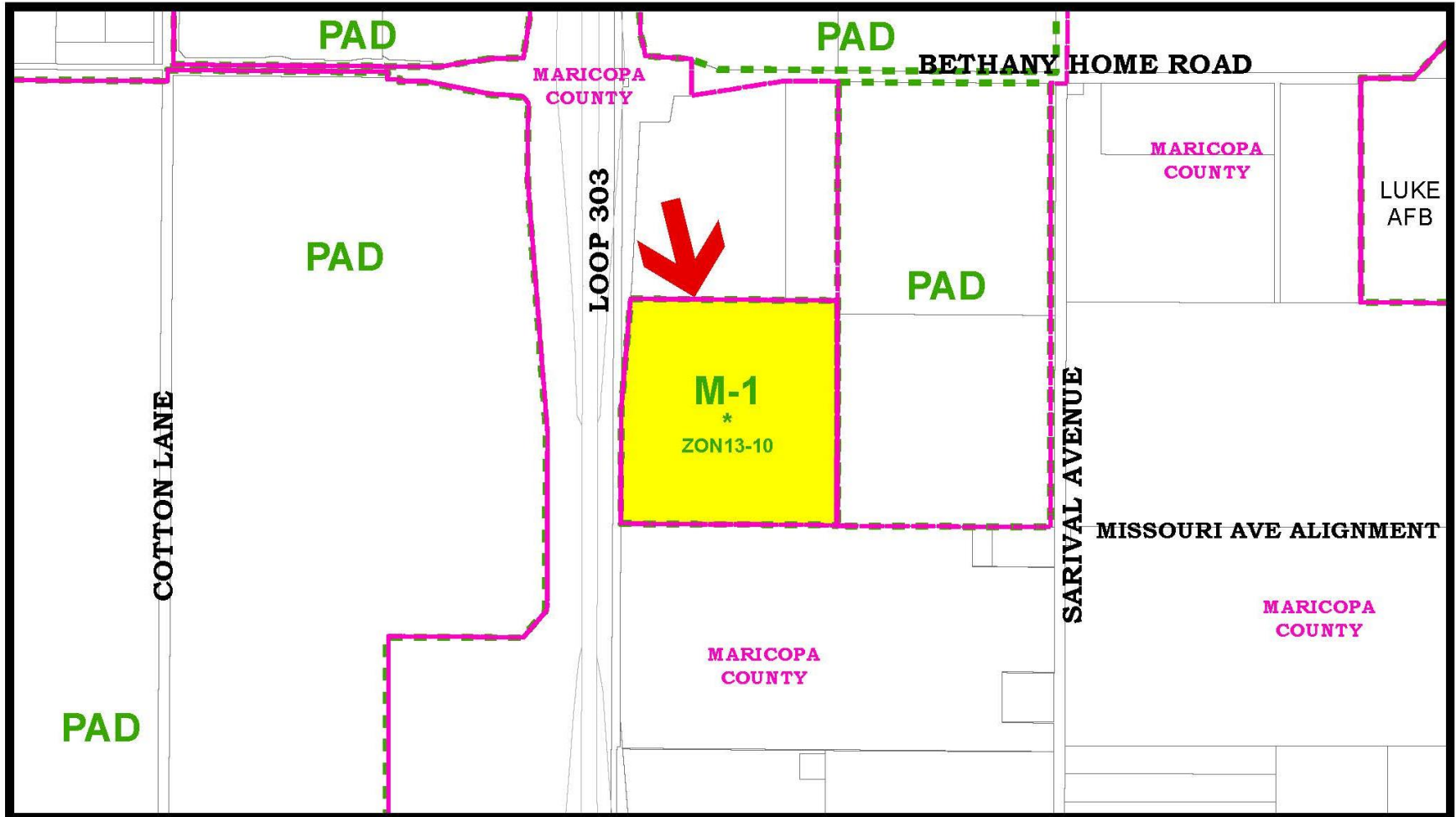
Located south of the SEC of Bethany Home Road and Loop 303.



