



# IndiCap PAD ZON24-06

Planning Commission Hearing – December 12, 2024

Alex Lerma  
Senior Planner





# Request

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Rezone from PAD (Planned Area Development) to PAD (Planned Area Development)

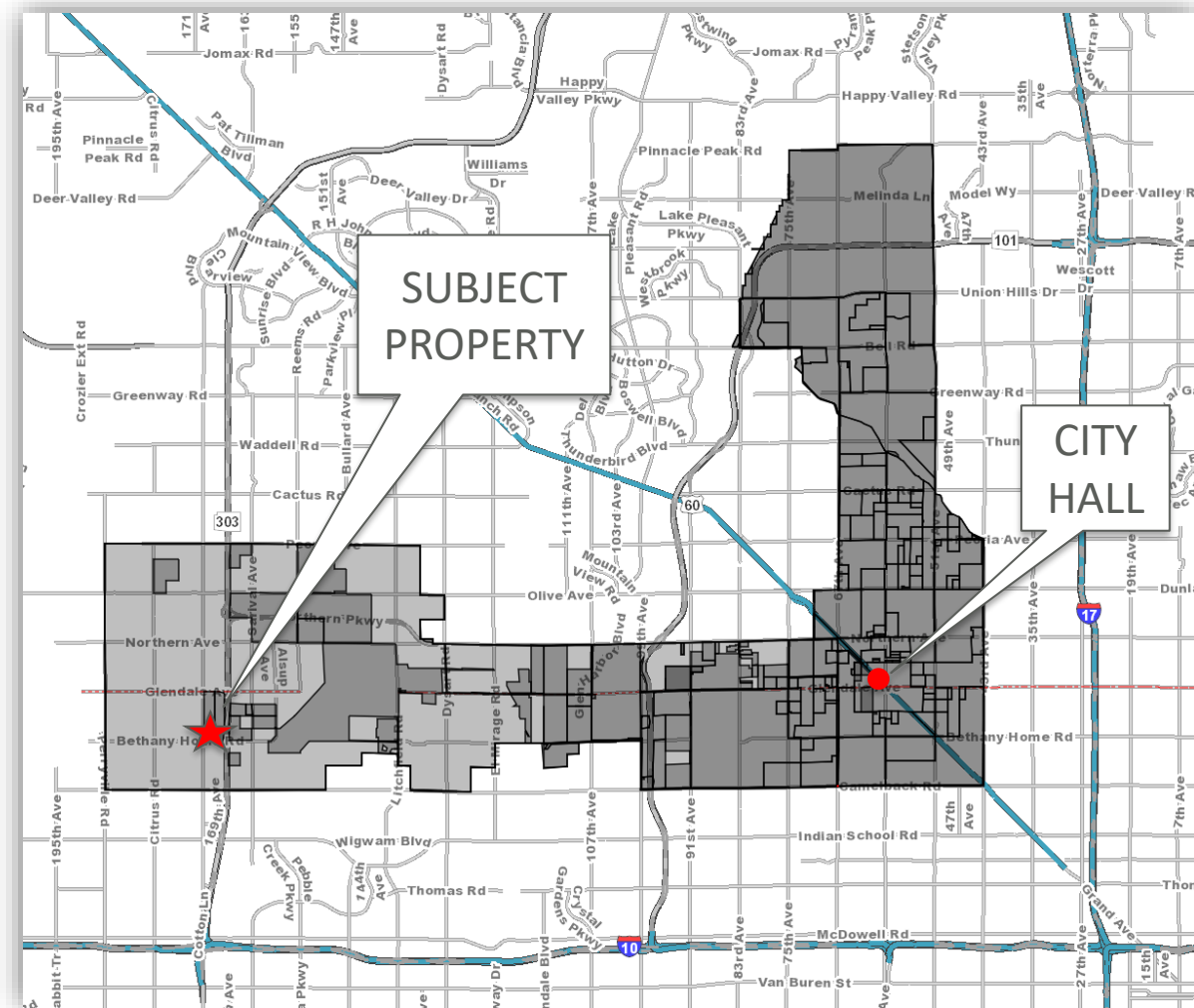
**Applicant/ Owner:**

Brian Greathouse, Burch & Cracchiolo, P.A., Cotton Bethany LLC/Yerramsetti Family Trust



