

# **Planned Area Development**

**FOR**

# **IndiCap**

**N of the NWC Bethany Home Road & Loop 303**

Case Number: ZON24-06

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## NARRATIVE

### I. INTRODUCTION

On behalf of IndiCap Inc. (“IndiCap”), an experienced industrial developer, we are requesting a new Planned Area Development (“PAD”) for an approximately 9.49 gross, 8.84 net, acre site located north of the northwest corner of Bethany Home Road and the Loop 303 Freeway (the “Site”). IndiCap requests this PAD to facilitate a quality light industrial development. An Aerial of the Site is provided at **Exhibit 1**. IndiCap’s proposed development will make good use of this underutilized Site and will benefit the area.

### II. SITE, SURROUNDING AREA, AND EXISTING GENERAL PLAN & ZONING

The Site is designated “Luke Compatible Land Use Area” on the General Plan and is part of the existing Cotton Properties PAD—which allows for a mixture of industrial and commercial uses. The Cotton Properties PAD was approved in 2020 and is comprised of approximately 161 acres, much of which has developed with industrial uses.

The Site is designated for commercial uses under the Cotton Properties PAD and is currently vacant. The Site is bounded by the Loop 303 on the east, a planned industrial development to the north, an existing industrial development to the west, and a planned commercial development to the south.

This Site has failed to develop under its existing zoning. Commercial developments require access and visibility from the road in order to be viable. This Site, which has no direct access or visibility from Bethany Home Road, is not well suited for commercial uses. These factors, as well as surrounding uses, make industrial development a more appropriate use for the Site. Importantly, this request does not eliminate viable commercial sites. While this PAD does request to designate the IndiCap Site for light industrial uses, there is still the opportunity for commercial uses on adjacent sites along Bethany Home Road.

### III. PROPOSED PAD

A main objective of PAD zoning is to encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses. The intent of this PAD is to accomplish that objective by zoning this underutilized Site to PAD for a high-quality industrial development. The proposed PAD accomplishes the PAD zoning objective by providing additional land uses that are appropriate for the area and will be a sustainable solution to an underutilized Site.

#### A. *Permitted Uses*

Permitted uses, conditionally permitted uses, and special uses for this PAD are those listed in **Appendix A** of this PAD document, all other uses are prohibited.

**B. Proposed Development, Architecture, and Landscaping**

IndiCap anticipates developing the Site with two buildings, approximately 98,000 and 39,168 square feet respectively, along with associated vehicular parking, landscaping, and other improvements. The anticipated clear heights of the building will be between 24’ and 28’. See **Exhibit 2**, Conceptual Site Plan. The architectural design of the building will be high-quality, attractive, and fitting with the area. See **Exhibit 3**, Conceptual Building Elevations. The Site will also be amply landscaped, with a variety of trees, shrubs, and groundcovers to screen the Site, create an attractive presence, and provide shade in appropriate locations. See **Exhibit 4**, Preliminary Landscape Plan.

The architectural style of this development is encouraged to be in general conformance with the conceptual elevations and colors and materials provided in **Exhibit 3** and **5**. Additionally the following standards shall apply.

1. The development should utilize high quality durable materials such as concrete and metal.
2. At least two different materials and at least two different colors should be utilized on each elevation.
3. Elements such as (but not limited to) articulation of wall planes (vertical or horizontal offsets), variation of building materials, textures, reveals, colors and variation of roof forms or parapets, and other similar methods should be utilized to create visual interest.
4. Roof-top mechanical equipment should be screened from the line-of-site though the use of parapet walls or similar elements ground-mounted mechanical equipment shall also be screened from view.

**C. Development Standards**

The Development Standards for this PAD are those stated below. Regulations for accessory structures can be found in **Appendix B**.

<b>Site Standard</b>	<b>PAD Regulation</b>
Net Lot Area (minimum)	6,000 ft
Net Lot Area (maximum)	N/A
Max F.A.R.	0.40
Minimum Building Setback	West: 20’ North: 15’ South: 25’ East: 15’
Minimum Landscape Setback	Front: 10’ Side: 10’ Rear: 10’

	<ul style="list-style-type: none"> <li>except a minimum zero (0) foot wide landscape setback is allowed where the property line is located within a shared drive.</li> </ul>
Building Height (maximum)	70' <sup>1</sup>
Landscape Area, minimum (% of net lot area)	10%
Walls	<p><b>No sound wall is required along the east property line of the Site, unless the yard area is being used for outdoor storage which would require an 8' screen wall.</b></p> <p><b>4-foot parking screen walls shall be provided where parking is adjacent to any street. However, no such wall is required adjacent to the private drive on the west side of this Site.</b></p>

Landscape Standard	PAD Regulation
Landscape Area	<p><b>Building Base</b> (For Permitted Non-Residential Uses): An average 5-foot-wide landscape area shall be required between the principal building and nearest parking area and/or drive aisle for 50% of the principal building front elevation and 25% of each side elevation. Rear elevations are exempt from this requirement.</p> <p><b>Street Frontage:</b> A landscape area along the street frontage of any building, on-site parking area or outdoor storage area and the nearest point of the existing or future required street/sidewalk improvements (the back of an existing sidewalk, the line equal to the back of a future required sidewalk, or the back of the street curb where no sidewalk is required) shall be required as follows:</p> <p>North 10'</p> <p>East 10'</p> <p>South 10', <b>except that 0' shall be provided where the property line is located within a shared drive.</b></p>

<sup>1</sup> FAA form 7460 approval is needed for all structures over 30 feet. A letter from Luke Air Force Base is required.

	<p>West 10'</p> <p><b>Where any development on site has an enclosed yard or storage area enclosed by a masonry wall, no landscape setback is required within the yard area.</b></p> <p><b>Parking area:</b> A minimum of 1 landscape island every 10 spaces shall be required; each island shall be no less than 8 feet wide (inside, curb-to-curb dimension) for the length of the adjacent parking space(s). A minimum of 1 landscape median for every two hundred (200) parking spaces shall be required. Landscape medians shall extend the length of the parking area and shall be a minimum eight (8) feet wide (inside, curb-to-curb dimension) and provide one ADA compliant pedestrian sidewalk or crossing that leads to the principal building entrance or on-site primary pedestrian circulation system.</p>
<p>Planting Specifications</p>	<p>All landscape areas:</p> <ul style="list-style-type: none"> <li>• A minimum of one tree and five shrubs per 600 square feet of landscape area.</li> <li>• No trees shall be permitted within a Public Utility Easement (PUE)</li> </ul> <p>Use Buffers:</p> <ul style="list-style-type: none"> <li>• A minimum of one screening tree per 25 linear feet of required buffer area</li> </ul> <p>Street Frontage:</p> <ul style="list-style-type: none"> <li>• A minimum of one tree and five shrubs (or groundcover subject to UDC Table 4.100-5) per 30 linear feet of street frontage.</li> <li>• Trees and shrubs may be clustered to improve visibility of signage and store fronts and should be placed in a manner that provides shade for pedestrians.</li> <li>• Reverse street frontage. All developments that back or side onto a street and which have a six-foot screening wall constructed on the property line shall install within the street right-of-way contiguous with the property one tree and three shrubs for every thirty (30) feet of such reverse</li> </ul>

	<p>street frontage. Except that no such wall is required on the west side of the site.</p> <ul style="list-style-type: none"> <li>• Groundcover placed within sight visibility triangle areas should adhere to the “Drought Tolerant Groundcover Selection for COG ROW Sight Triangle Areas”.</li> </ul> <p>Parking Areas:</p> <ul style="list-style-type: none"> <li>• A minimum of one tree and two shrubs per single landscape island</li> <li>• A minimum of two trees and four shrubs per double landscape island</li> <li>• A minimum of one tree and three shrubs per 30 linear feet of landscape median</li> </ul>
Landscape Materials	Provided in <b>Appendix C</b>
Outdoor Storage	Any outdoor storage shall be screened from view of any street with an 8-foot CMU block wall.

We request a deviation from the UDC requirement of a sound wall given the existing APS easement which does not permit permanent structures. Even though there will not be a sound wall on the east property line of the Site, landscaping will buffer and screen the Site from the adjacent Loop 303 freeway and truck loading and parking areas will be screened. Given the surrounding existing and future uses, and the proximity of Luke Airforce base there will be no negative impacts by this deviation. Further, the reduction in landscape setback adjacent to local streets likewise will not be harmful considering surrounding uses and nature of the shared drives.

We request a deviation from the UDC requirement for a 4-foot wall adjacent to any street for the western portion of the Site. Instead, a mesh fence with vines will be provided for screening. This fence will sufficiently screen the Site from the internal drive and will be more attractive than a block wall. See **Exhibit 6**, Mesh Fence Detail.

**D. Circulation, Access, Traffic, Etc.**

Access and circulation have been thoughtfully designed to be efficient, safe, and coordinated with surrounding existing and future developments. The Site will be accessed by a private drive off Bethany Home Road, which also serves several adjacent parcels.

**E. Parking**

All vehicular parking areas shall comply with the requirements as set forth below:

Minimum Stall Size	10' x 20'
Drive Aisle (minimum)	23'
Fire Lane (minimum)	20'
Landscape Island Size	8'

Loading and unloading provisions are provided in **Appendix D**. Required Parking Ratios are provided in **Appendix E**.

**F. Signs**

All signage shall be in conformance with the below regulations for total building sign area. All other signage shall comply with the City of Glendale’s sign codes applicable to industrial uses, under Section 35.4.309 of the 2024 Unified Development Code.

- 1.75 square feet per 1 linear foot of business frontage or 50 square feet, whichever is greater.
- Maximum square feet based on business square footage:
  - 200 sf maximum signage for businesses <40,000 sf;
  - 350 sf maximum signage for businesses 40,000 sf to 80,000 sf;
  - 500 sf maximum signage for businesses >80,000 sf;

**G. Phasing**

IndiCap anticipates the Site being developed in a single phase.

**H. Lighting**

All lighting shall comply with the City of Glendale’s lighting requirements, including Section 35.4.400 of the 2024 Unified Development Code.

**IV. INFRASTRUCTURE**

As an infill development, utilities already exist in the area. The developer shall coordinate with the appropriate utility departments regarding appropriate connections.

**Services:**

- Water/Waste Water: EPCOR
- Refuse: City of Glendale
- Gas: SW Gas
- Electric: APS
- Police/Fire/Emergency: City of Glendale
- Phone: Cox
- Cable: Lumen

## V. PAD ZONING DISTRICT CONFORMANCE

This request meets the requirements of Section 35.2.901.A of the 2024 Unified Development Code and the intent of the PAD district as described in Section 35.2.901 Planned Area Development:

***1. Encourage creative and effective use of land and circulation systems to accommodate changes in land development technologies.***

This PAD will make good use of this underutilized Site and be a viable and sustainable solution. This proposed development will complement and support surrounding uses.

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

This request will not eliminate any residential zoning or uses. It will bring employment opportunities for those who live, or wish to live, in the area.

***3. Encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses.***

The proposed development is an innovative and appropriate use for the Site and area and makes good use of this Site that is not being used to its full potential. This development adds to the variety and intensity of uses in the area while still being appropriate for the Site and area.

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

The proposed development has been thoughtfully designed to fit the Site and surrounding area. The site plan has been designed to make the best use of this Site that has not been developed under the existing PAD.

***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.***

The proposed development on this underutilized infill Site will be supported by adequate open space, utilities, transportation, and drainage.

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

IndiCap's proposed PAD and development is appropriate for the Luke Compatible Land Use Area designation, is appropriate for the Loop 303 Corridor/Growth Area, and is supported by the following goals and policies of the General Plan:

*Policy LU-5.3 – The City shall pursue a better balance of jobs to housing in the community by increasing local employment and thereby reducing travel demand and improving quality of life.*

*Goal GA-1.1 Glendale’s Growth Area’s have well-paying, high-quality jobs.*

*Policy GA-1.3 The City shall assign higher priorities to projects that foster City employment and revenue objectives.*

*Goal GA-3 – Growth is achieved through reasonable, responsible urban development.*

IndiCap’s proposed PAD will facilitate well-planned, quality development that will benefit the area and further the goal of a balanced job to housing ratio.

## **VI. CONCLUSION**

This high-quality industrial development will be a welcome addition to the area and will complement existing and future surrounding uses. The proposed PAD will facilitate the development of this vacant Site with a complementary development that is consistent with the intent and overall vision of the original Cotton Properties PAD.

## Appendix A – Use Table

The following uses are permitted on the Site. All other uses are prohibited.

Key: P=Permitted Use, C= Conditional Use<sup>2</sup> SU=Special Use District<sup>3</sup>

<b>Permitted Uses</b>	
Business or Trade School	P
Cemetery or Mausoleum	SU <sup>A</sup>
Community Playfields and Parks	P
Conference or Convention Center	P
Fleet Storage Yard	P
Funeral Home or Crematorium	P
Golf Course	SU <sup>B</sup>
Government Offices and Civic Buildings	P
Place of Worship	P <sup>C</sup>
Social Club or Lodge	P <sup>D</sup>
Social Service Facility	C
Utility Facility and Service Yard, Major	SU <sup>E</sup>
Utility Facility, Minor	P
Wireless Facility (Including Tower and Supporting Facilities)	P <sup>F</sup>
Adult Business	P <sup>G</sup>
Animal Supply and Feed Store	P <sup>H</sup>
Animal Pet Day Care Facility	P <sup>I</sup>
Automotive, Commercial Parking Lot	P <sup>J</sup>
Automotive, Parking structures	C
Automotive and Recreational Vehicle Rentals	C <sup>K</sup>

<sup>2</sup> Conditional Use Permits shall follow the standards and procedures provided in Section 35.6.208 of Glendale’s Unified Development Code.

<sup>3</sup> Special Use districts shall follow the standards and procedures provided in Section 35.2.902 of Glendale’s Unified Development Code.

