

**CITIZEN PARTICIPATION FINAL REPORT**  
**FOR**  
**INDICAP**

**North of the Northwest Corner of**  
**Bethany Home Road and the Loop 303**

**November 7, 2024**

**Case No. ZON24-06**



# Citizen Participation Final Report

## IndiCap

### **Brief Description of Proposal**

This Citizen Participation Final Report (“Report”) provides information about the proposed implementation of the Citizen Participation Plan (“CPP”) for IndiCap Inc., an experienced industrial developer that is proposing to develop a light industrial development on 9.49 acres located north of the northwest corner of Bethany Home Road and the Loop 303 (the “Site”). A new Planned Area Development (“PAD”) is being requested. A Design Review application (DR24-30) has also been submitted.

This Report provides information about how we reached out to citizens, neighbors, nearby businesses, public agencies and interested persons to talk with them about and gather their input on the proposed plans and actions addressed in the PAD Application.

### **Notification Area**

The Notification Area map of the specific areas where residents and property owners were notified of the PAD application can be found at **Exhibit 1**.

### **Mailing**

On October 18, 2024, the Notification Area owners and interested parties received a letter including specific information about the proposed PAD and development. The letter included an aerial map of the site, a site plan, and building elevations. The letter also requested that any comments the neighbors may have should be provided to our office and/or to the City. A QR code was also provided where the neighbors can obtain additional details about the development through the City’s website. The letter to the neighbors can be found at **Exhibit 2**. Approximately 55 letters were mailed out. The Notification Area label list can be found at **Appendix A**. The Affidavit of Mailing can be found at **Exhibit 3**.

