



**ZON22-25**

**LP Bethany Planned Area  
Development**

**Planning Commission, March 23, 2023**





# Request

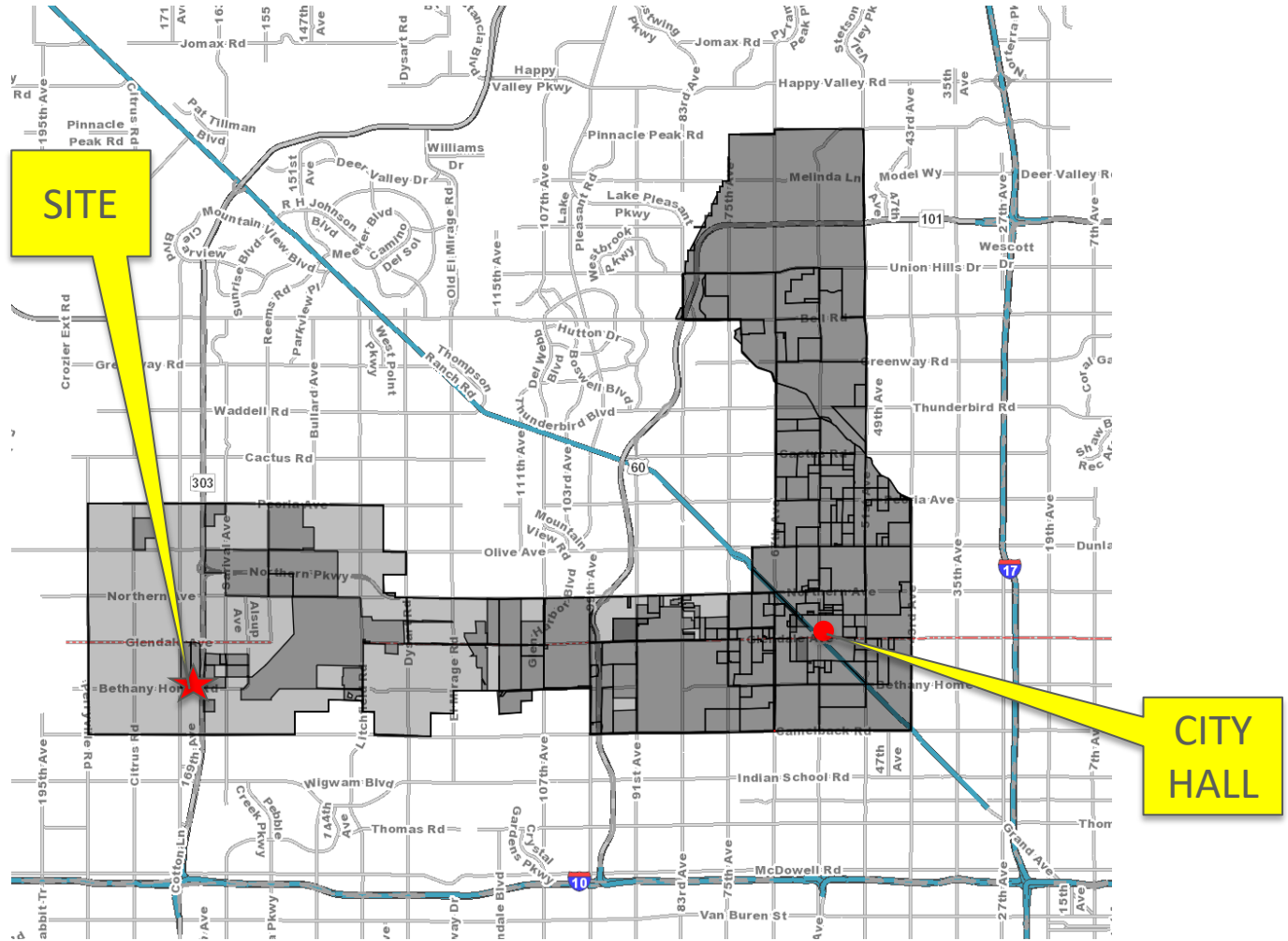
---

**Request 1:** To rezone approximately 9 acres to Planned Area Development (PAD) with amended M-1 Development Standards to develop the site with a Heavy Industrial Equipment Rental Facility.