Automotive and Recreational Vehicle Sales	C <sup>L</sup>
Automotive Repair and Service, Major	P <sup>M</sup>
Automotive Repair and Service, Minor	P <sup>N</sup>
Commercial Entertainment, Outdoor	SU <sup>O</sup>
Drive-Through	C <sup>P</sup>
Hotels, Resort	SU <sup>Q</sup>
Laundry, Commercial	P
Marijuana Designated Caregiver Cultivation Location	P <sup>R</sup>
Marijuana Dispensary Offsite Cultivation Location	P <sup>S</sup>
Marijuana Manufacturing Facility	P <sup>T</sup>
Microbrewery, Craft Distillery or Tasting Room	P <sup>U</sup>
Office, Business or Professional	P
Restaurant	P
Recreation, Indoor	P <sup>V</sup>
Recreation, Outdoor	C
Shooting Range, Indoor	C
Veterinary Clinic	P <sup>W</sup>
Veterinary Hospital, Emergency	C <sup>X</sup>
Animal Kennel / Animal Shelter	P <sup>Y</sup>
Animal Training, Outdoor	C <sup>Z</sup>
Broadcast Studios	P <sup>AA</sup>
Broadcast Towers	SU <sup>AB</sup>
Commercial Aviation Business	C <sup>AC</sup>
Data Center	C
Distribution Center, Indoor	P
Heavy Equipment Sales and Rental	P
Helistops or Heliports	SU <sup>AD</sup>
Manufacturing and	P <sup>AE</sup>

Assembly, Minor	
Manufacturing and Assembly, Major	P <sup>AF</sup>
Nursery, Retail	P
Product Processing	P <sup>AG</sup>
Recycling Center	P
Research Laboratory	P
Storage, Recreational Vehicles	P <sup>AH</sup>
Storage, Self-service	P <sup>AI</sup>
Towing Business, with Impound Yard	P
Wholesale, Warehouse	P
Health and Fitness	P
Personal Services	P

Supplemental Use Regulations

A: Cemeteries or Mausoleums shall adhere to the regulations found in the Unified Development Code Section 35.2.902.

B: Golf Courses shall adhere to the regulations found in the Unified Development Code Section 35.2.902.C.

C: Places of Worship shall adhere to the regulations found in the Unified Development Code Section 35.3.105.A.

D: Social Clubs or Lodges shall adhere to the regulations found in the Unified Development Code Section 35.3.105.C.

E: Utility Facilities and Service Yards, Major shall follow the standards and procedures provided in Section 35.2.902 of Glendale’s Unified Development Code.

F: Wireless Facilities (Including Tower and Supporting Facilities) shall adhere to the regulations found in the Unified Development Code Section 35.3.105.D.

G: Adult Businesses shall adhere to the regulations found in the Unified Development Code Section 35.3.103.A.

H: Animal Supply and Feed Stores shall adhere to the regulations found in the Unified Development Code Section 35.3.103.B.

I: Animal Pet Day Car Facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.103.B.

J: Automotive, Commercial Parking Lots shall adhere to the regulations found in the Unified Development Code Section 35.3.103.E.

K: Automotive and Recreational Vehicle Rentals shall adhere to the regulations found in the Unified Development Code Section 35.3.103.C.

L: Automotive and Recreational Vehicle Sales shall adhere to the regulations found in the Unified Development Code Section 35.3.103.D.

M: Automotive Repair and Service, Major facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.103.G.

N: Automotive Repair and Service, Minor facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.103.H.

O: Commercial Entertainment, Outdoor shall adhere to the regulations found in the Unified Development Code Section 35.2.902.

P: Drive-Throughs shall adhere to the regulations found in the Unified Development Code Section 35.3.103.N.

Q: Hotels, Resorts shall adhere to the regulations found in the Unified Development Code Section 35.2.902.

R: Marijuana Designated Caregiver Cultivation Locations shall adhere to the regulations found in the Unified Development Code Section 35.3.103.T.

S: Marijuana Dispensary Offsite Cultivation Locations shall adhere to the regulations found in the Unified Development Code Section 35.3.103.T.

T: Marijuana Manufacturing Facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.103.T.

U: Microbreweries, Craft Distilleries or Tasting Rooms shall adhere to the regulations found in the Unified Development Code Section 35.3.103.U.

V: Recreation, Indoor facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.103.Z.

W: Veterinary Clinics shall adhere to the regulations found in the Unified Development Code Section 35.3.103.EE.

X: Veterinary Hospitals, Emergency facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.103.FF.

Y: Animal Kennels/Animal Shelters shall adhere to the regulations found in the Unified Development Code Section 35.3.104.A.

Z: Animal Training, Outdoor shall adhere to the regulations found in the Unified Development Code Section 35.3.104.B.

AA: Broadcast Studios shall adhere to the regulations found in the Unified Development Code Section 35.3.104.C.

AB: Broadcast Towers shall adhere to the regulations found in the Unified Development Code Section 35.2.902.

AC: Commercial Aviation Businesses shall adhere to the regulations found in the Unified Development Code Section 35.3.104.D.

AD: Helistops or Heliports shall adhere to the regulations found in the Unified Development Code Section 35.2.902.

AE: Manufacturing and Assembly, Minor facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.104.F.

AF: Manufacturing and Assembly, Major facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.104.E.

AG: Product Processing facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.104.G.

AH: Storage, Recreational Vehicle facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.104.H.

AI: Storage, Self-service facilities shall adhere to the regulations found in the Unified Development Code Section 35.3.104.I.

## **Appendix B – Accessory Building Regulations**

A. Unless specifically expressed herein, accessory buildings and structures shall adhere to the following:

1. All principal uses allowed in a zoning district shall be deemed to include those accessory buildings, structures, and activities typically associated with the use as described in the principal uses definition provided in UDC Article 8 - Definitions, unless otherwise specified, or specifically prohibited, within this Section.
2. No accessory building or structure shall occur or be permitted on any lot or parcel until the principal building or use has been established or erected; unless both principal and accessory buildings and uses are conditional uses being established simultaneously.
3. Unless otherwise expressly stated, accessory buildings and structures are subject to the same lot, building, and development regulations as apply to principal uses and buildings.
4. Accessory buildings and structures must be operated and maintained under the same ownership and located on the same lot as the principal use to which they are accessory, unless otherwise expressly stated.
5. Accessory buildings and structures shall not be used for living or sleeping quarters.
6. If the principal building or use is destroyed, removed or ceases to exist, the utilization of the accessory building, structure, or use shall no longer be allowed.
7. In the case of a conflict between the accessory building or structure standards of this Section and any other requirement of the UDC, the more restrictive standards shall control.

B. Location standards for Accessory Buildings and Structures are as follows:

1. All detached buildings and structures must be located behind the nearest front plane of the principal building.
2. Accessory buildings and structures shall not be erected in any right-of-way or easement.
3. No accessory building shall be located within six (6) feet if fire rated and ten (10) feet if not fire rated of the site's principal building. If attached by any part of a common wall or covered roof to the principal building, said building shall be deemed a part of the principal building and shall conform to the development standards of the principal building.

4. Accessory buildings or structures up to seven (7) feet in height, unless otherwise specified herein, shall maintain a minimum setback of three (3) feet to the side and rear property lines.
5. For each foot over seven (7) feet in height, the side and rear setbacks for accessory buildings and structures shall be increased by two (2) feet, up to a maximum of the principal building setback requirements. For example, a thirteen (13) foot tall accessory building shall require a minimum side or rear setback of fifteen (15) feet,  $((13'-7') \times 2') + 3' = 15'$ .
6. Exceptions:
  - a. Movable and/or manufactured structures such as trash enclosures and tool / storage sheds less than six (6) feet in height may be placed within a required rear or side yard setback, but not in a required landscape setback, and behind a property screen wall or behind the nearest front plane of the principal building where such a wall does not exist. In no event shall the roof of said structures be designed to allow water to drain onto adjacent property.

C. Size standards for Accessory Buildings and Structures are as follows:

1. Accessory buildings and structures shall not exceed the height of the principal building.
2. Maximum height of an amateur radio tower is seventy-five (75) feet.
3. Accessory buildings and structures, including tool/storage sheds, shall be included in lot coverage calculations.

D. Appearance for Accessory Buildings and Structures are as follows:

1. Accessory buildings and structures shall be constructed of materials that have a visual appearance that is similar or complimentary to the principal structure in treatment and color. Common movable and/or manufactured structures such as trash enclosures and tool / storage sheds are exempt from this requirement.

## Appendix C – Landscape Material Requirements

Trees	<p>Unless otherwise specified herein, all required trees shall be twenty-four (24) inch box or larger size. All shrubs shall be a minimum of five (5) gallon in size. All twenty-four-inch box and larger trees shall be a minimum of ten (10) feet in height, six (6) feet in spread and two- inch trunk caliper at the ground level. Upon approval of the director, the installation of twenty (20) square feet of vegetative groundcover in any landscaped area shall substitute for one (1) required shrub, up to a maximum of thirty (30) percent of the required shrubs in any particular landscaped area. Thorny varieties are discouraged; however, when used, they should be located away from parking and pedestrian areas. A variance may be granted by the Transportation Director or their designee for the size requirements of trees to be utilized within the City right-of-ways with justification. All Mexican Fan Palms (Washington Robusta) and California Fan Palms (Washingtonia Filifera) shall have a minimum five-foot trunk height measured from the base of the trunk to the base of the fronds when located within the public right-of-way or within fifty (50) feet of the street property line.</p>
Shrubs	<p>5-gallon minimum Thorny varieties are encouraged to be located away from pedestrian, active recreation and parking areas.</p>
Vegetative Groundcover	<p>1-gallon minimum Upon approval of the Development Services Department, the installation of twenty (20) square feet of vegetative groundcover in any landscaped area shall substitute for one (1) required shrub, up to a maximum of thirty (30) percent of the required shrubs in any particular landscaped area.</p>
Gravel	<p>Minimum size: ¾-inch screened or any other size of gravel, decomposed granite (DG) or aggregate upon approval of the Development Services Department.</p>

	Minimum depth: 2”
Water Intensive Landscape Areas	<p>The amount of water-intensive landscaped area in new non-residential facilities, other than schools, parks, cemeteries or golf courses shall be limited to no more than twenty percent (20%) of the landscaped area in excess of ten thousand (10,000) square feet for facilities other than hotels and motels, and to no more than twenty percent (20%) of the landscaped area in excess of twenty thousand (20,000) square feet for hotels and motels.</p> <p>This requirement is waived if the new non-residential facility applies water which is one hundred percent (100%) effluent to the landscaped area. All turf-related facilities that apply water from any source, including effluent, to a water- intensive landscaped area of ten (10) acres or more are subject to the water conservation requirements of the management plan in effect for the Phoenix Active Management Area administered by the Arizona Department of Water Resources.</p> <p>Natural turf shall be prohibited in the right-of-way. With Development Services approval, synthetic turf may be permitted as an accent material.</p>

## Appendix D – Loading and Unloading General Provisions

A. Material Loading Areas: Accommodations for loading and unloading are required and are subject to the following criteria:

1. Required material loading spaces shall not be part of the spaces used to satisfy off-street parking requirements specified in this PAD.
2. Off-street truck loading areas shall be located on the same lot on which the building for which they are servicing is located, unless they are under a cooperative arrangement, in which case they may be located on another parcel not more than two hundred (200) feet from the structure for which they are provided.
3. Material loading areas shall be located within rear or side yards only. Loading areas shall be screened from adjacent residential uses and from public view.
4. Loading areas shall be properly graded for drainage, surfaced with concrete or asphalt, and maintained in good condition free of weeds and debris.
5. Lighting facilities shall be placed in such a manner that they do not interfere with traffic.
6. Loading areas shall be served by entrances and exits so located as to minimize traffic congestion.
7. Required loading space dimensions shall be determined based upon the size of delivery vehicles serving the site. Minimum sizes are as follows:
  - a) Standard freight loading spaces shall be at least sixty-five (65) feet in length and at least twelve (12) feet in width with not less than fifteen (15) feet in vertical clearance, exclusive of drive aisle or similar maneuvering areas.
  - b) Single-unit trucks serving general retail, office uses, and other similar uses associated with incidental loading and unloading needs, alternative loading spaces shall be at least thirty (30) feet in length and at least ten (10) feet in width with not less than fourteen (14) feet in vertical clearance, exclusive of drive aisle or similar maneuvering areas.
8. The minimum number of material loading spaces shall be provided as follows:

<b>Gross Floor Area (Aggregate)</b>	<b>Minimum Number of Loading Spaces</b>
5,000 to 30,000	1
30,001 to 80,000	2
80,001 to 140,000	3
140,001 to 200,000	4
200,001 to 300,000	5
Over 300,000	5 + 1 additional loading space for each additional 90,000 square feet

9. Exceptions:

- a. Exceptions may be granted when a traffic or parking study demonstrates the need for lower loading requirements.

B. Passenger Loading Areas: A passenger loading space is the area a vehicle occupies while loading or unloading passengers.

- 1. The number of spaces needed to satisfy off-street parking requirements specified in UDC Table 4.000-2 may be reduced by five (5) percent for each passenger loading zone space provided in accordance with UDC Table 4.000-4 up to a maximum of twenty (20) percent.

<b>Passenger Loading Spaces</b>	
<b>Use Category</b>	<b>Number of Loading Spaces/Gross Floor Area (Aggregate)</b>
General Commercial Use Category	1 loading space per 50,000 GFA
Office Uses	1 loading space per 100,000 GFA
Industrial Use Category	1 loading space per 200,000 GFA
Public/Semi-Public Use Category	1 loading space per 50,000 GFA

- 2. Passenger loading spaces exceeding the number of spaces identified herein shall not be eligible for a ten (10) percent parking reduction.
- 3. To ensure any parking reductions will not result in a shortage of parking spaces needed to support the principal use, the Development Services Director or designee may require the applicant to submit a Parking Justification Study or other information, at the applicant's cost.
- 4. Vehicular ingress and egress to and from passenger loading spaces shall be by forward motion and consist of a vehicle turnout area so as to not interfere with the circulation of vehicles, pedestrians or bicycles within parking areas.
- 5. Passenger loading spaces shall be located within fifty (50) feet of the primary entrance to a stand-alone use. In multiple use developments, a centralized passenger loading area may be used that is greater than fifty (50) feet from the primary entrance to a single tenant, provided the area serves multiple tenants and maintains safe pedestrian access to all tenants of the development.
- 6. A passenger loading space shall be a minimum of 12 feet in width and 25 feet in length and shall comply with accessibility requirements.