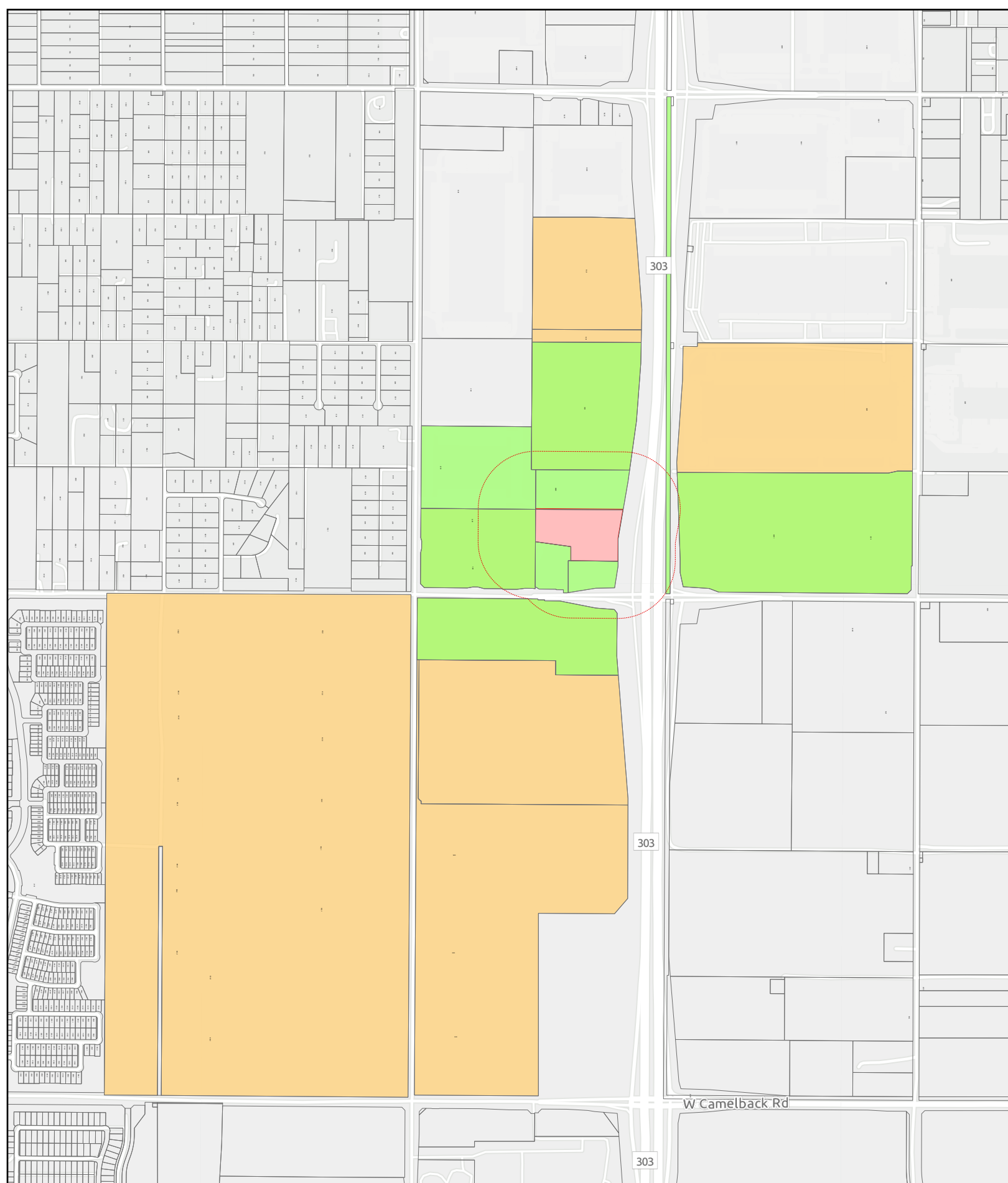
### **Neighborhood Concerns**

The October 18, 2024 letter to the neighbors requested they send any comments or concerns they may have to our office and/or to the City by November 2, 2024. To date, we have not heard from any neighbors.





Once we hear from Staff, a sign will be posted on the Site with information related to the request and the Planning & Zoning Commission hearing date, time and location.

The City will mail out postcards to the Notification Area group regarding the Planning & Zoning Commission hearing date, time and location.

# EXHIBIT 1



Project Number: **ZON24-06**  
Buffer: 600 ft

-  Buffer
-  Project Location
-  Standard Area
-  Expanded Area

# EXHIBIT 2

# **BURCH & CRACCHIOLO, P.A.**

**1850 N. Central Ave., Ste. 1700**

**Phoenix, Arizona 85004**

**(602) 234-9903**

**[bgreathouse@bcattorneys.com](mailto:bgreathouse@bcattorneys.com)**

**TO:** Bethany Home Road and Loop 303 Neighbors  
**FROM:** Brian Greathouse  
**DATE:** October 18, 2024  
**RE:** IndiCap – N of NWC Bethany Home Road & Loop 303  
Case No.: ZON24-06

## **NEIGHBORHOOD NOTICE**

Dear Area Neighbors and Interested Parties:

The purpose of this letter is to inform you that on behalf of IndiCap Inc. (“IndiCap”), we have recently filed a Rezoning Application for a new Planned Area Development (“PAD”) to allow a light industrial development on an approximately 9.49 acre site located north of the northwest corner of Bethany Home Road and the Loop 303 (the “Site”). An Aerial of the Site is attached.

The vacant Site is currently designated for commercial use and has failed to develop under its existing zoning. 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. IndiCap anticipates developing two industrial buildings, with one being approximately 98,000 square feet and the other being approximately 39,168 square feet, along with associated vehicular parking, landscaping, and other improvements. The anticipated clear heights of the buildings will be between 24’ and 28’. Copies of the Conceptual Site Plan and sample Conceptual Building Elevations are attached.

You are being notified of the Rezoning Application because your property is within the Notification Area obtained from the City of Glendale.