# Aerial



# Zoning Map







# Conceptual Landscape Plan



# Elevation Rendering

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# Proposed Development Standards:

DEVELOPMENT STANDARD	M-1 Standards	Proposed PAD Standards
Minimum Net Lot Area	6,000 SF	6,000 SF
Maximum Lot Area	N/A	N/A
<b>Building Setbacks</b>		
Front Setback	25-feet	<b>20-feet</b>
Rear Setback	60-feet <sup>2</sup>	60-feet <sup>2</sup>
Side Setback	60 feet <sup>2</sup>	60-feet <sup>2</sup>
Street Side Setback	25-feet	25-feet
<b>Landscape Setbacks</b>		
Front	20-feet	<b>15-feet</b>
Rear	20-feet	<b>10-feet</b>
Street Side	20-feet	20-feet
West	10-feet	10-feet

<sup>1</sup>Sign area includes up to two (2) multi-tenant signs.

<sup>2</sup>60 feet to residential uses. 15 feet to non-residential uses.

<sup>3</sup>The reduction in parking stall length will not include the overhang as part of the length (A parking stall cannot be striped at 16.5' long with a 1.5' overhang).



# Proposed Development Standards:

DEVELOPMENT STANDARD	M-1 Standards	Proposed PAD Standards
Maximum Building Height	30 feet	60 feet  Rooftop building appurtenances and material silos, or other similar building specific support elements can exceed roof height of 60 feet maximum provided they are more than 20 feet from the building's roof edge and approved by LUKE AFB and the FAA. Roof mounted equipment shall be fully screened.
Maximum FAR	0.3	.5  (Mezzanine SF area excluded from FAR ratio)

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# Proposed Development Standards:

DEVELOPMENT STANDARD	M-1 Standards	Proposed PAD Standards
<b>Auto Parking (Minimum Required)</b>		
<ul style="list-style-type: none"> <li>Warehouse, Distribution &amp; Data Center</li> <li>Office/Medical</li> <li>Commercial/Retail</li> </ul>	1/600 SF 1/300 SF 1/300 SF	1/2,000 SF 1/500 SF 1/500 SF
<b>Parking Stall Dimensions</b>	10' x 20'	9'X18' <sup>3</sup>
<b>Freeway Pylon Sign (Square Feet of Sign Area)</b>	N/A	Max. Height 50 feet 450 SF <sup>1</sup>
<b>Multi-Tenant Pylon Signs (Square Feet of Sign Area)</b>	10-feet	30-feet 450 SF <sup>1</sup>
<b>Note:</b> Two Signs are allowed per street frontage at a minimum separation of 330 feet. Existing Billboards will remain in place.		

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<sup>2</sup>60 feet to residential uses. 15 feet to non-residential uses.

<sup>3</sup>The reduction in parking stall length will not include the overhang as part of the length (A parking stall cannot be striped at 16.5' long with a 1.5' overhang).



# Public Involvement

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- Notice mailed July 15th.
- Request advertised in *The Arizona Republic* on October 19th.
- Hearing notices mailed on October 14th.
- Property posted on-site October 14th.



# Finding & Analysis

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- The project overall concept is to create a mix of light industrial and commercial uses.
- No residential component will be provided as part of this development.
- The proposed commercial uses have the potential to accommodate commercial services needed by warehouse workers in the area.



# Finding & Analysis

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- Through site design, the PAD emphasizes cohesive coordination between building, signage and landscape elements to create an attractive and desirable location.
- The zoning request is consistent with the General Plan and is compatible with surrounding land uses.



# Finding & Analysis

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- Appropriate development standards are proposed to facilitate both industrial and commercial uses.
- The Transportation Department approved the findings in TIA.
- All applicable city departments have reviewed the application and recommended approval of the application. Stipulations have been added to ensure quality development.



# Recommendation

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The Planning Commission should recommend approval of ZON22-14, subject to the following stipulations:



# Continued:

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1. Development shall be in substantial conformance to the PAD Narrative entitled “Bethany Home 303,” date stamped October 3, 2022.
2. An FAA form 7460-1 shall be submitted, reviewed and approved by the FAA prior to issuance of any building permits.



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