## Appendix E – Required Parking Ratios

<b>Parking Ratios</b>	
<b>Specific Use</b>	<b>Required Vehicle Spaces</b>
<b>General Commercial and Professional Office</b>	
<b>Commercial Entertainment, Indoor</b>	With fixed seats: One space per 4 fixed seats or one space per 300 SF GFA, whichever is greater  Without fixed seats: One space per 200 SF GFA
<b>Commercial Entertainment, Outdoor</b>	Five spaces per acre of facility + one space per 4 persons of total maximum capacity of facility
<b>Retail, General</b>	One space per 300 SF GFA
<b>Retail, Large</b>	Indoor portion: One space per 300 SF GFA  Nursery or similar outdoor portion: One space per 400 SF of sales and display area
<b>Personal Services</b>	One space per 300 SF GFA
<b>Automotive Refueling Station</b>	Space at pump + one space per fueling position
<b>Automotive Refueling Station, with Convenience Store</b>	Space at pump + one space per fueling position + one space per 300 SF GFA
<b>Automotive Repair and Service</b>	Three spaces per service bay + one space per 350 SF of additional retail sales and service area (service bay shall not be counted as a parking space)
<b>Restaurant, Full Service</b>	One space per 120 SF GFA + one space per 400 SF of outdoor seating area
<b>Restaurant, Limited Service</b>	Indoor service and preparation area: one space per 75 SF GFA  Outdoor service area:  one space per 400 SF of outdoor seating area

<b>Office, Business or Professional</b>	One space per 350 SF GFA
<b>Medical, Offices and Clinics</b>	One space per 350 SF GFA
<b>Car Wash</b>	Full-service: One space per 200 SF of sales, office and lounge area Self-service: 0.5 spaces per bay + stacking
<b>Bar or Cocktail Lounge</b>	One space per 75 SF patron space + one space per 200 SF of outdoor seating area
<b>Hotels and Motels</b>	One space per guest room + one space per 4 persons of total maximum capacity of banquet room (if present) + two spaces per 3 employees
<b>Hotels, Resort</b>	Parking Justification Study
<b>Medical, Hospitals</b>	One space per 2 inpatient beds + one per employee on a normal shift
<b>Microbrewery, Craft Distillery or Tasting Room</b>	One space per 150 SF patron space
<b>Shopping Center, Community/Neighborhood</b>	Parking Justification Study
<b>Veterinary Clinic</b>	One space per 400 SF GFA
<b>Veterinary Hospital, Emergency</b>	One space per 400 SF GFA
<b>Industrial</b>	
<b>Broadcast Studios</b>	One space per 200 SF GFA
<b>Data Center</b>	Parking Justification Study
<b>Helistops or Heliports</b>	Parking Justification Study
<b>Resource Extraction and Processing</b>	Parking Justification Study
<b>Animal Kennel / Animal Shelter</b>	One space per 600 SF GFA

<b>Self-Storage, Indoor</b>	One space per 50 units or one space per 5,000 SF of storage area, whichever is greater, plus one space for watchman, if applicable.
<b>Manufacturing and Assembly, Major</b>	One space per 1,000 SF of warehouse area + one space per 350 SF of office area
<b>Manufacturing and Assembly, Minor</b>	One space per 500 SF of warehouse area + one space per 350 SF of office area
<b>Warehouse or Distribution Center</b>	One space per 2,000 SF of warehouse and/or 5,000 SF of yard related area + one space per 350 SF of office area
<b>Building materials sales</b>	One space per 500 SF of sales related area + one space per 350 SF of office area
<b>Storage, Recreational Vehicles</b>	Minimum four spaces + one space per employee
<b>Storage, Outdoor</b>	Parking Justification Study
<b>Travel Plaza / Truck Stop</b>	Parking Justification Study
<b>Public / Semi-Public</b>	
<b>Assembly Hall/Auditorium; Community Center</b>	One space per 4 fixed seats or one space per 300 SF GFA where fix seating is not provided
<b>Cemetery or Mausoleum</b>	Minimum 5% of the gross area shall be made available for parking
<b>Child Care, Center</b>	One space per 400 SF GFA
<b>Community Playfields and Parks</b>	Parking Justification Study
<b>Community Recreation Center, Private</b>	One space per 300 SF GFA
<b>Country Club</b>	Parking Justification Study
<b>Golf Course</b>	Parking Justification Study
<b>Government Offices and Civic Buildings</b>	One space per 300 SF GFA

<b>Place of Worship</b>	One space per 4 fixed seats or one space per 300 SF GFA where fix seating is not provided
<b>Private Schools, Colleges, and Universities; without Dormitories</b>	Parking Justification Study
<b>Private Schools, Colleges, and Universities; with Dormitories</b>	Parking Justification Study
<b>Social Service Facility</b>	One space per 4 beds (based on maximum capacity)
<b>Utility Facility and Service Yard</b>	One space per employee + one space per fleet vehicle if present at site

- B. Multiple Uses. Unless otherwise specified, lots containing more than one use shall provide parking and loading in an amount equal to the total of the requirements for all activities.
- C. Shell Buildings. Where buildings are constructed without uses specified (i.e. shell buildings), the use with the highest parking requirement among all uses specified for the zoning district where the site is located shall be used to calculate off-street parking requirements.
- D. Unspecified Uses or Parking Ratios. Parking for land uses or parking ratios not specifically listed shall be determined by the Development Services Director or designee, based upon the requirements for the most similar and comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand. Alternatively, the Development Services Director or designee may require the applicant to submit a Parking Justification Study or other information, at the applicant's cost.
- E. Parking Justification Study.
  - 1. For uses with considerable variation in scale, operational characteristics, and parking demand that benefit from a case-by-case analysis, applicants may submit a Parking Justification Study.

2. A Parking Justification Study shall be prepared by a professional with expertise in traffic and parking analyses, unless the City determines that a professional analysis is not necessary and include the following:
  - a. Estimates of proposed parking demand and spaces based on recommendations of the Institute of Transportation Engineers (ITE) Parking Generation Manual that includes existing and proposed onsite buildings or uses, including hours of operation and peak use time and demand for each proposed building or use. This analysis may also include other reliable data sources or collected from uses or combinations of uses that are the same as or comparable with the proposed use.
  - b. The number and location of proposed onsite standard, compact, and ADA accessible parking spaces.
  - c. All existing and anticipated available parking within the proposed development and within 660 feet of the proposed use.
  - d. If parking demand is proposed to include offsite parking, copies of any shared parking agreement or other evidence of a right to park in that location shall be included.
  - e. The proximity of the proposed parking to existing residential neighborhoods and an explanation of how uses will not place a parking burden on residential streets. Off-site parking may be restricted on narrow streets or streets that have or will have bike lanes.
  - f. Availability of and proximity to transit or other modes of transportation.
  - g. Bicycle parking demand and provisions.
  - h. Demand for commercial ride sharing and on-site drop-off / pick-up areas.
  - i. Off-street loading requirements and impacts on surrounding uses and properties.
  - j. Any other information deemed appropriate by the Development Services Director, Design and Transportation Director, or designee. Such information may include a traffic study.
3. Any study that requests a reduction in parking requirements by 25 percent or more shall further prepare a Transportation Management Plan (TMP) which shall be approved by the City and recorded with Maricopa County. The amount of parking reduction shall be discretionary to be

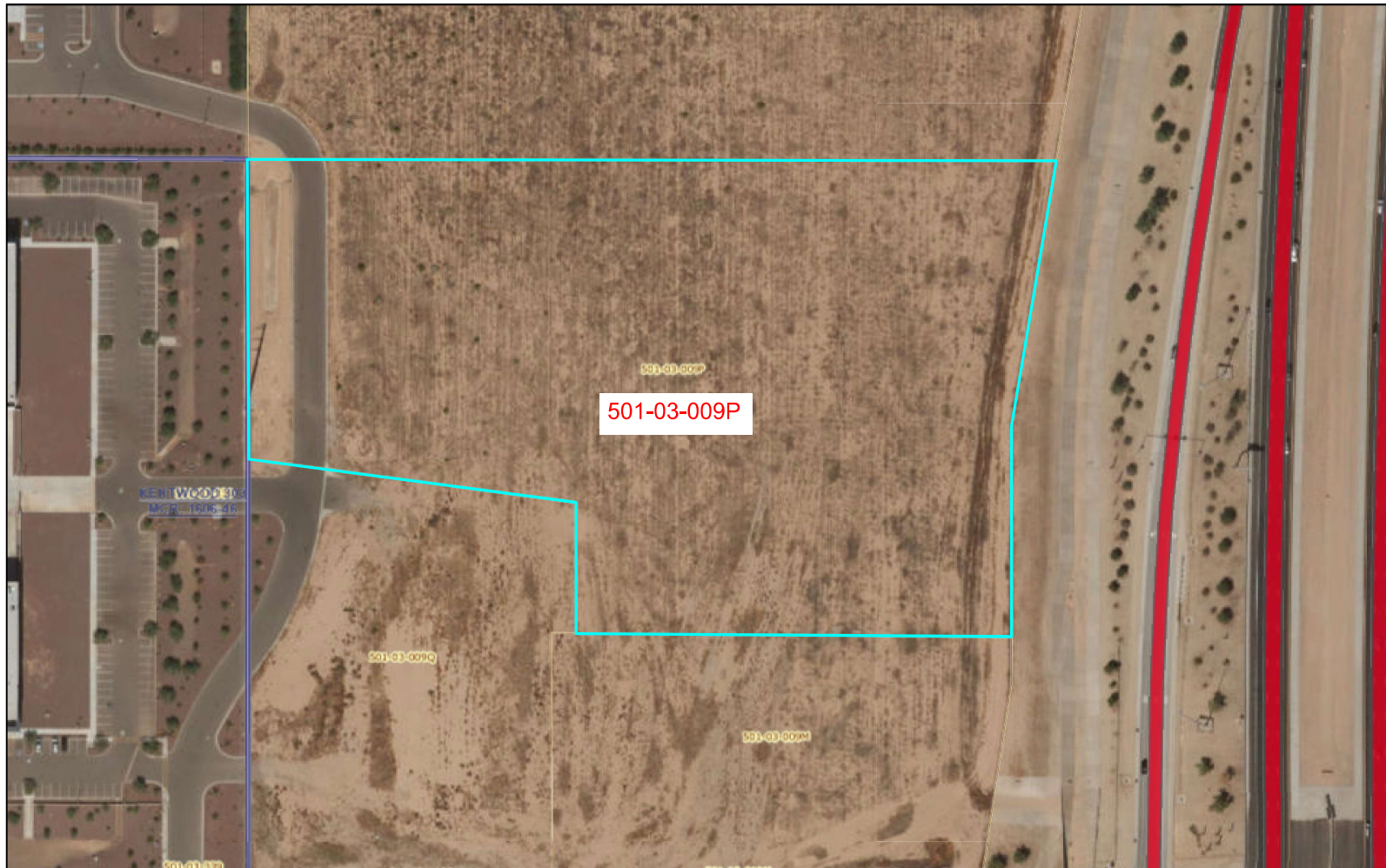
determined by the City, and depends on the type and extent of strategies in the TMP, which may include:

- a. Transit passes or equivalent alternative transportation mode subsidies for tenants
  - b. Alternative transportation information center located in the building
  - c. Resident Carpool and/or Ridematch Program
  - d. Enhanced shuttle service (or contributions to extend or enhance existing shuttle service or to create new shared or public shuttle service)
  - e. Subsidized membership in a private car-share company
  - f. Resident Car Share Program (residents share their privately owned cars with other residents)
  - g. On-site bicycle share program for residents or the general public
  - h. Limitation of “assigned” parking to one space per residential unit
  - i. Provision of priority parking spaces for carpools/vanpools
  - j. Bike-repair/workshop space in the building
  - k. Lease provisions and monitoring requirements for the property owner to ensure that tenants are not parking off site
  - l. Presence of basic daily uses within ¼-mile, such as grocery/corner store, drug store, or child care; and/or weekly uses such as bank, convenience store, restaurant, or theater
  - m. Designation of a Transportation Coordinator to manage the TMP, actively monitor, pursue and report mode shift goals, and be a point of contact for the City. Where monitoring reports indicate that performance measures are not met, the City may require further program modifications.
  - n. Other approaches accepted by the City that reduce parking demand.
4. Criteria for evaluation of a Parking Justification Study shall include, but is not limited to:
- a. Impacts to abutting properties or right-of-ways, dedicated tracts, or easements

- b. Compatibility with the character of the surrounding properties and their parking facilities
  - c. Equivalence to the intent and purpose of the original parking requirements
  - d. Impacts to safety and public services
5. The parking justification analysis process:
- a. Submission to the Development Services Director, Transportation Director, City Engineer, or designees.
  - b. Approval or rejection with written explanation.
  - c. Revision or appeal to Board of Adjustment.