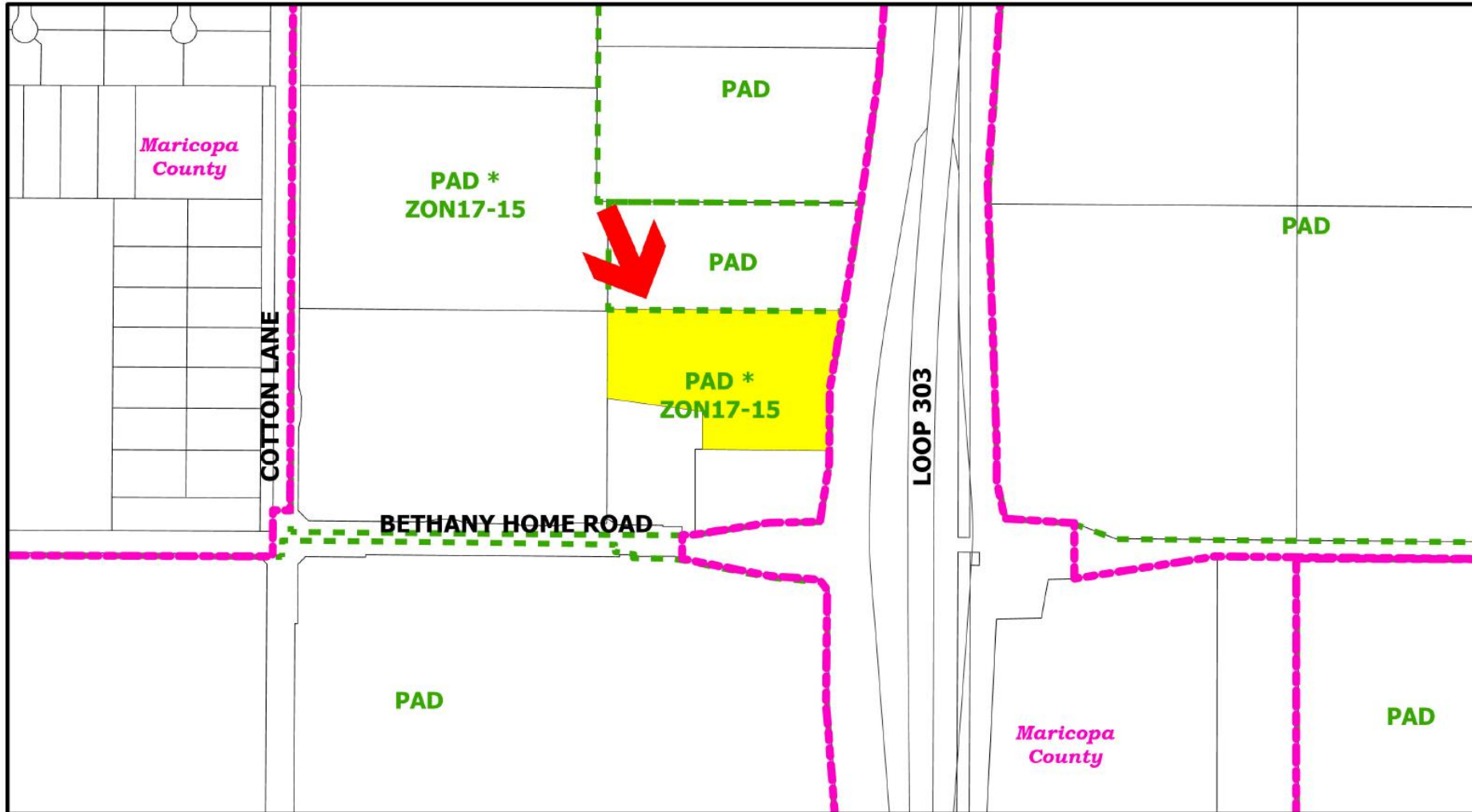
# Vicinity Map

Located north of the northwest corner of Bethany Home Road and Loop 303 Freeway

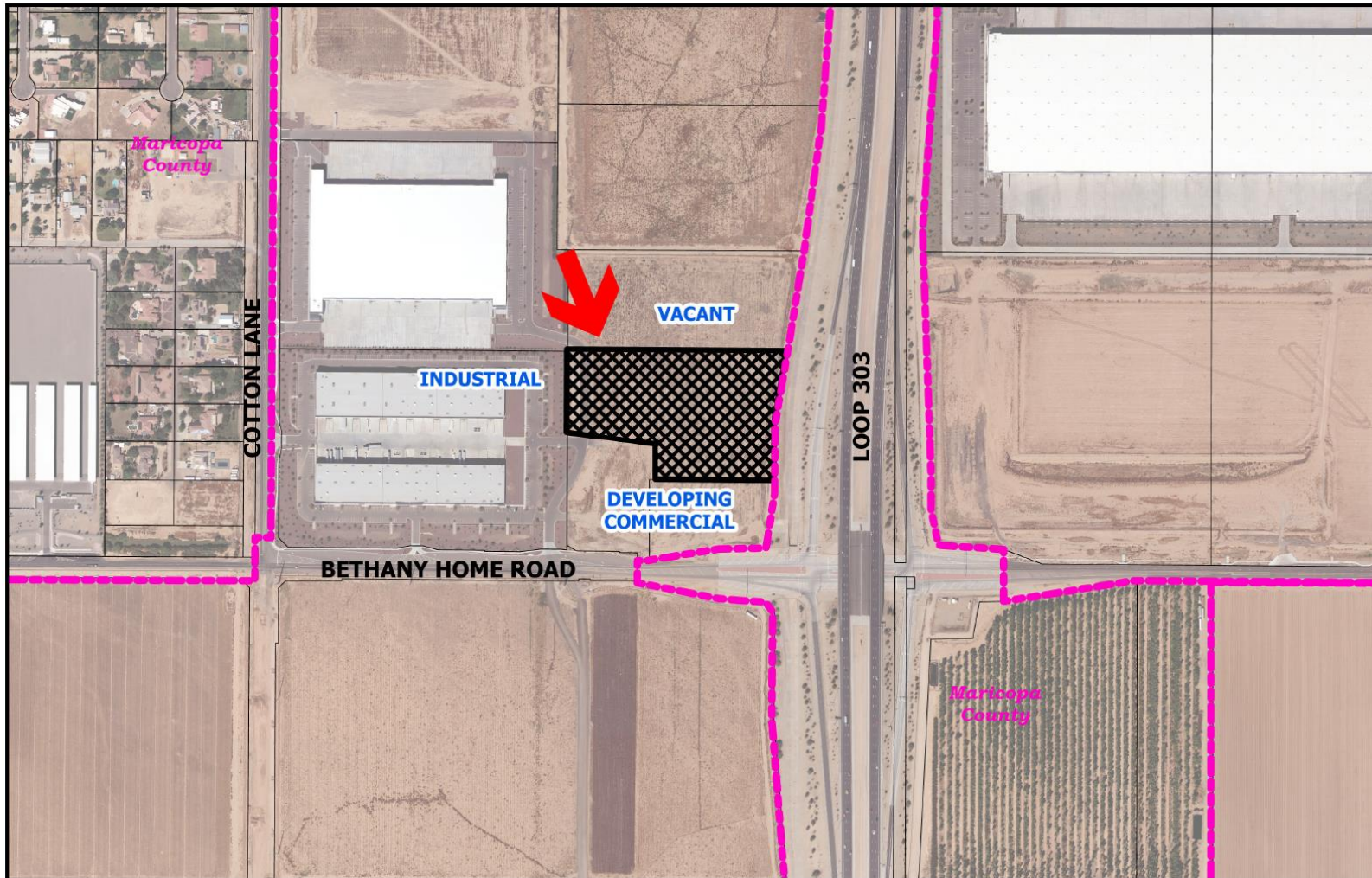




# Zoning Map

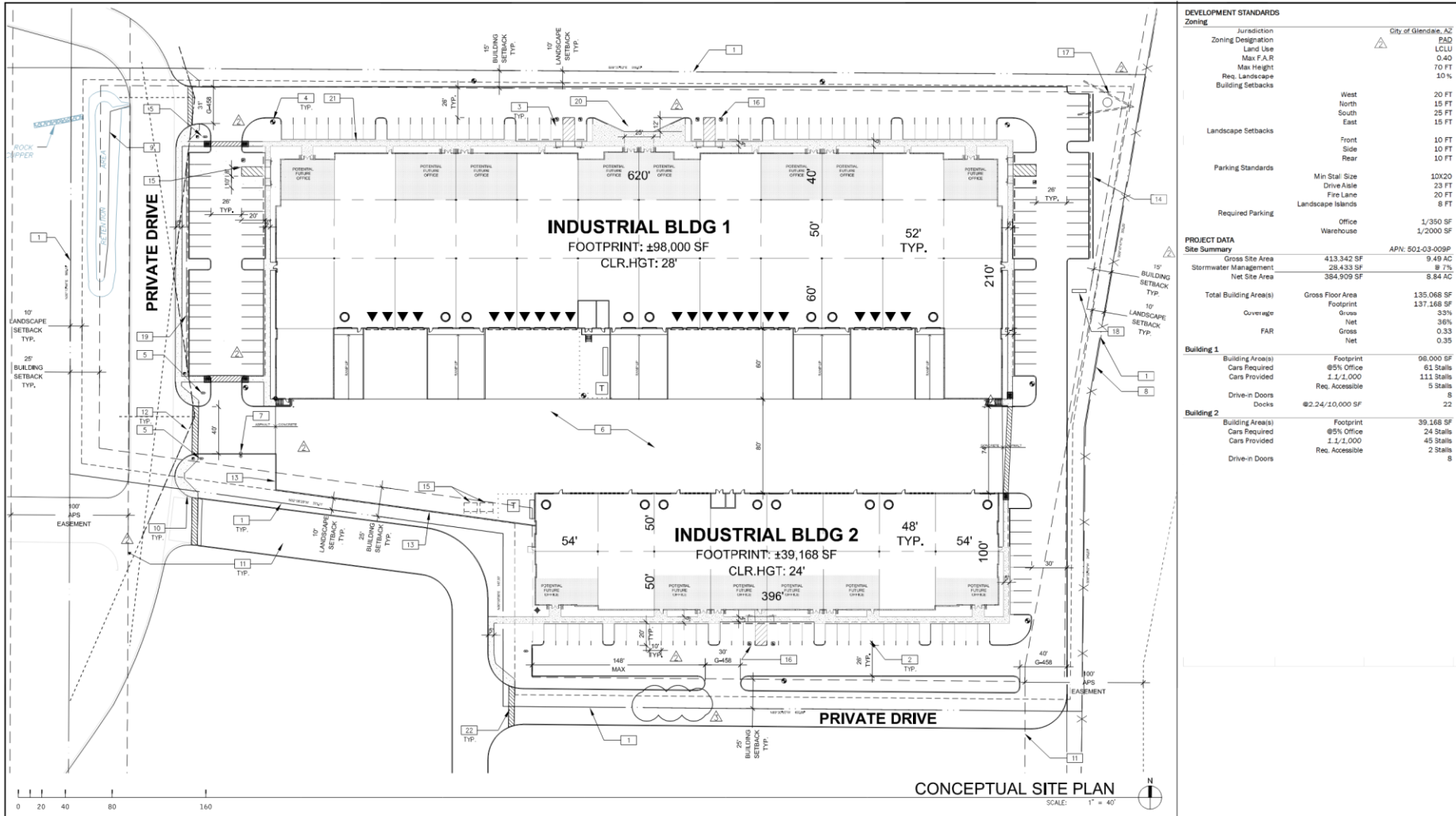


# Aerial Map





# Conceptual Site Plan



DEVELOPMENT STANDARDS		
<b>Zoning</b>		
Jurisdiction	City of Glendale, AZ	
Zoning Designation	P40	
Land Use	LCLU	
Max F.A.R	0.40	
Max Height	70 FT	
Req. Landscape	10%	
Building Setbacks		
West	20 FT	
North	15 FT	
South	25 FT	
East	15 FT	
Landscape Setbacks		
Front	10 FT	
Side	10 FT	
Rear	10 FT	
Parking Standards		
Min Stall Size	10X20	
Drive Aisle	23 FT	
Fire Lane	20 FT	
Landscape Islands	8 FT	
Required Parking		
Office	1/350 SF	
Warehouse	1/2000 SF	
<b>PROJECT DATA</b>		
<b>Site Summary</b>		
Gross Site Area	413,342 SF	APN: 501-03-009P
Stormwater Management	28,433 SF	9.49 AC
Net Site Area	384,909 SF	8.7% 8.84 AC
Total Building Area(s)	Gross Floor Area	135,068 SF
	Footprint	137,168 SF