**Project Size:** Approximately 9 acres.

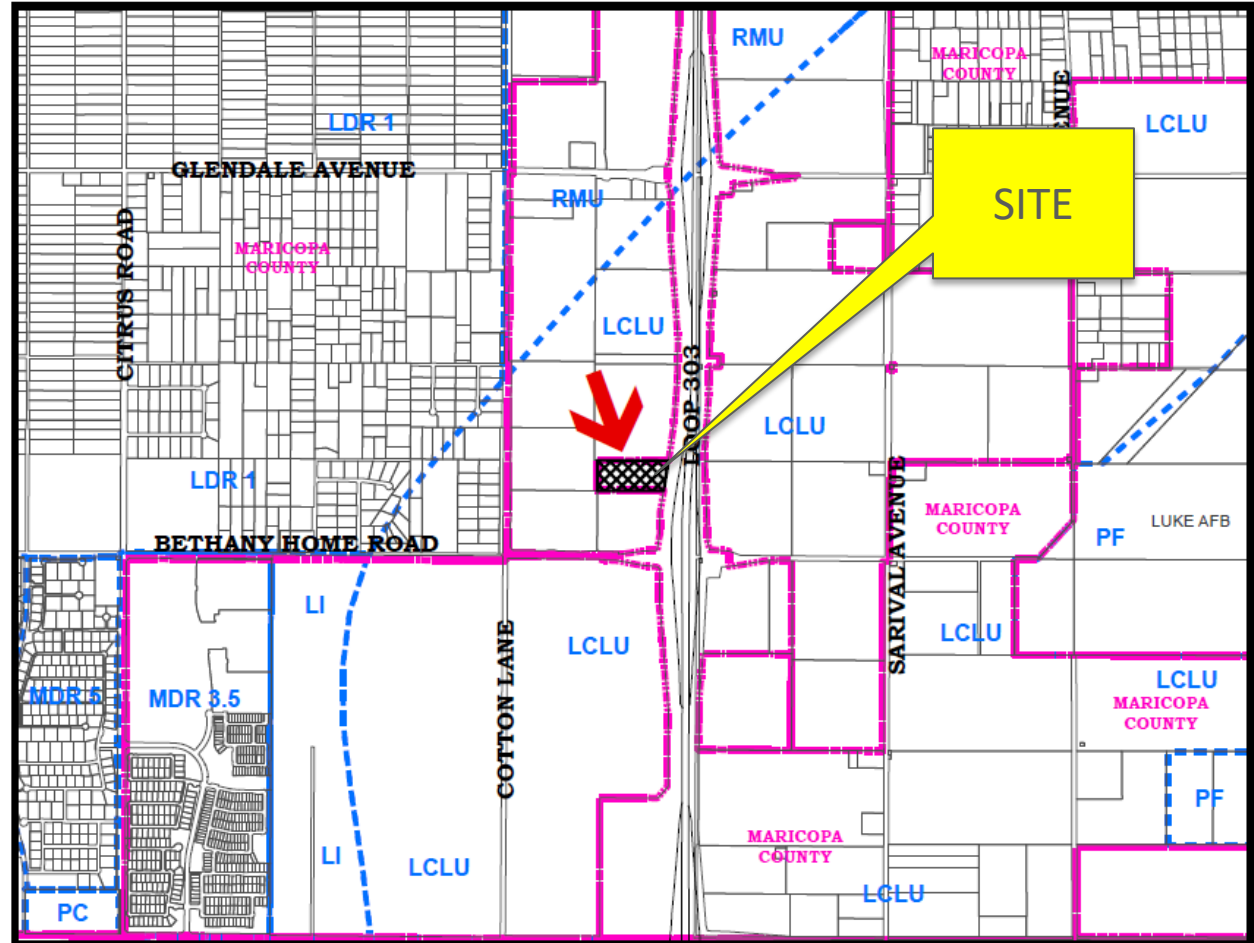
# Vicinity Map

North of  
the  
Northwest  
corner of  
Bethany  
Home  
Road and  
Loop 303

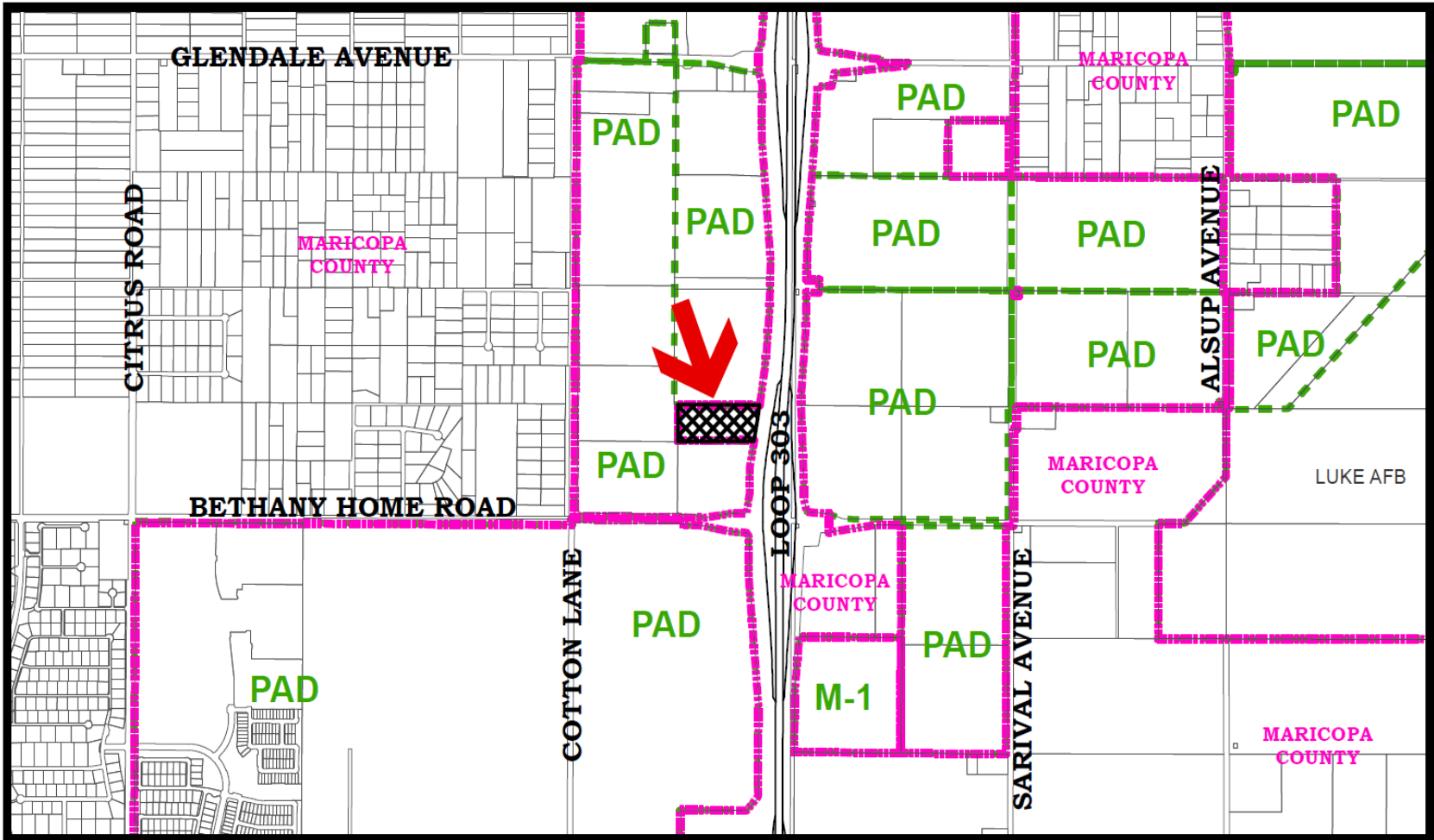


# General Plan Map

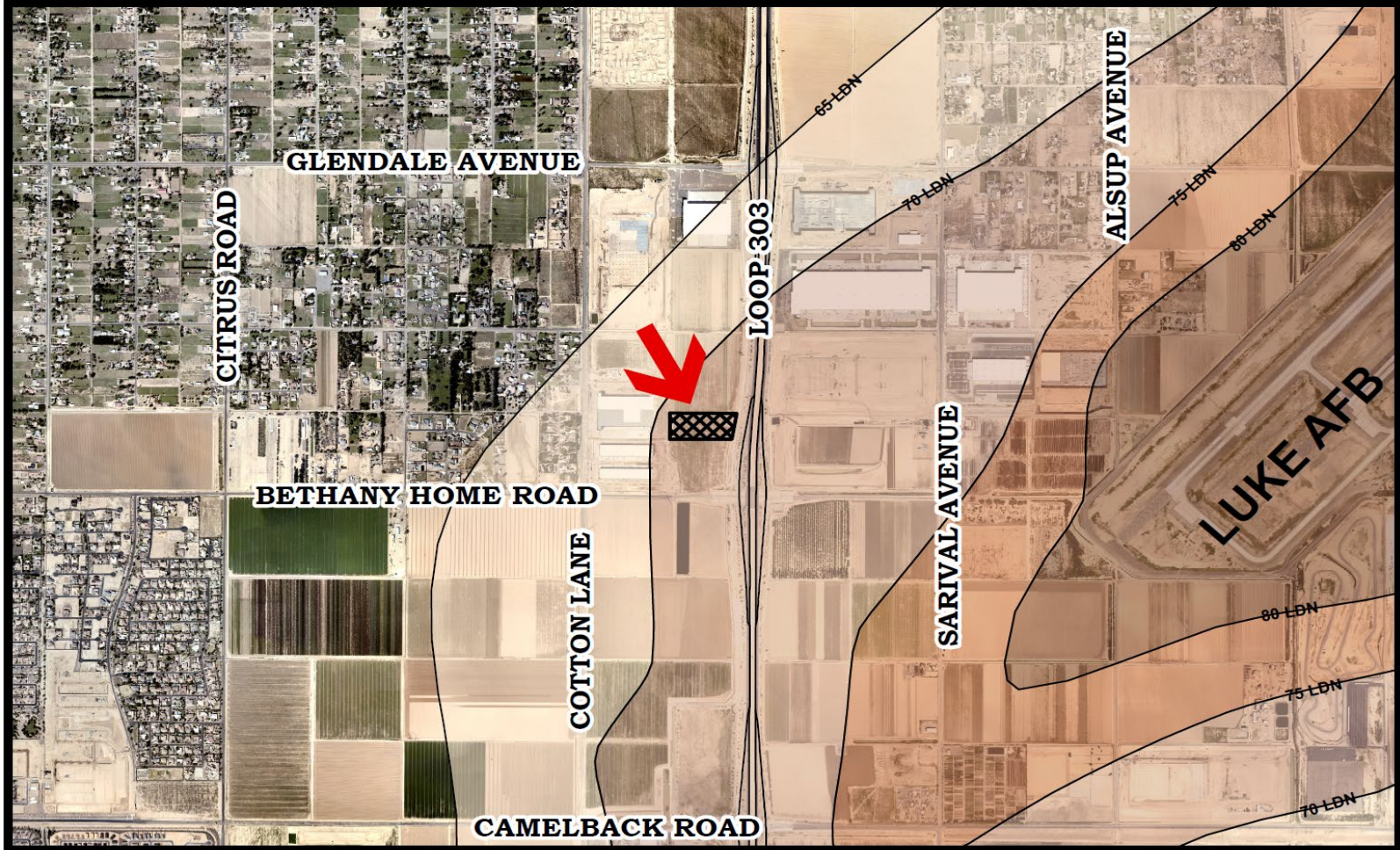