# EXHIBIT 1

# Map



AERIAL MAP

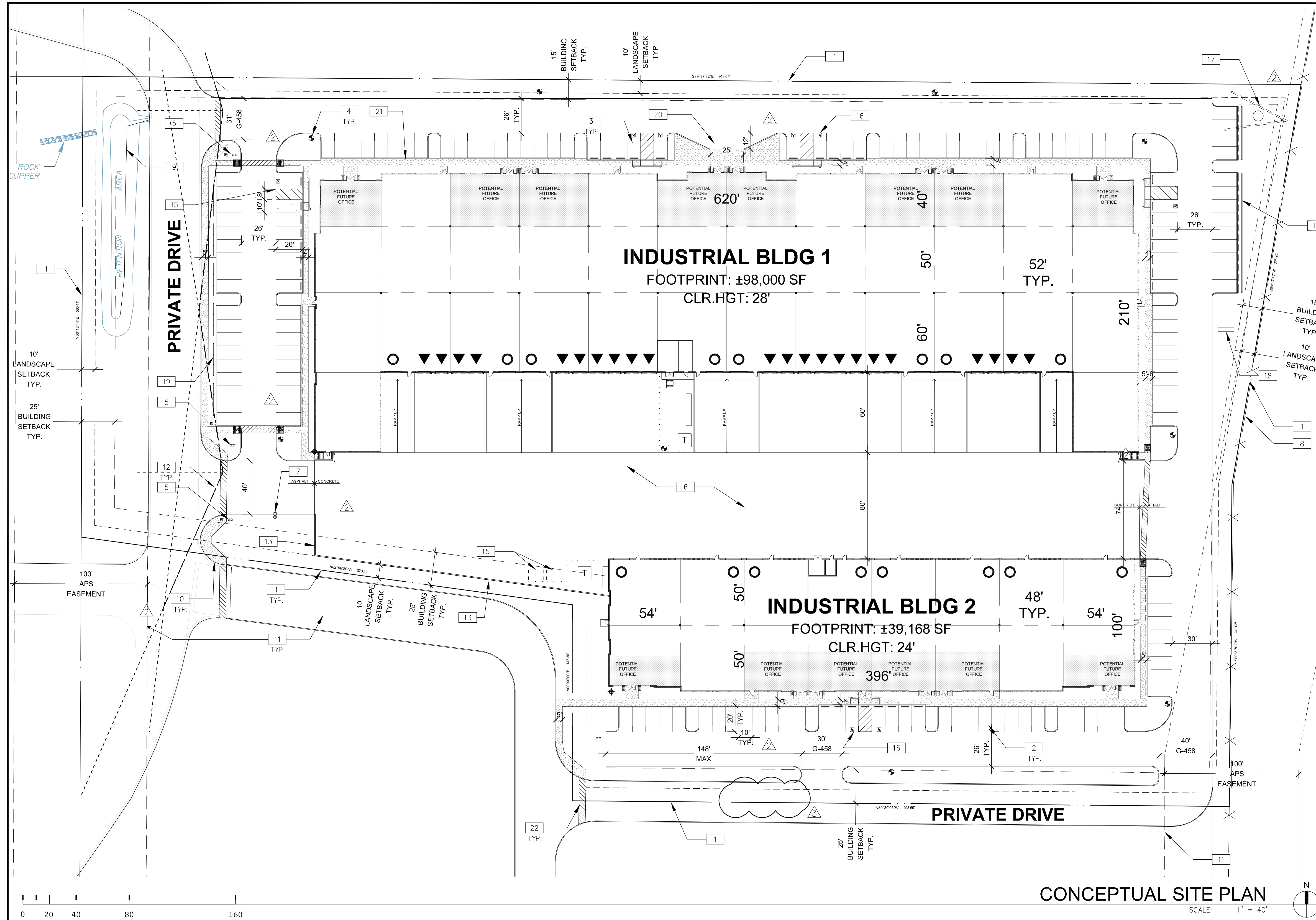
BETHANY 303  
NWC OF LOOP 303 AND BETHANY HOME RD

**WARE MALCOMB**

PHX23-0194-00  
02.08.2024

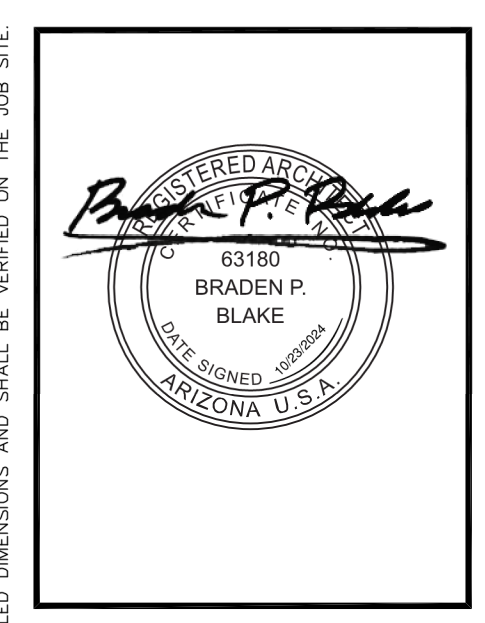
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# EXHIBIT 2



DEVELOPMENT STANDARDS		City of Glendale, AZ	
<b>Zoning</b>			
Jurisdiction		LAD	
Zoning Designation		LCLU	
Land Use		0.40	
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	
<b>Landscape Setbacks</b>			
	Front	10 FT	
	Side	10 FT	
	Rear	10 FT	
<b>Parking Standards</b>			
	Min Stall Size	10X20	
	Drive Aisle	23 FT	
	Fire Lane	20 FT	
	Landscape Islands	8 FT	
<b>Required Parking</b>			
	Office	1/350 SF	
	Warehouse	1/2000 SF	
<b>PROJECT DATA</b>			
<b>Site Summary</b>			
	Gross Site Area	413,342 SF	9.49 AC
	Stormwater Management	28,433 SF	@ 7%
	Net Site Area	384,909 SF	8.84 AC
<b>Total Building Area(s)</b>			
	Gross Floor Area	135,068 SF	
	Footprint	137,168 SF	
	Coverage	Gross 33%	
		Net 36%	
	FAR	Gross 0.33	
		Net 0.35	
<b>Building 1</b>			
	Building Area(s)	Footprint 98,000 SF	
		@5% Office	
	Cars Required	61 Stalls	
	Cars Provided	1.1/1,000	
		111 Stalls	
		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	
	Cars Required	24 Stalls	
	Cars Provided	1.1/1,000	
		45 Stalls	
		Req. Accessible	
		2 Stalls	
	Drive-in Doors	8	

**WARE MALCOMB**  
 CIVIL ENGINEERING  
 ARCHITECTURE  
 PLANNING  
 INTERIORS  
 2777 E. Camelback Rd. Suite #225  
 Phoenix, AZ 85016  
 P 480.767.1001



**BETHANY 303  
 BUILDING 1 & 2  
 LOOP 303 AND BETHANY HOME RD  
 GLENDALE, AZ 85355**

**CONCEPTUAL SITE PLAN**  
 SCALE: 1" = 40'

**CONTACT**

**PROPERTY OWNER**  
 INDICAP AZ, LLC  
 TODD OSTRANSKY  
 3133 W. FRYE RD. SUITE #101, CHANDLER, AZ 89135  
 888.912.8171

**DESIGN PROFESSIONAL**  
 WARE MALCOMB  
 HENRY CHAN  
 2777 E. CAMELBACK RD. SUITE #325, PHOENIX, AZ 85016  
 480.767.1001

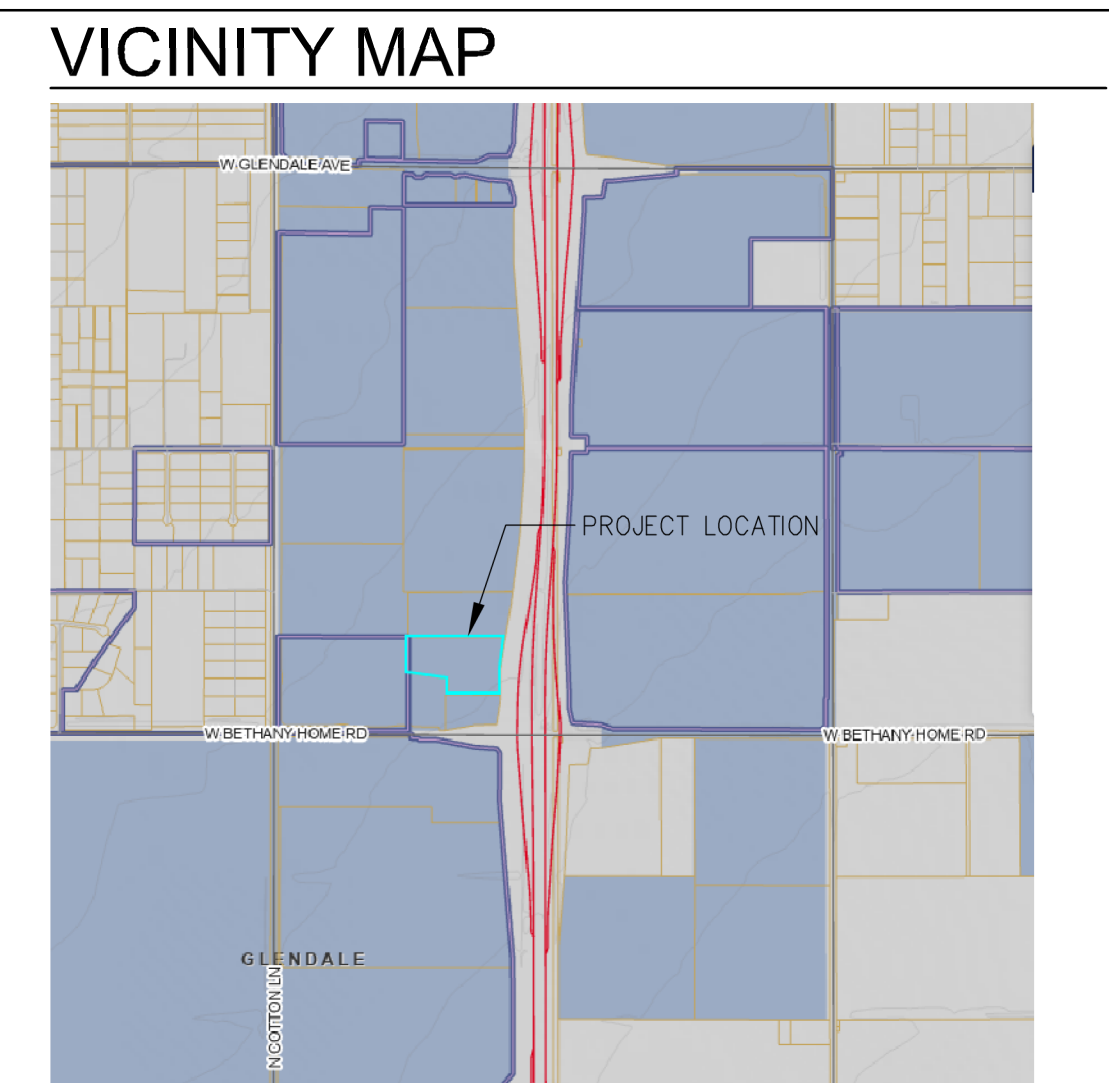
**PROPERTY ADDRESS:**  
 LOOP 303 AND BETHANY HOME RD  
 APNs: 501-03-009P

**CITY PROJECT NUMBERS**

**PRE-APPLICATION**  
 PROJECT NUMBER: SR24-0059

- GENERAL SITE PLAN NOTES**
- FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.
  - PURSUANT TO CHAPTER 32.5 OF THE GLENDALE CITY CODE, ALL NEW AND EXISTING UTILITIES WITHIN OR CONTIGUOUS TO THIS SITE SHALL BE PLACED UNDERGROUND.
  - ALL UTILITY BOXES, VAULTS AND BACKFLOW PREVENTION DEVICES SHALL BE PAINTED TO MATCH THE BUILDING AND SCREENED FROM PUBLIC VIEW BY A MASONRY WALL OR A ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED TO MATCH THE ADJACENT WALL.
  - SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREET) ARE MET FOR ALL DRIVEWAYS AND STREETS.
  - STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
  - ON-SITE LIGHTING WILL BE PLACED SO AS TO DIRECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL USES AND MUST NOT EXCEED ONE-FOOT CANDLE AT THE PROPERTY LINE. THE HEIGHT OF THE PARKING LOT LIGHTS WITHIN 150' OF RESIDENTIAL USE TO BE 15'. HIGH-PRESSURE SODIUM (HPS) LIGHTING REQUIRED ADJACENT TO RESIDENCE.
  - ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
  - MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
  - CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
  - THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

- SITE PLAN NOTES**
- PROPERTY LINE
  - 10'x20' STANDARD PARKING STALL PER CITY STANDARDS
  - ACCESSIBLE PARKING STALL WITH SIGNAGE
  - FIRE HYDRANT; SEE UTILITY PLAN
  - BACKFLOW PREVENTOR; SEE UTILITY PLAN
  - TRUCK COURT
  - SITE LIGHTING; SEE SITE PHOTOMETRIC PLAN
  - EXISTING FENCE
  - EXISTING RETENTION; SEE GRADING AND DRAINAGE PLAN
  - EXISTING CURB
  - EXISTING EASEMENT
  - VISIBILITY TRIANGLE PER DETAIL NO. G-448
  - 8'-0" CMU SCREEN WALL
  - 4'-0" CMU PARKING SCREEN WALL
  - PROPOSED TRASH AND RECYCLING BIN AREA
  - VAN ACCESSIBLE PARKING STALL WITH SIGNAGE
  - BILLBOARD
  - FUTURE PYLON SIGN
  - WIRE MESH SCREEN WALL WITH VINES. SEE LANDSCAPE DRAWING
  - PASSENGER LOADING AREA
  - PARKING STALL OVERHANG
  - PAINTED STRIPED CROSSWALK



**CONCEPTUAL SITE PLAN**

DATE	REMARKS
05/02/2024	DESIGN REVIEW SUBMITTAL
08/28/2024	DESIGN REVIEW RESUBMITTAL
10/25/2024	DESIGN REVIEW RESUBMITTAL

PA / PM: HC  
 DRAWN BY: EE/SG  
 JOB NO.: PHX23-0194-00

SHEET  
**A100**

10/25/2024

# EXHIBIT 3

**WARE MALCOMB**  
ARCHITECTURE  
PLANNING  
INTERIORS  
CIVIL ENGINEERING  
BRANDING  
BUILDING MEASUREMENT  
2777 E Camelback Rd, Suite #325  
Phoenix, AZ 85016  
P 480-767-1001



**BETHANY 303  
BUILDING 1 & 2  
LOOP 303 AND BETHANY HOME RD  
GLENDALE, AZ 85355**

BUILDING 1 - EXTERIOR COLORED ELEVATIONS	
DATE	REMARKS
05/02/2024	DESIGN REVIEW SUBMITTAL
08/28/2024	DESIGN REVIEW RESUBMITTAL
10/25/2024	DESIGN REVIEW RESUBMITTAL