Coverage		
	Net	33%
	Gross	36%
FAR		0.33
	Net	0.35
<b>Building 1</b>		
Building Area(s)	Footprint	96,000 SF
	@5% Office	61 Stalls
Cars Required	1.1/1,000	111 Stalls
Cars Provided	Req. Accessible	5 Stalls
Drive-in Doors		8
Docks	@2.24/10,000 SF	22
<b>Building 2</b>		
Building Area(s)	Footprint	39,168 SF
	@5% Office	24 Stalls
Cars Required	1.1/1,000	45 Stalls
Cars Provided	Req. Accessible	2 Stalls
Drive-in Doors		8





# Public Involvement

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- Notice mailed October 18, 2024.
- Hearing notices mailed on November 15, 2024.
- Advertised in *The Arizona Republic* on November 20, 2024.
- Property posted on-site November 22, 2024.



# Findings & Analysis

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- The adoption of a new PAD will provide more flexibility for on-site development.
- No residential uses are proposed for the site.
- The PAD encourages an innovative approach to on-site development by providing a project that is complementary and compatible to surrounding uses.



# Findings & Analysis

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- Through site design the development makes the best use of the property.
- Adequate utilities exist in the area. The developer will be required to provide connectivity to adjacent developments.
- Proposal is consistent with General Plan goals & policies.



# Recommendation

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Staff recommends approval of ZON24-06 subject to the following stipulations:

1. Development shall be in substantial conformance with the IndiCap PAD Narrative, date stamped November 6, 2024.
2. Prior to the project's issuance of a Certificate of Occupancy, a development agreement with the city and the developers must be approved by City Council related to the proportionate cost share of the traffic signal at 169<sup>th</sup> Avenue alignment.



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