We would be happy to answer your questions or hear concerns you may have regarding this proposal. You may contact Madison Leake at Burch & Cracchiolo (602-234-8791/[mleake@bcattorneys.com](mailto:mleake@bcattorneys.com)), Ricki Horowitz at Burch & Cracchiolo (602-234-8728/[rhorowitz@bcattorneys.com](mailto:rhorowitz@bcattorneys.com)) or me (602-234-9903/[bgreathouse@bcattorneys.com](mailto:bgreathouse@bcattorneys.com)).

You may write, email, or call using the contact information above or you can also contact Alex Lerma, Senior Planner at the City of Glendale Development Services Department (623-930-2810/[alerma@glendaleaz.com](mailto:alerma@glendaleaz.com)) if you have any questions or comments for Staff. Your comments must be received by November 2, 2024.

For additional details about the development or to be added to the Interested Parties mailing list, scan the QR Code.



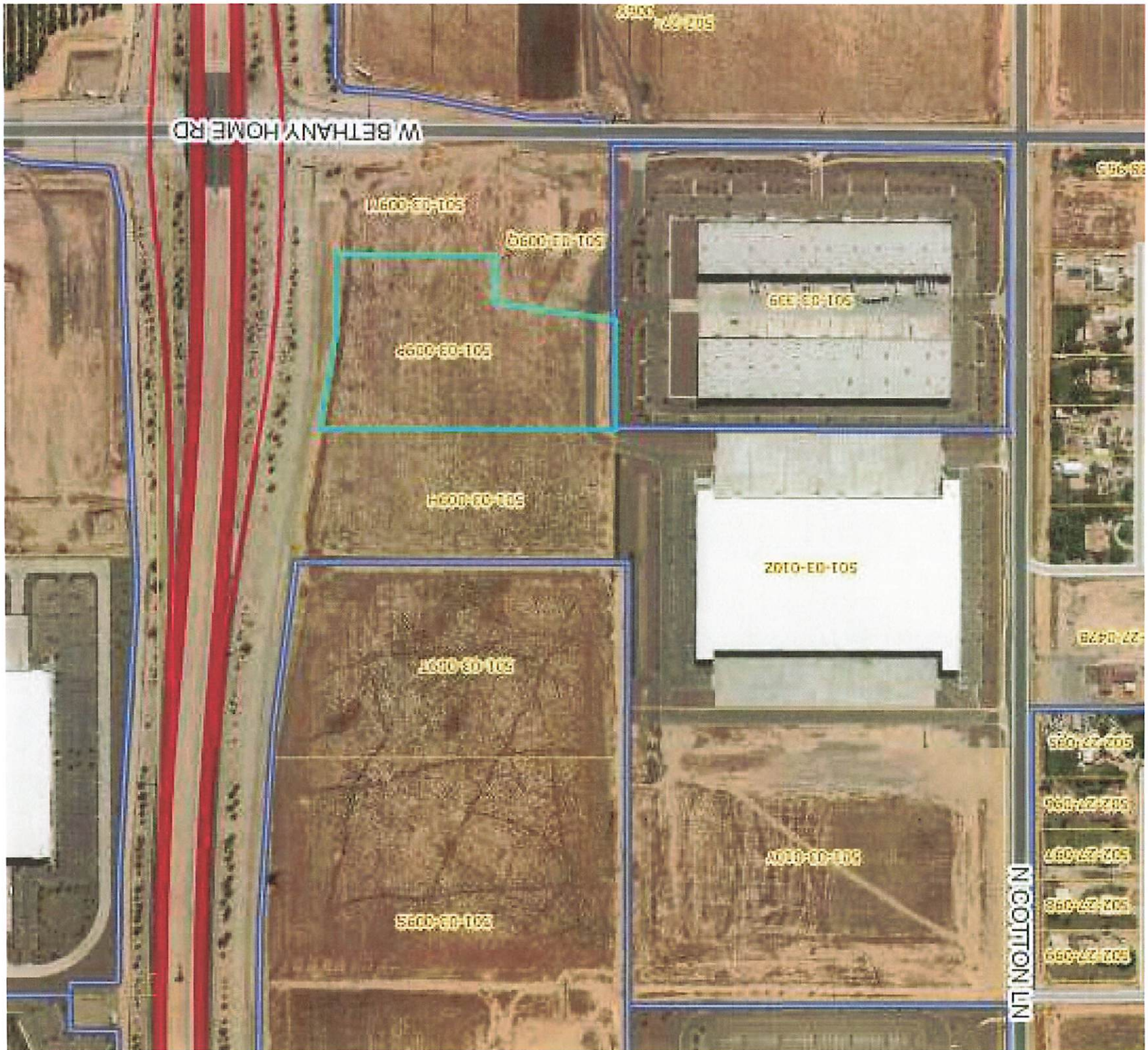
Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be 'B Greathouse', written in a cursive style.