P/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	PHX23-0194-00

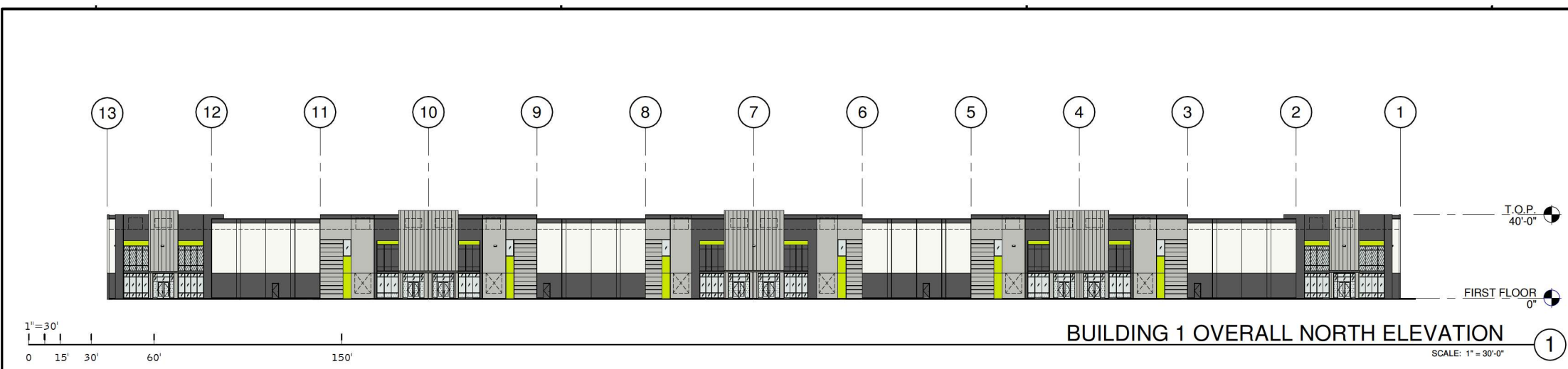
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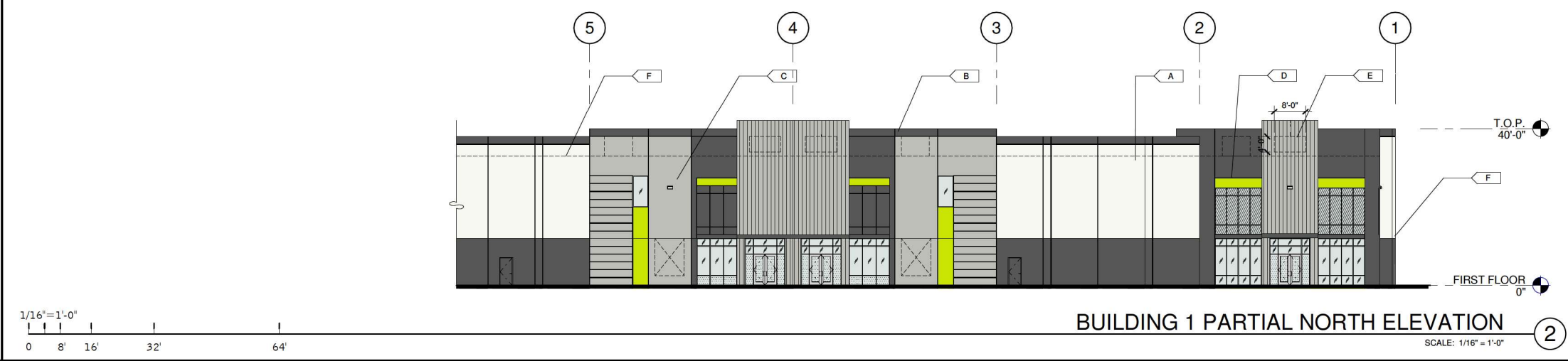
### LEGEND

- COLORS:**  
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.  
ALL WALLS TO BE PAINTED WITH BASE COLOR U.O.N.
- A CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7777 - HIGH REFLECTIVE WHITE
  - B CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7674 - PEPPERCORN
  - C CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - D CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW MATCH PAINT TO INDICAP GREEN
  - E FORMLINER VERTICAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - F FORMLINER HORIZONTAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - G METAL CANOPY: SHERWIN WILLIAMS: SW 7674 - PEPPERCORN

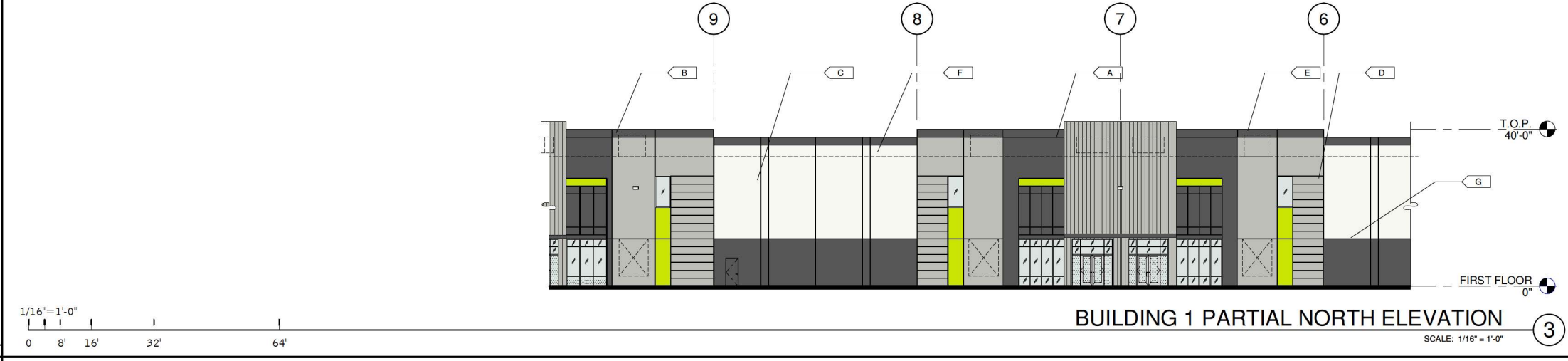
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- VISION GLASS
  - SPANDREL GLASS
  - TEMPERED GLASS



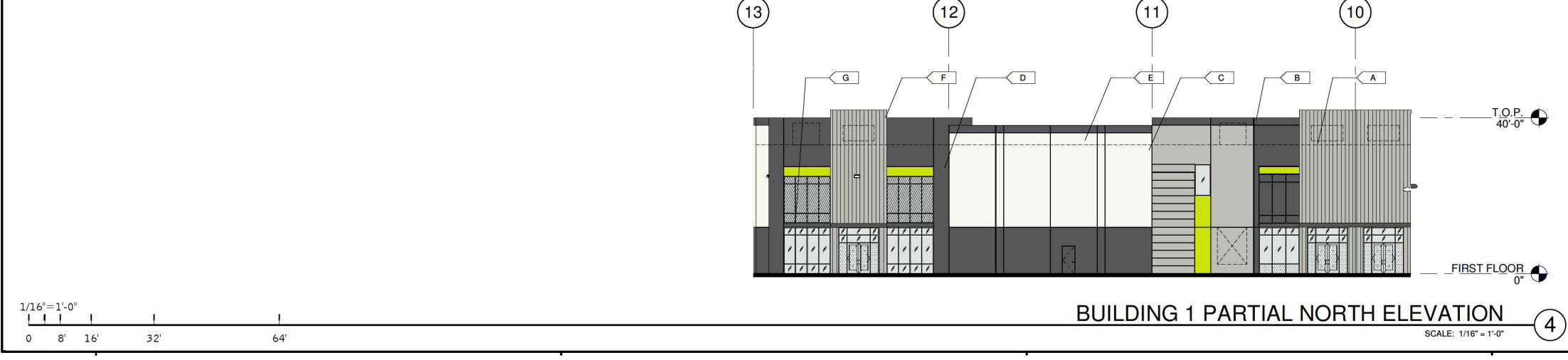
**BUILDING 1 OVERALL NORTH ELEVATION** ①



**BUILDING 1 PARTIAL NORTH ELEVATION** ②

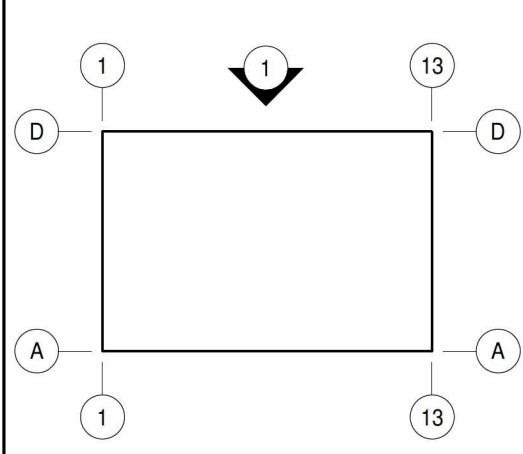


**BUILDING 1 PARTIAL NORTH ELEVATION** ③



**BUILDING 1 PARTIAL NORTH ELEVATION** ④

### KEY PLAN



**WARE MALCOLM**  
 ARCHITECTURE  
 PLANNING  
 INTERIORS  
 CIVIL ENGINEERING  
 BRANDING  
 BUILDING MEASUREMENT  
 2777 E. Camelback Rd. Suite #325  
 Phoenix, AZ 85016  
 P 480-767-1001



**BETHANY 303  
 BUILDING 1 & 2  
 LOOP 303 AND BETHANY HOME RD  
 GLENDALE, AZ 85355**

**BUILDING 1 - EXTERIOR COLORED ELEVATIONS**

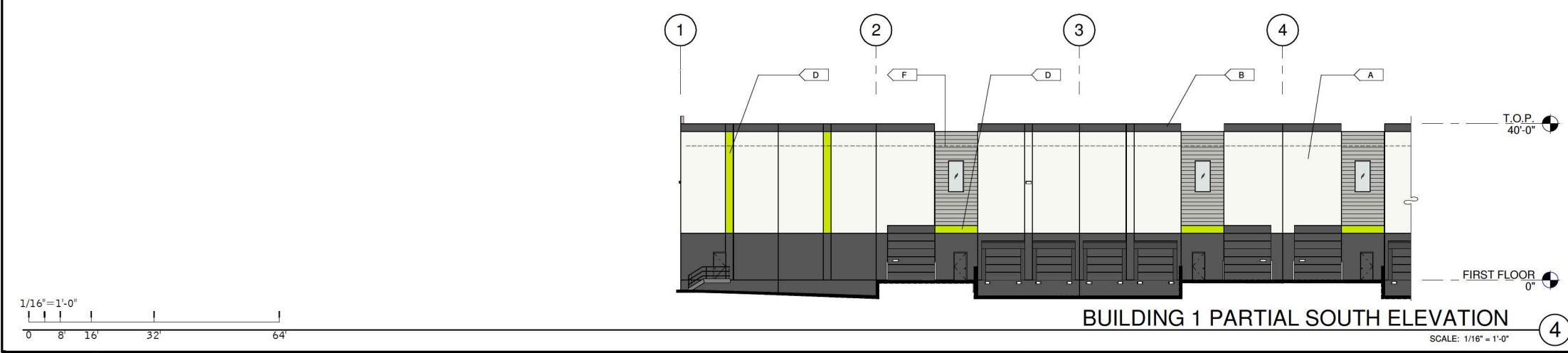
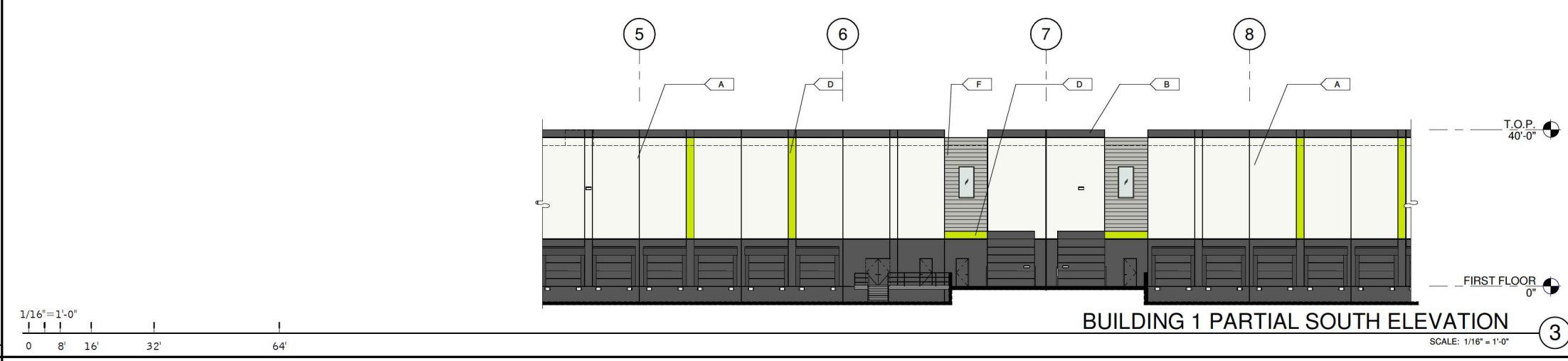
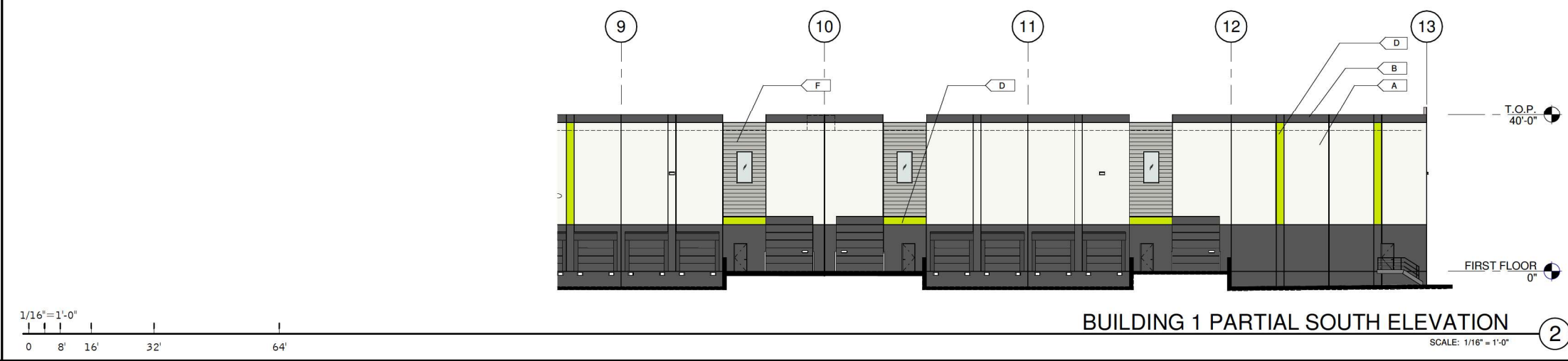
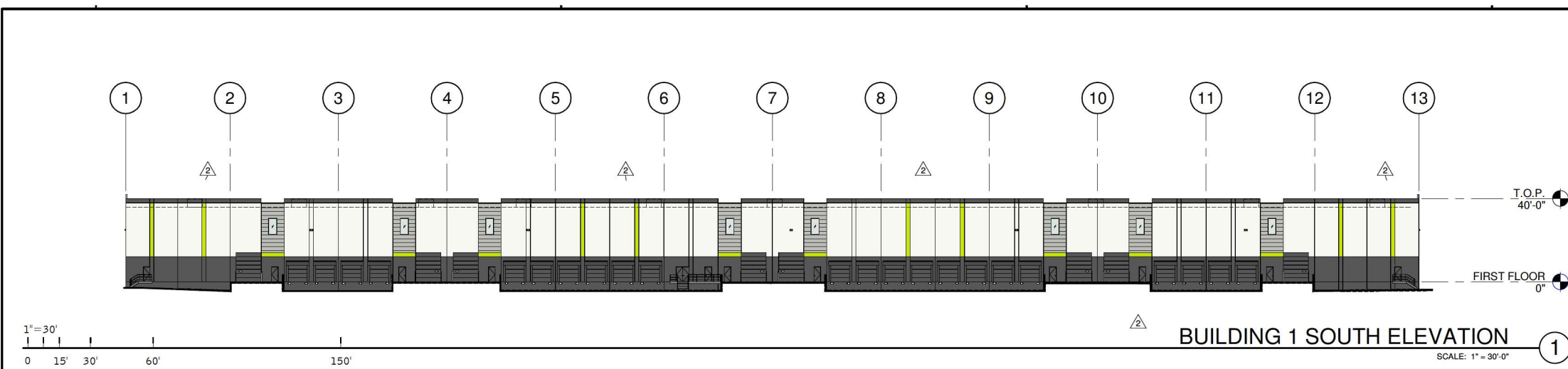
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DESIGN REVIEW SUBMITTAL	05/02/2024
DESIGN REVIEW RESUBMITTAL	08/28/2024
DESIGN REVIEW RESUBMITTAL	10/25/2024