General Plan designation is LCLU



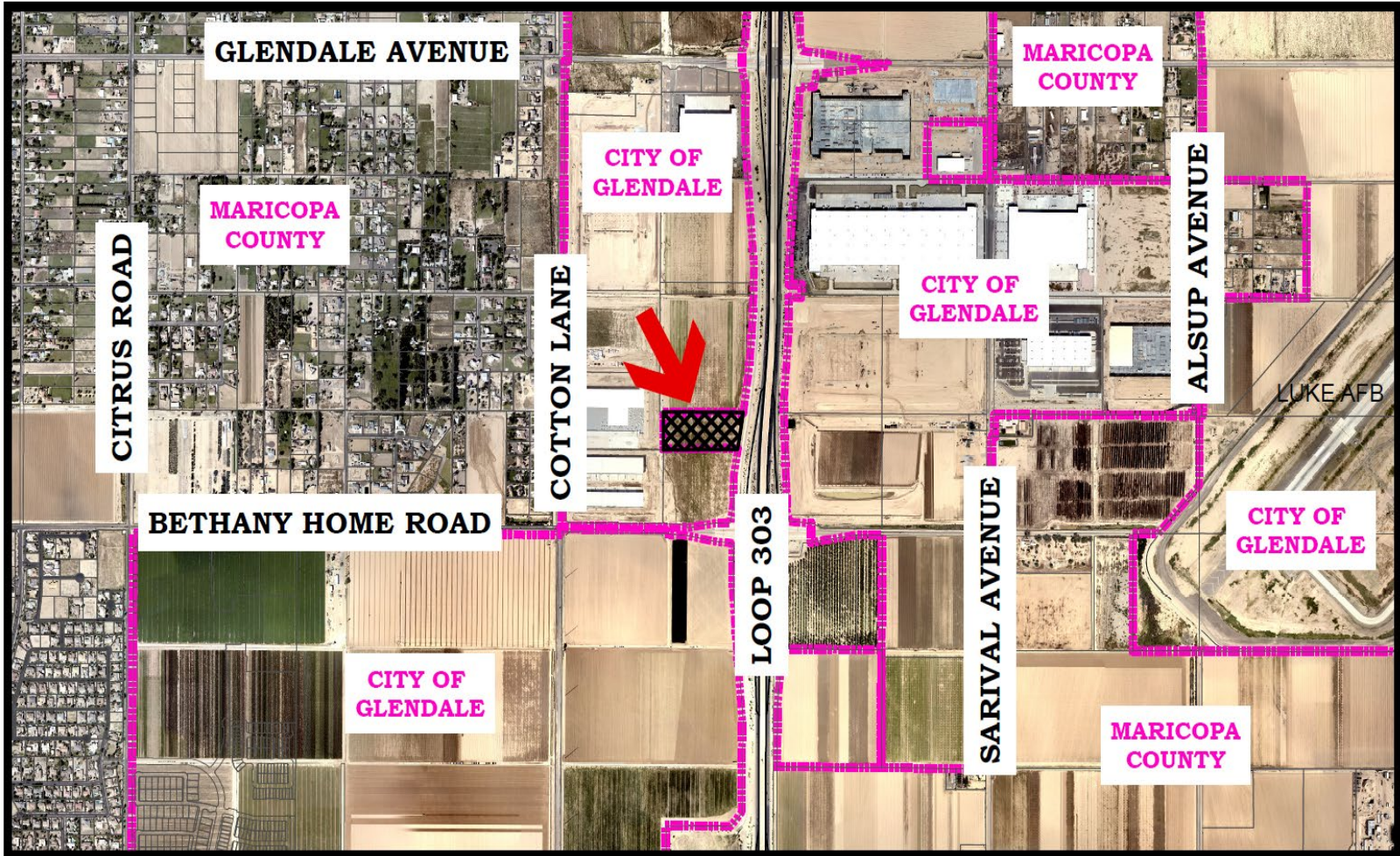
# Zoning Map



# LDN Map



# Aerial Map





# Development Standards

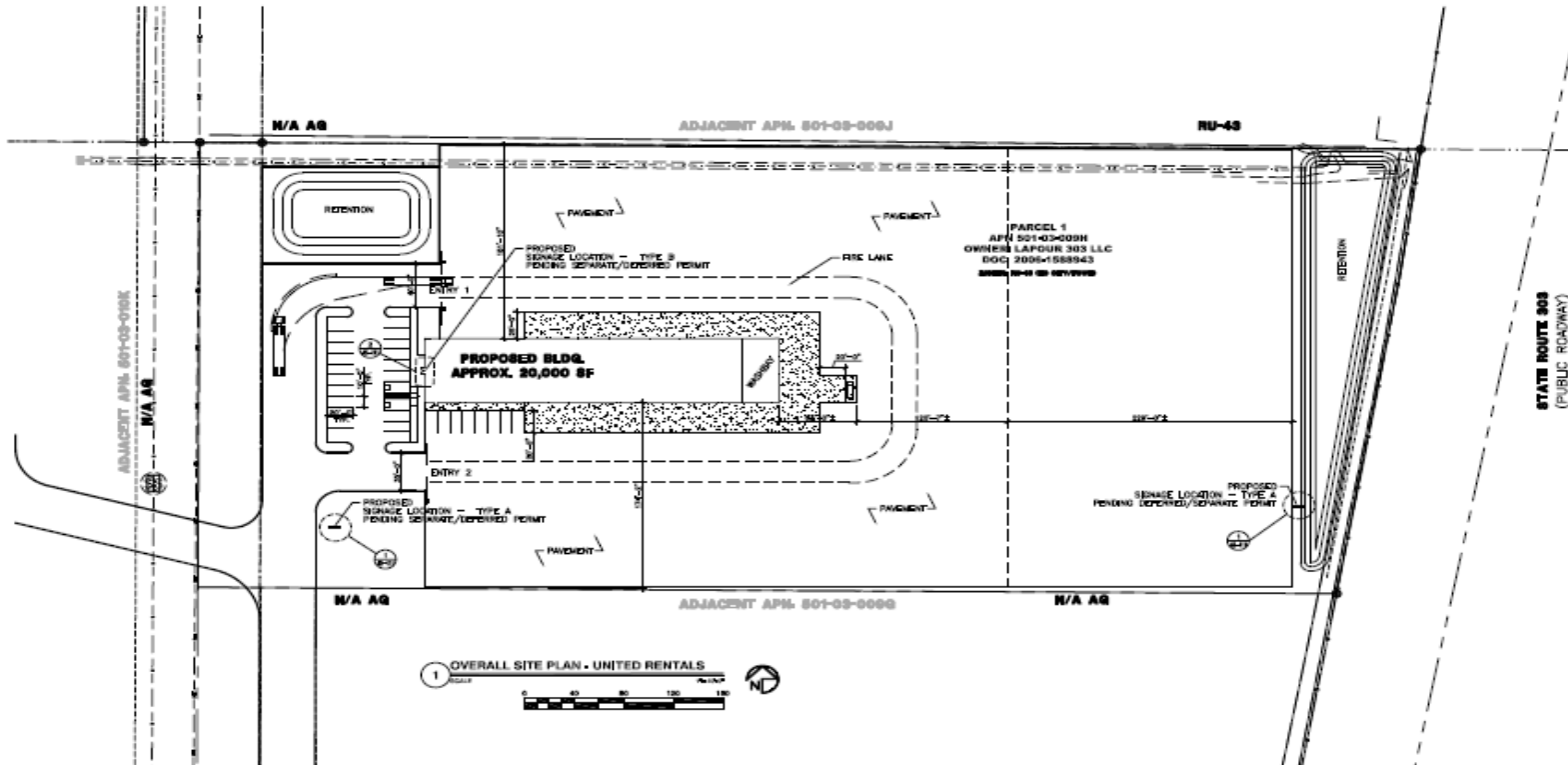
Development Standard	M-1	Amended M-1
Min. Net Area	6,000 square feet	N/A
Min. Lot Size	N/A	N/A
Minimum Front Setback	25 feet	<b>20 feet</b> (West) (2) (3)
Minimum Side Setback	15 feet non-residential 60 feet adjacent to residential	<b>10 feet</b> (North and South) (4) (3)
Minimum Rear Setback	15 feet non-residential 60 feet adjacent to residential	<b>10 feet</b> (East) (4) (3)
Maximum Height	30 feet	<b>70 feet</b> (1)
Maximum F.A.R.	.3	.4
Parking	1 per 2000 square feet	1 per 2,000 square feet

**Note:**

- (1) FAA form 7460 approval is required for all structures over 30 feet in height. A letter from Luke Air Force Base is required.
- (2) The west setback shall be considered the front of the lot.
- (3) Minimum setback shall be both building and landscape setback.
- (4) If the development has an enclosed yard or storage area that is secured by gates, no landscape setback is required within the yard.