P/MPM:	Approver
DRAWN BY.:	Author
JOB NO.:	PHX23-0194-00

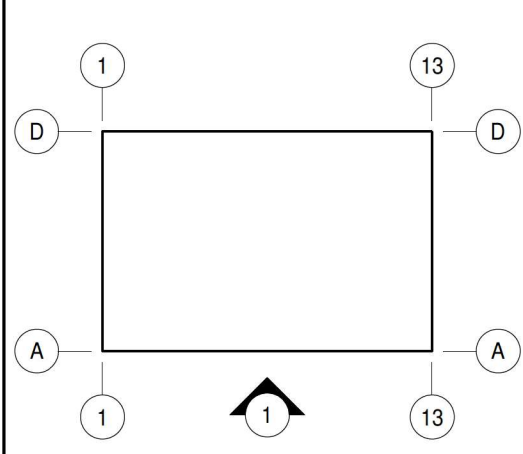
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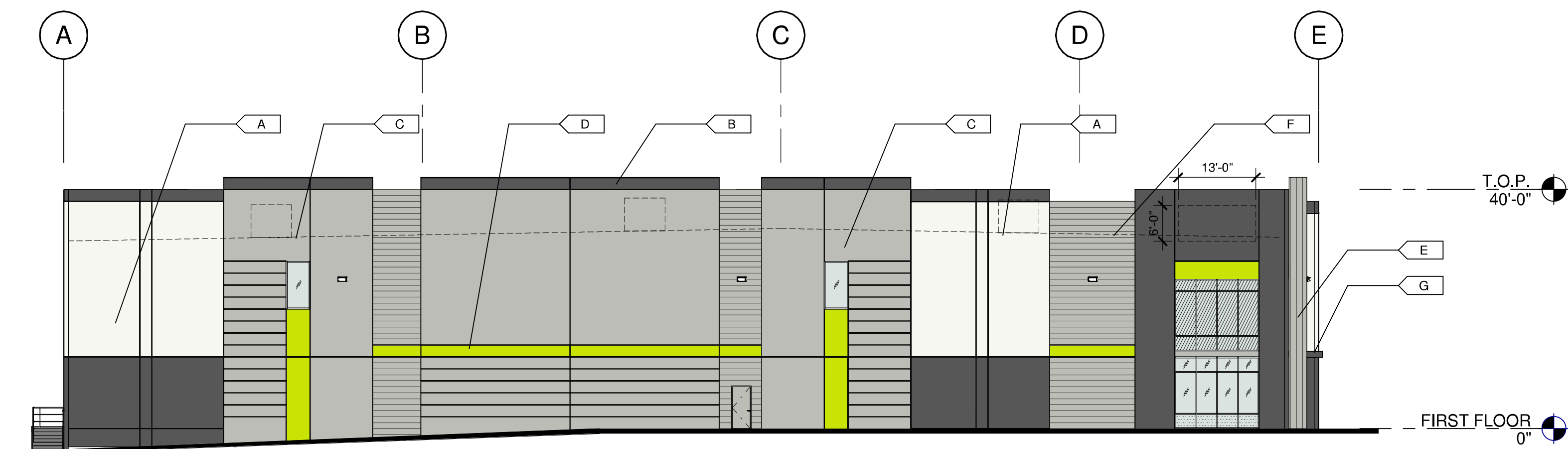
**LEGEND**

- COLORS:**  
 PROVIDE 6"-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.  
 ALL WALLS TO BE PAINTED WITH BASE COLOR U.O.N.
- A CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7277 - HIGH REFLECTIVE WHITE
  - B CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7674 - PEPPERCOORN
  - C CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - D CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW MATCH PAINT TO INDICAP GREEN
  - E FORMLINER VERTICAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - F FORMLINER HORIZONTAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - G METAL CANOPY: SHERWIN WILLIAMS: SW 7674 - PEPPERCOORN
- GLASS:**
- VISION GLASS
  - SPANDREL GLASS
  - TEMPERED GLASS



**KEY PLAN**

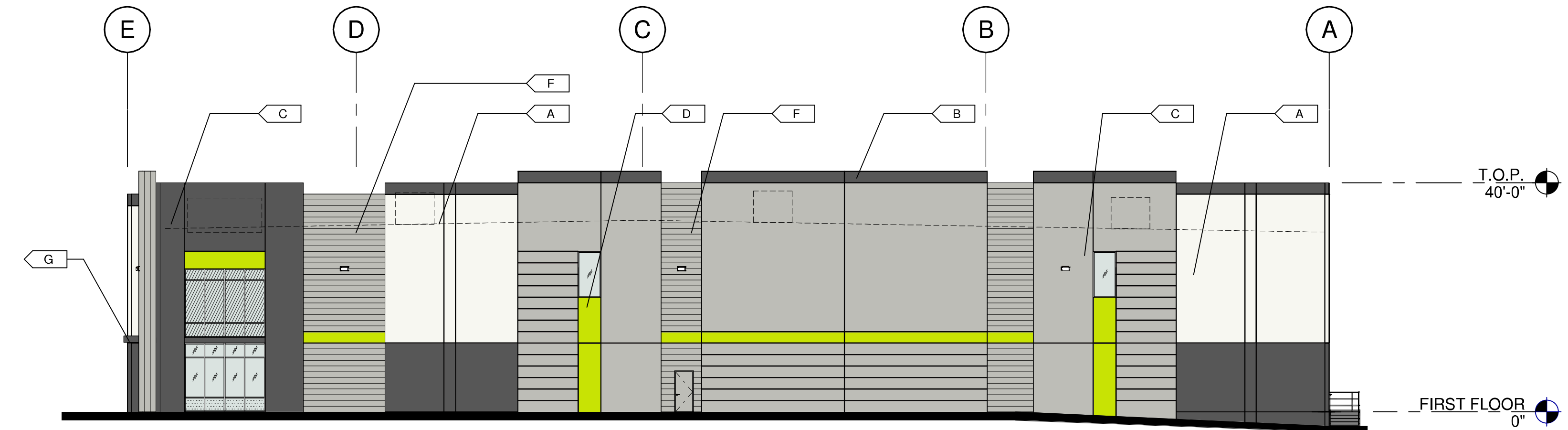




BUILDING 1 OVERALL EAST ELEVATION

SCALE: 1/16" = 1'-0"

1



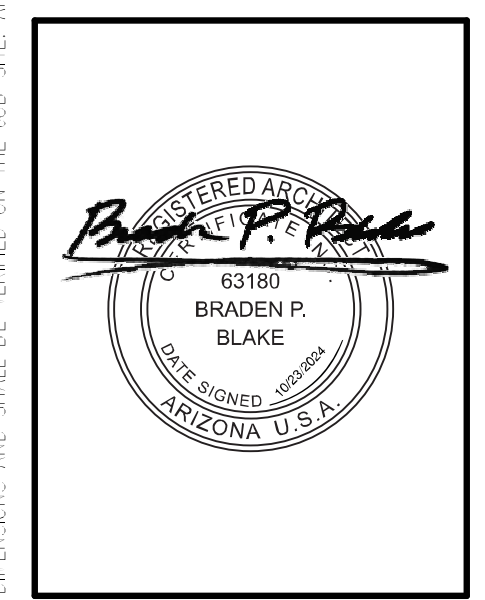
BUILDING 1 OVERALL WEST ELEVATION

SCALE: 1/16" = 1'-0"

2

- ### LEGEND
- COLORS:**  
 PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.  
 ALL WALLS TO BE PAINTED WITH BASE COLOR U.O.N.
- A CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7757 - HIGH REFLECTIVE WHITE
  - B CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7674 - PEPPERCORN
  - C CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - D CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW MATCH PAINT TO INDICAP GREEN
  - E FORMLINER VERTICAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - F FORMLINER HORIZONTAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - G METAL CANOPY: SHERWIN WILLIAMS: SW 7674 - PEPPERCORN
- GLASS:**
- VISION GLASS
  - SPANDREL GLASS
  - TEMPERED GLASS

**WARE MALCOMB**  
 CIVIL ENGINEERING  
 ARCHITECTURE  
 PLANNING  
 INTERIORS  
 2777 E. Camelback Rd. Suite #325  
 Phoenix, AZ 85016  
 P 480.767.1001



**303 BETHANY  
 BUILDING 1 & 2  
 LOOP 303 AND BETHANY HOME RD  
 GLENDALE, AZ 85355**

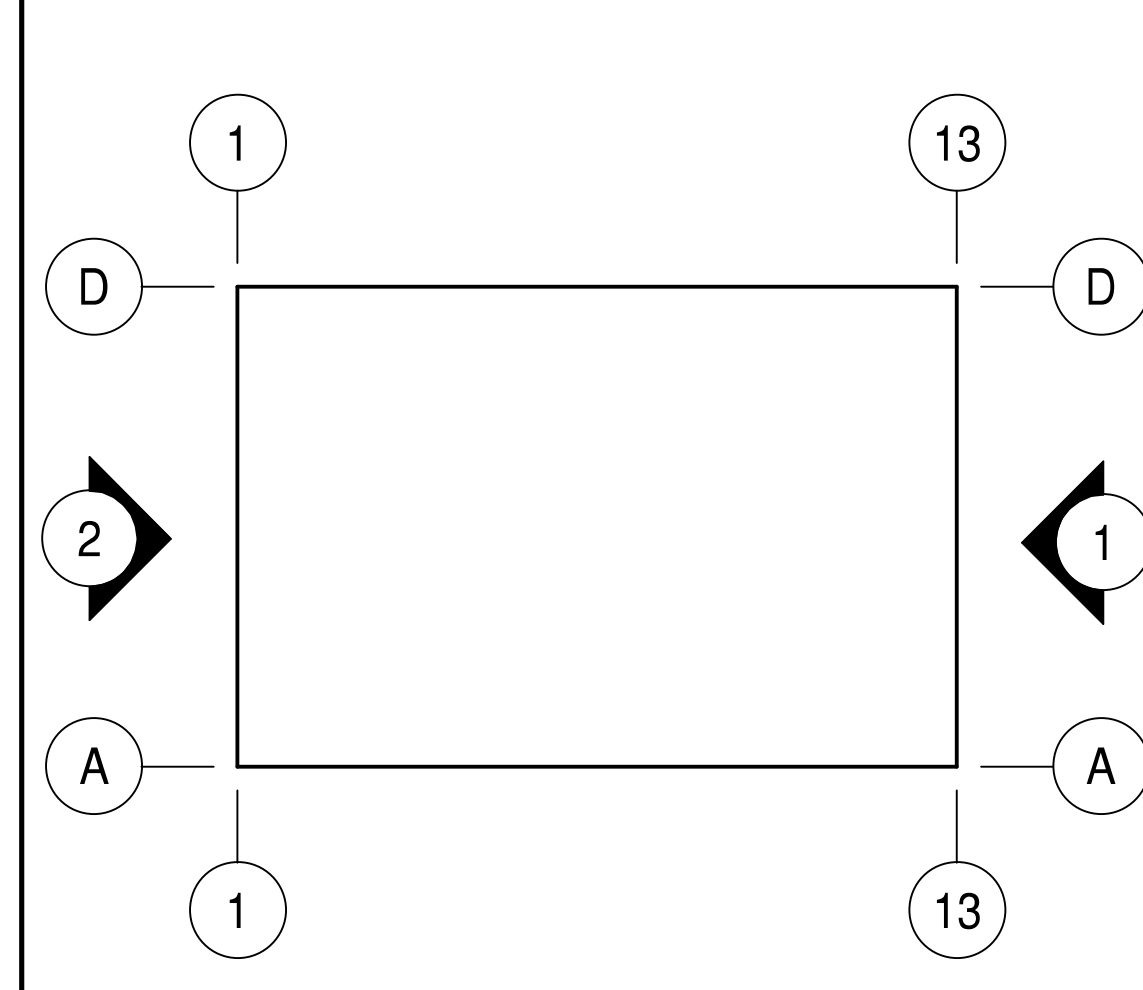
**BUILDING 2 - EXTERIOR  
 COLORED ELEVATIONS**