# Conceptual Site Plan



1 OVERALL SITE PLAN - UNITED RENTALS  
 Scale: 1" = 30' (0' to 150')

2929.COM



4600 EAST TIGER SCHOOL RD  
 PHOENIX, ARIZONA 85032  
 602-950-6666

LAPOUR 303  
 W BETHANY HOME RD. & W COTTON LN.  
 PHOENIX, AZ 85035

1/16/20 -  
 1/16/20 -

**GENERAL NOTES**

1. DEVELOPMENT & USE OF THIS SITE SHALL CONFORM TO ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND ORDINANCES OF THE CITY OF GLENDALE.
2. THIS AND ALL OTHERS SHALL BE SUBJECT TO THE CITY OF GLENDALE PUBLIC WORKS DEPARTMENT.
3. THE PROJECT IS LOCATED IN THE CITY OF GLENDALE, ARIZONA AND HAS THE JURISDICTION OF THE CITY OF GLENDALE.
4. THE PROJECT IS SUBJECT TO THE CITY OF GLENDALE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES AND REGULATIONS.
5. ALL WORK SHALL BE FINISHED UNDER SHADY WEATHER.

**SITE NOTES**

1. FOR TREATMENT AND/OR STORAGE PURPOSES, THE PROPOSED STORAGE SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF THE PROJECT.
2. THE PROPOSED STORAGE SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF THE PROJECT.
3. THE PROPOSED STORAGE SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF THE PROJECT.
4. THE PROPOSED STORAGE SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF THE PROJECT.
5. THE PROPOSED STORAGE SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF THE PROJECT.
6. THE PROPOSED STORAGE SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF THE PROJECT.
7. THE PROPOSED STORAGE SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF THE PROJECT.
8. THE PROPOSED STORAGE SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF THE PROJECT.
9. THE PROPOSED STORAGE SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF THE PROJECT.
10. THE PROPOSED STORAGE SHALL BE IN PLACE PRIOR TO COMMENCING CONSTRUCTION OF THE PROJECT.

**SITE DATA**

PROJECT NAME: LAPOUR 303  
 PROJECT ADDRESS: W BETHANY HOME RD. AND W COTTON LN., GLENDALE, AZ 85035  
 ZONING: RU-43 (NO OTY/TORNS)  
 APN: 801-03-009J  
 ACREAGE: 4.382

**USE CASES:**  
 2018 INTERNATIONAL BUILDING CODES  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL FIRE CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 2018 INTERNATIONAL SOILS AND FOUNDATIONS CODE  
 2018 INTERNATIONAL WIND LOADS AND EFFECTS CODE  
 2018 INTERNATIONAL TRANSPORTATION AND HIGHWAY DESIGN CODE  
 2018 INTERNATIONAL TRENCHING AND SHIELDING CODE

**ADDITIONAL CODES:**  
 2018 INTERNATIONAL BUILDING CODES  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 INTERNATIONAL PLUMBING CODE  
 2018 INTERNATIONAL FIRE CODE  
 2018 INTERNATIONAL ENERGY CONSERVATION CODE  
 2018 INTERNATIONAL SOILS AND FOUNDATIONS CODE  
 2018 INTERNATIONAL WIND LOADS AND EFFECTS CODE  
 2018 INTERNATIONAL TRANSPORTATION AND HIGHWAY DESIGN CODE  
 2018 INTERNATIONAL TRENCHING AND SHIELDING CODE

**ADDITIONAL NOTES:**  
 ALL WORK SHALL BE FINISHED UNDER SHADY WEATHER.



PROJECT NO: 21103  
 DRAWN BY: ET & C  
 CHECKED BY: JAL  
 DATE: 01/16/20  
 PROJECT NAME: LAPOUR 303  
 ARCHITECTURE GROUP: 2929

OVERALL SITE PLAN  
 OPTION #2  
**AS-110**







# Public Involvement

---

- Notice mailed January 24, 2023, to property owners within 300 feet.
- Posted on-site January 30, 2023.
- Advertised March 1, 2023 .
- Postcards sent March 3, 2023.
  
- No comments have been received.



# Findings

---

1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.
2. Encourage residential development to provide a mixture of housing types and designs.
3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.



# Findings

---

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

5. 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.



# Findings

---

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



# Recommendation

---

Should the Planning Commission recommend approval of ZON22-25, it should be subject to the following stipulation:

1. Development shall be in conformance with the LP Bethany PAD narrative, dated February 17, 2023.



**ZON22-25**

**LP Bethany Planned Area  
Development**

**Planning Commission, March 23, 2023**