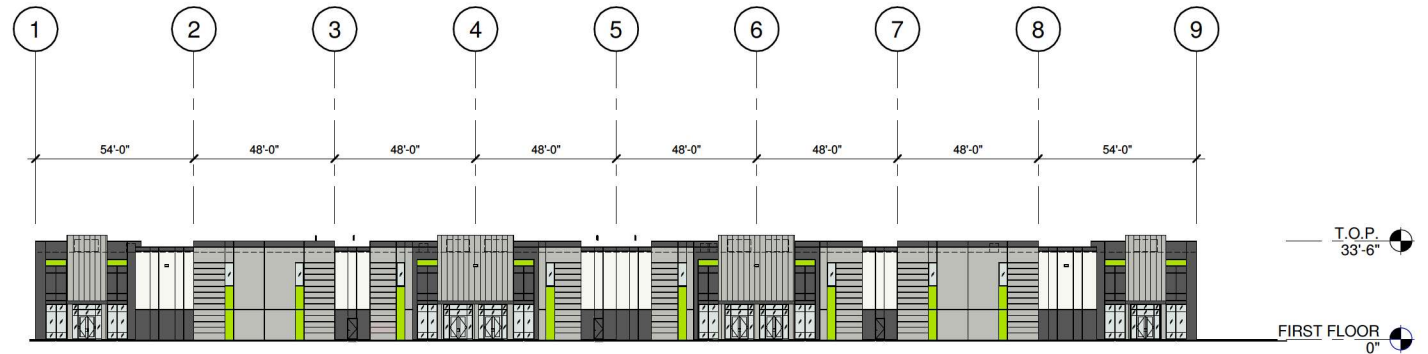
DATE	REMARKS
05/02/2024	DESIGN REVIEW SUBMITTAL
08/28/2024	DESIGN REVIEW RESUBMITTAL
10/25/2024	DESIGN REVIEW RESUBMITTAL

PA/PM:	HC
DRAWN BY.:	EE/SG
JOB NO.:	PHX23-0194

SHEET  
**A222-1**

KEY PLAN

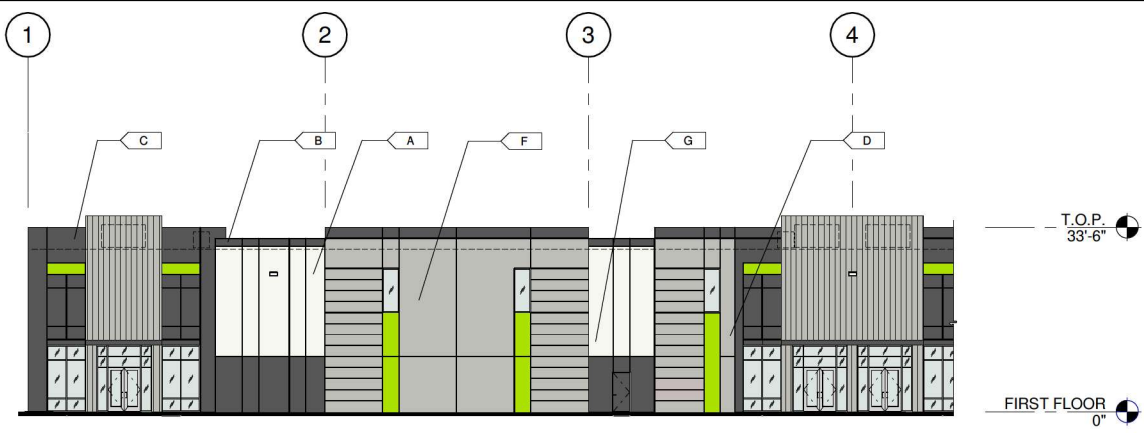




**BUILDING 2 - OVERALL SOUTH ELEVATION** ①  
SCALE: 1" = 30'-0"



**BUILDING 2 - PARTIAL SOUTH ELEVATION** ②  
SCALE: 1/16" = 1'-0"



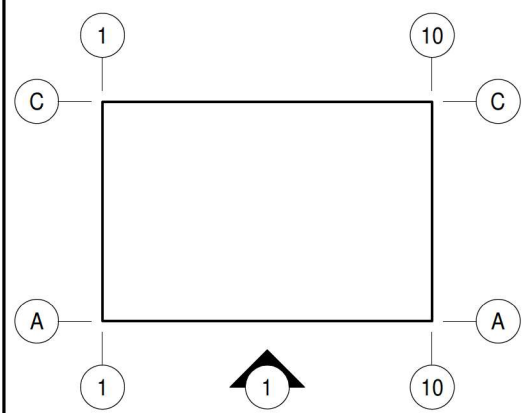
**BUILDING 2 - PARTIAL SOUTH ELEVATION** ③  
SCALE: 1/16" = 1'-0"

**LEGEND**

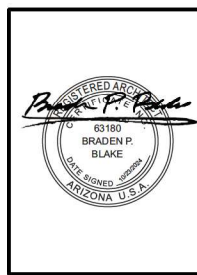
- COLORS:**  
PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.  
ALL WALLS TO BE PAINTED WITH BASE COLOR U.O.N.
- A CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7757 - HIGH REFLECTIVE WHITE
  - B CONCRETE TILT PANEL: WILLIAMS: SW 7674 - PEPPERCORN
  - C CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - D CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW MATCH PAINT TO INDICAP GREEN
  - E FORMLINER VERTICAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - F FORMLINER HORIZONTAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - G METAL CANOPY: SHERWIN WILLIAMS: SW 7674 - PEPPERCORN

- MATERIALS:**
- METAL CANOPY, PAINTED
  - VISION GLASS
  - SPANDREL GLASS
  - TEMPERED GLASS

**KEY PLAN**



**WARE MALCOMB**  
ARCHITECTURE  
PLANNING  
INTERIORS  
CIVIL ENGINEERING  
BRANNING  
BUILDING MEASUREMENT  
2777 E. Camelback Rd., Suite #325  
Phoenix, AZ 85016  
P 480.767.1001



**303 BETHANY  
BUILDING 1 & 2  
LOOP 303 AND BETHANY HOME RD  
GLENDALE, AZ 85355**

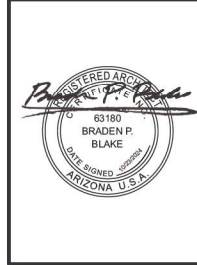
BUILDING 2 - EXTERIOR COLORED ELEVATIONS	
DATE	REMARKS
05/02/2024	DESIGN REVIEW SUBMITTAL
08/28/2024	DESIGN REVIEW RESUBMITTAL
10/25/2024	DESIGN REVIEW RESUBMITTAL

P/MPM:	Approver
DRAWN BY.:	Author
JOB NO.:	PHX23-0194

SHEET  
**A220-2**

**WARE MALCOLM**  
 ARCHITECTURE  
 CIVIL ENGINEERING  
 PLANNING  
 INTERIORS  
 BUILDING MEASUREMENT

2777 E Camelback Rd, Suite #925  
 Phoenix, AZ 85016  
 P 480.767.1001



**303 BETHANY  
 BUILDING 1 & 2  
 LOOP 303 AND BETHANY HOME RD  
 GLENDALE, AZ 85355**

BUILDING 2 - EXTERIOR COLORED ELEVATIONS	
DATE	REMARKS
05/02/2024	DESIGN REVIEW SUBMITTAL
08/28/2024	DESIGN REVIEW RESUBMITTAL
10/29/2024	DESIGN REVIEW RESUBMITTAL

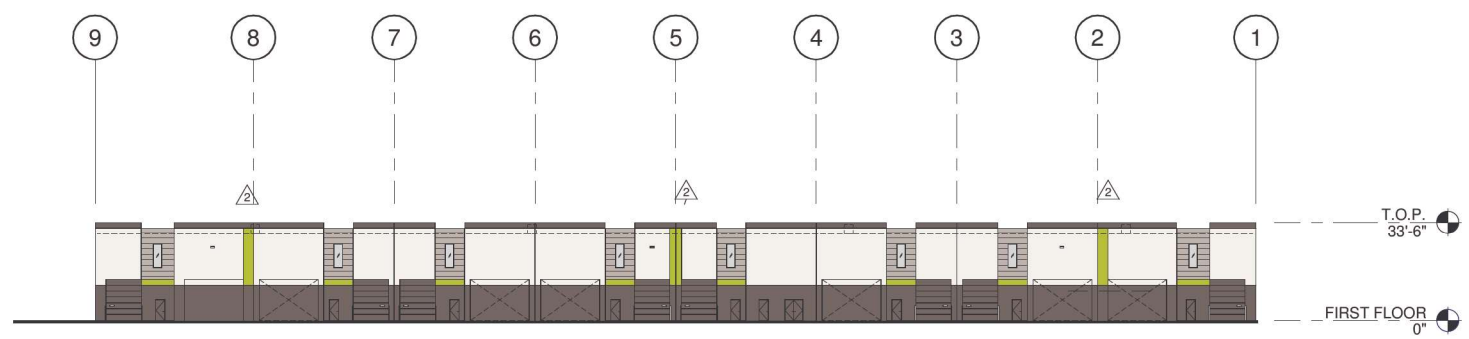
PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	PHX23-0194

SHEET  
**A221-2**

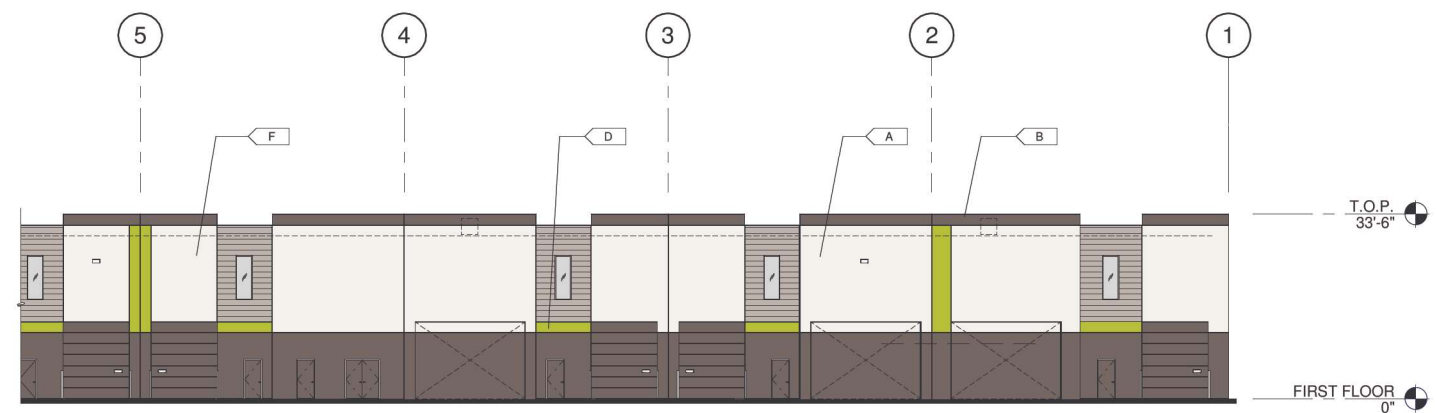
**LEGEND**

- COLORS:**  
 PROVIDE 6" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.  
 ALL WALLS TO BE PAINTED WITH BASE COLOR U.O.N.
- A CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 757 - HIGH REFLECTIVE WHITE
  - B CONCRETE TILT PANEL: WILLIAMS: SW 7674 - PEPPER CORN
  - C CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - D CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW MATCH PAINT TO INDICAP GREEN
  - E FORMLINER VERTICAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - F FORMLINER HORIZONTAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
  - G METAL CANOPY: SHERWIN WILLIAMS: SW 7674 - PEPPER CORN

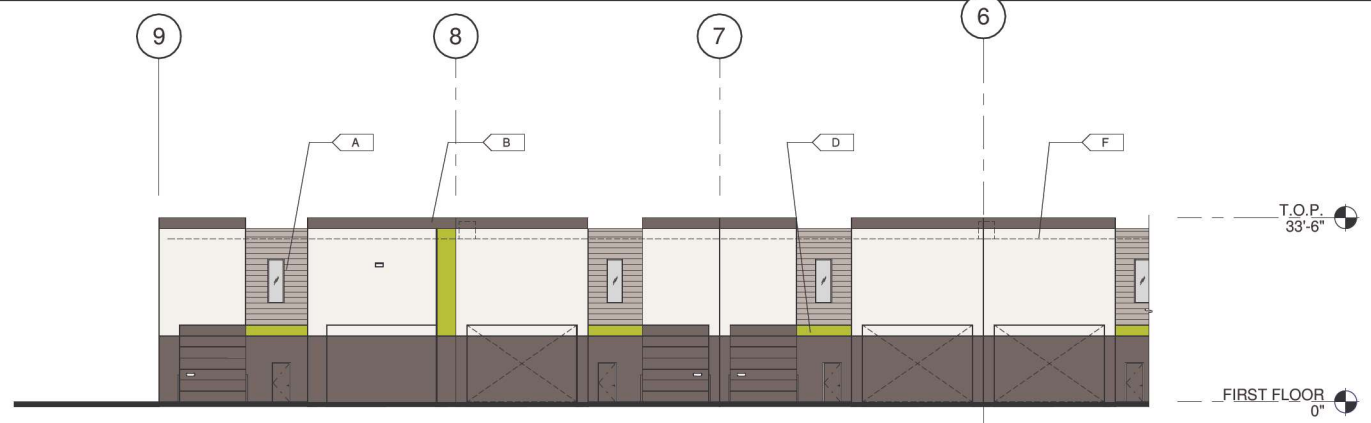
- MATERIALS:**
- METAL CANOPY, PAINTED
- GLASS:**
- VISION GLASS
  - SPANDREL GLASS
  - TEMPERED GLASS



**BUILDING 2 - OVERALL NORTH ELEVATION**

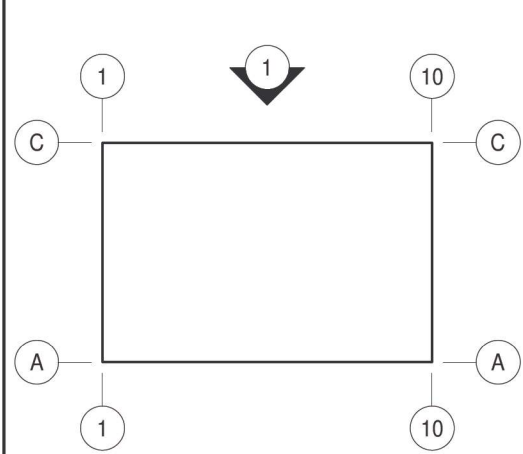


**BUILDING 2 - PARTIAL NORTH ELEVATION**



**BUILDING 2 - PARTIAL NORTH ELEVATION**

**KEY PLAN**





### LEGEND

**COLORS:**  
 PROVIDE 6"-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.  
 ALL WALLS TO BE PAINTED WITH BASE COLOR U.O.N.

- A CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7077 - HIGH REFLECTIVE WHITE
- B CONCRETE TILT PANEL: WILLIAMS: SW 7674 - PEPPERCORN
- C CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW 7065 - ARGOS
- D CONCRETE TILT PANEL: SHERWIN WILLIAMS: SW MATCH PAINT TO INDICAP GREEN
- E FORMLINER VERTICAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
- F FORMLINER HORIZONTAL: SHERWIN WILLIAMS: SW 7065 - ARGOS
- G METAL CANOPY: SHERWIN WILLIAMS: SW 7674 - PEPPERCORN

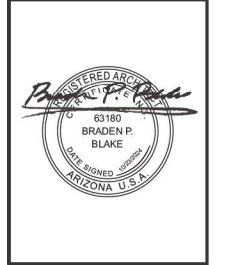
**MATERIALS:**

- METAL CANOPY, PAINTED

**GLASS:**

- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

**WARE MALCOMB**  
 ARCHITECTURE  
 PLANNING  
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**303 BETHANY  
 BUILDING 1 & 2  
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 GLENDALE, AZ 85355**

### KEY PLAN

DATE	REMARKS
05/02/2024	DESIGN REVIEW SUBMITTAL
08/28/2024	DESIGN REVIEW RESUBMITTAL
10/29/2024	DESIGN REVIEW RESUBMITTAL

PA/PM:	HC
DRAWN BY.:	EE/SG
JOB NO.:	PHX23-0194

SHEET  
**A222-2**

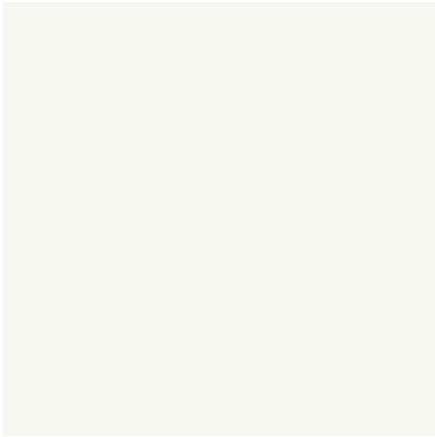
**BUILDING 2 - EXTERIOR  
 COLORED ELEVATIONS**

10/23/2024 9:30:13 AM  
 08/28/2024 - DESIGN REVIEW RESUBMITTAL SET

# EXHIBIT 4



# EXHIBIT 5



**A** **PAINT**  
 MFG: SHERWIN WILLIAMS  
 TYPE: SW 7757  
 COLOR: HIGH REFLECTIVE WHITE



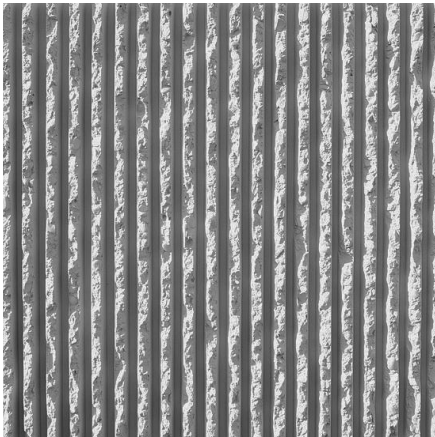
**B** **PAINT**  
 MFG: SHERWIN WILLIAMS  
 TYPE: SW 7674  
 COLOR: PEPPERCORN



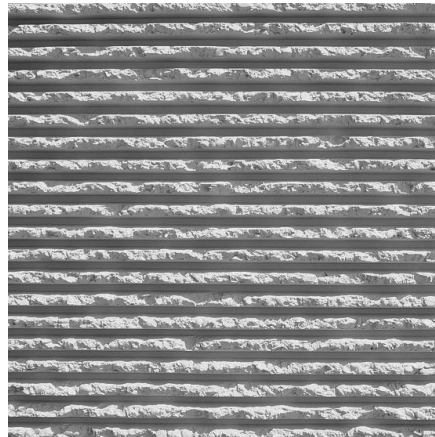
**C** **PAINT**  
 MFG: SHERWIN WILLIAMS  
 TYPE: SW 7065  
 COLOR: ARGOS



**D** **PAINT**  
 MFG: PANTONE  
 TYPE: 2304 C



**E** **FORM LINER VERTICAL - PAINT**  
 MFG: SHERWIN WILLIAMS  
 TYPE: SW 7065  
 COLOR: ARGOS



**F** **FORM LINER HORIZONTAL - PAINT**  
 MFG: SHERWIN WILLIAMS  
 TYPE: SW 7065  
 COLOR: ARGOS



**G** **METAL CANOPY - PAINT**  
 MFG: SHERWIN WILLIAMS  
 TYPE: SW 7674  
 COLOR: PEPPERCORN



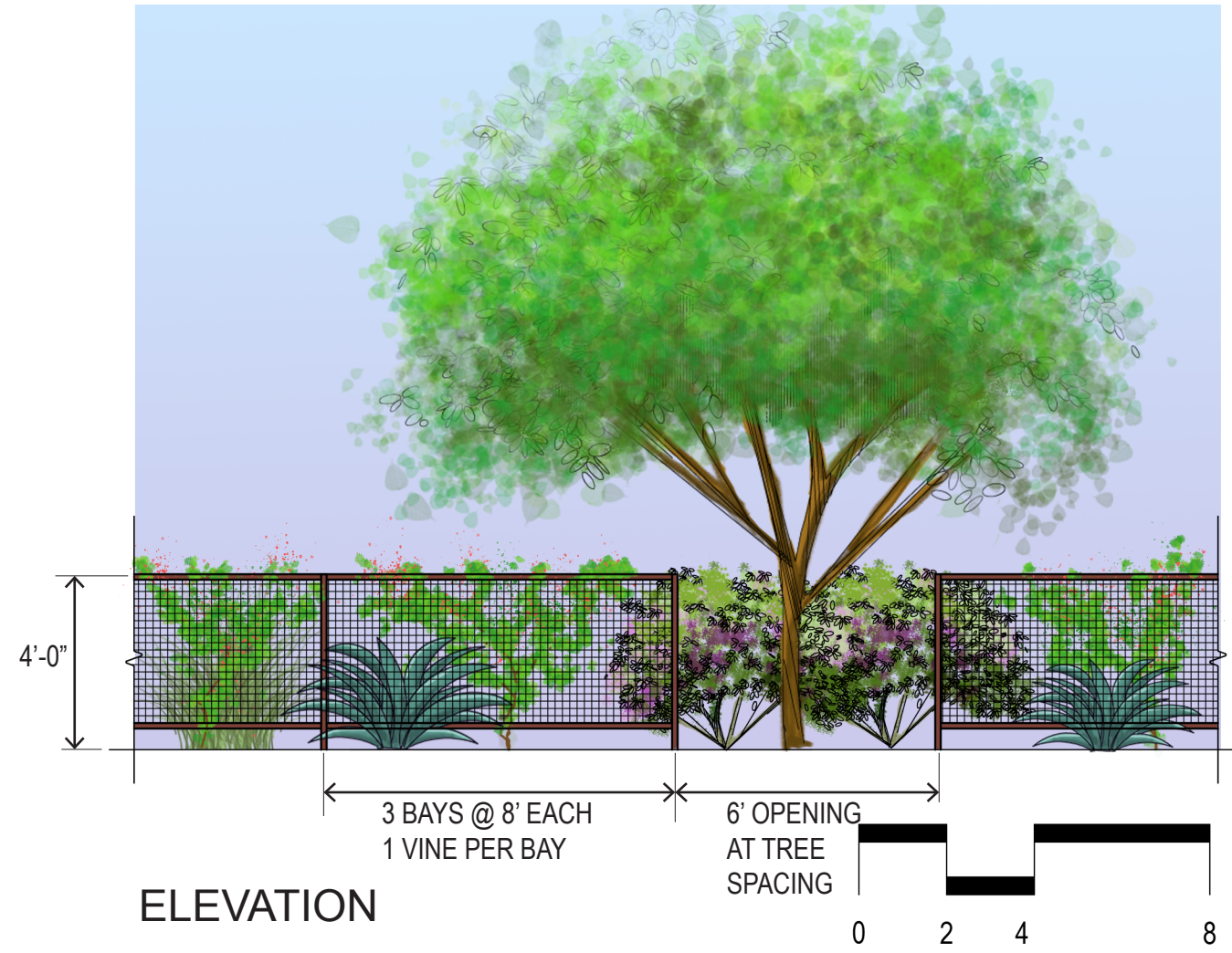
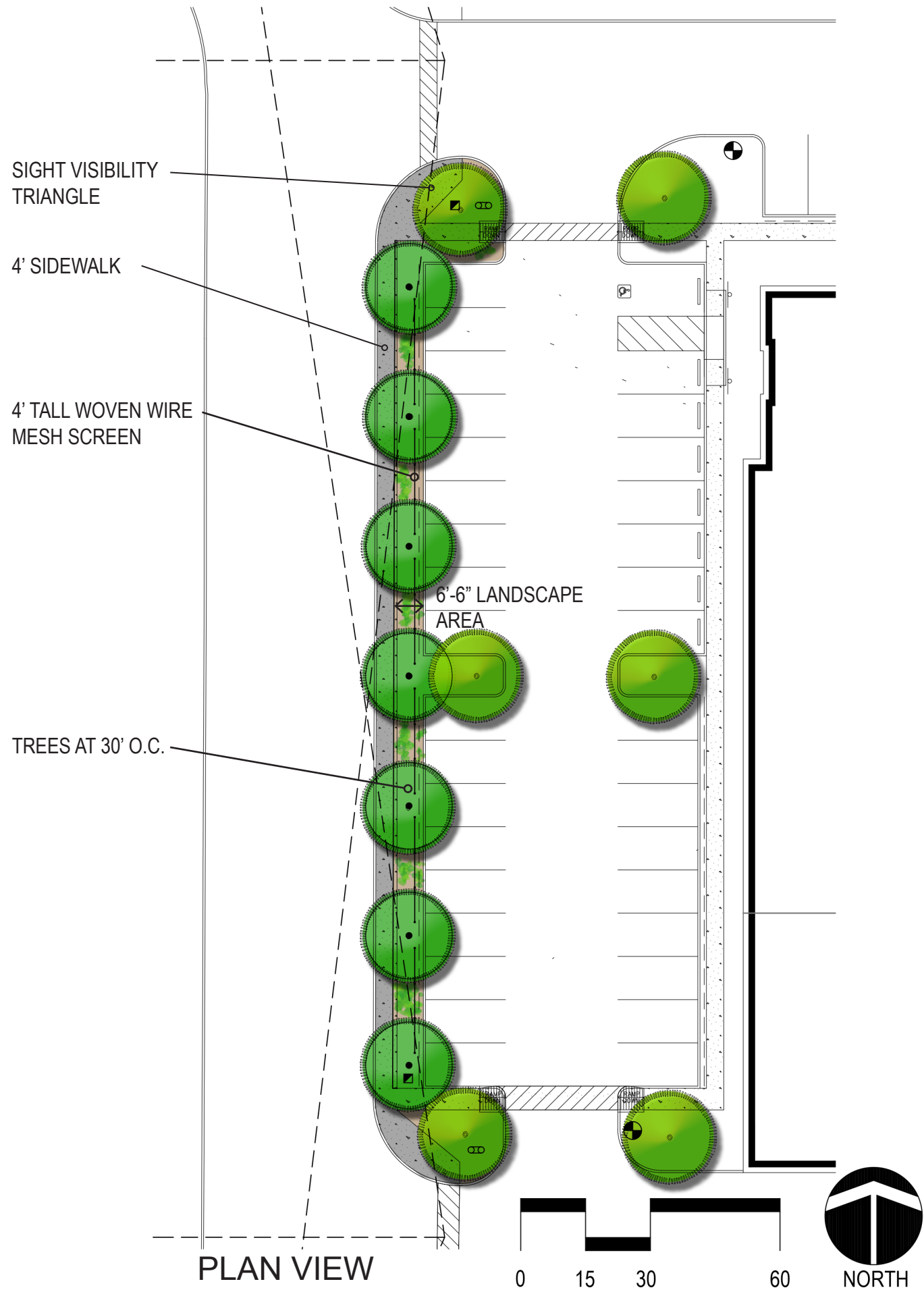
EXTERIOR MATERIAL BOARD

303 BETHANY HOME  
 GLENDALE, AZ 85355 - PHX23-0194-00

WARE MALCOMB

10.22.2024

# EXHIBIT 6



VINE ON TRELLIS

**BETHANY 303**

Glendale, AZ

8.23.24