Brian Greathouse

/rlh  
Attachments



W BETHANY HOME RD

1600-ED-105

0800-ED-105

1500-ED-099

600-ED-105

1800-ED-085

501-ED-012

1000-ED-097

1600-ED-095

1000-ED-005

N COTTON LN

650-ED-085

27-042B

501-ED-095

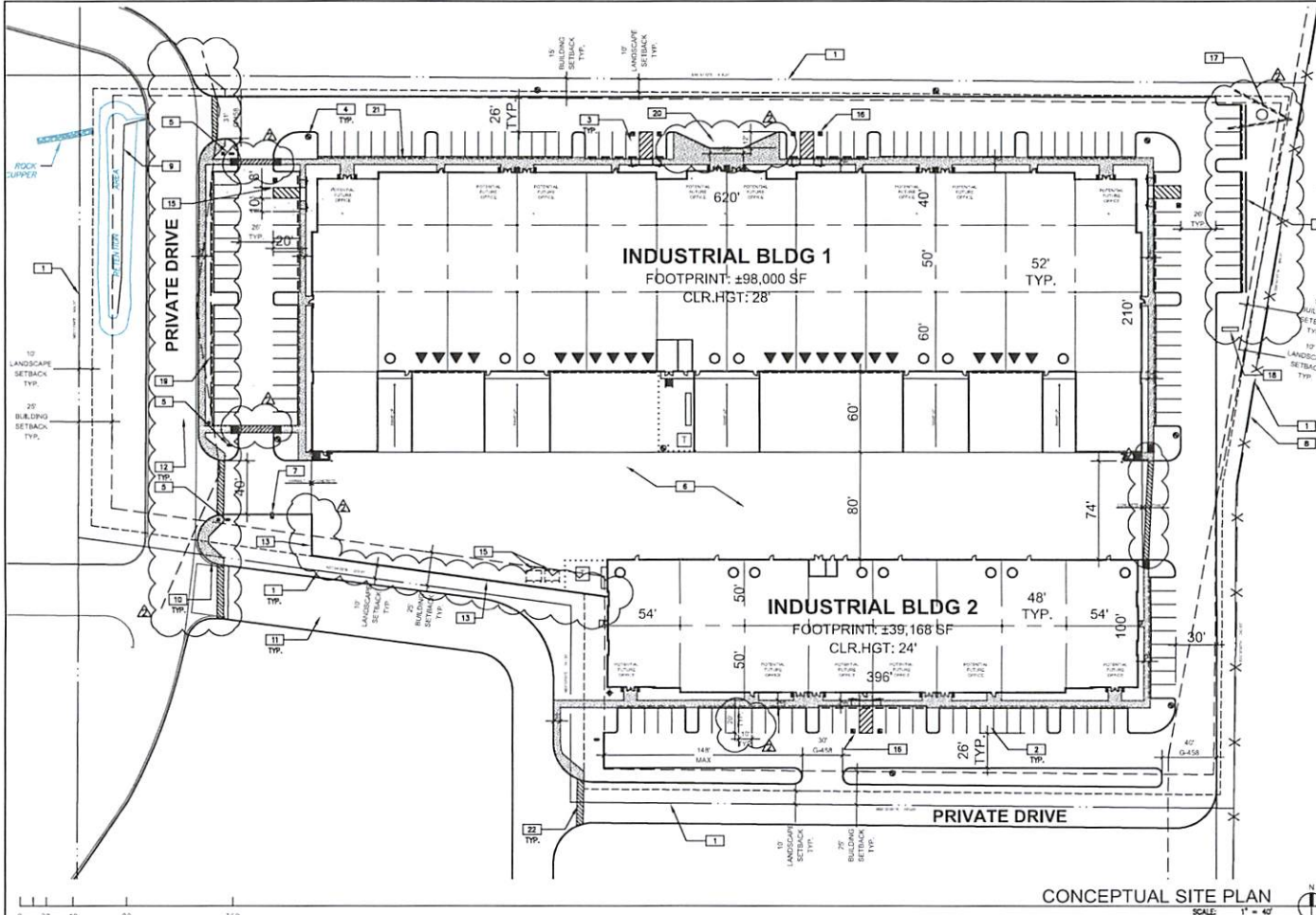
501-ED-095

501-ED-097

501-ED-098

501-ED-099

501-ED-005



**DEVELOPMENT STANDARDS**

Zoning: PUD (CU) 1  
Jurisdiction: City of Glendale, AZ

Zoning Designation	PUD (CU) 1
Land Use	Q-44
Max F.A.R.	70 FT +
Max Height	70 FT +
Res. Landscape	5% +
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	8 Lane
8 Lane	20 FT
Landscape Islands	8 FT +
Required Parking	
Office	1,350 SF
Warehouse	1,000 SF

**PROJECT DATA**

Site Summary		APN: 501.03.009P
Gross Site Area	413,342 SF	9.49 AC
Stormwater Management	28,433 SF	0.7%
Net Site Area	384,909 SF	8.84 AC
Total Building Area		
Gross Floor Area	135,068 SF	
Footprint	137,168 SF	
Coverage		33%
Net		36%
Gross		0.33
FAR		0.35

**Building 1**

Building Area	Footprint	98,000 SF
Cars Required	@ 1% Office	61 Stalls
Cars Provided	1.1/1,000	111 Stalls
Req. Accessible		5 Stalls
Drive-in Doors		8
Docks	@ 2.4/10,000 SF	22

**Building 2**

Building Area	Footprint	39,168 SF
Cars Required	@ 5% Office	24 Stalls
Cars Provided	1.1/1,000	45 Stalls
Req. Accessible		2 Stalls
Drive-in Doors		8

**WARE MALCOMB**

2777 E. CAMEBACK RD., SUITE #200  
PHOENIX, AZ 85042  
TEL: 602.761.1001

REGISTERED PROFESSIONAL ARCHITECTURE CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE

ERIC R. ZITNY  
05/04/2024

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

- Notes**
1. Use Compatible Land Use Area.
  2. Landscape islands shall be placed at least 10 feet from the building and shall be a minimum of 8 feet wide.
  3. Adjacent to APN easement. The west setback shall be consistent with the front of the lot.
  4. Park from 1000' easement is needed for elevations over 30 feet. A water flow Line A.F.D. is required.
  5. All landscaped areas, except landscape islands located internal to a parking area may be used to match the overall site square requirement.
  6. A minimum of 2 landscape islands every 100' shall be required. Each island shall be a minimum of 8 feet wide (inside curb-to-curb dimension) for the length of the adjacent parking bays. A minimum of 2 landscape islands 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 (1) clear complete pedestrian sidewalk or crossing that meets the proposed building entrance or on the primary pedestrian circulation system.
  7. Any study that requires a reduction in parking requirements by 25 percent or more shall further require a Transportation Management Plan (TMP) which shall be approved by the City and submitted with Narrative Court.
  8. One space per 2,000 SF of warehouse and/or 6,000 SF of yard related area.

**CONTACT**

PROPERTY OWNER:  
RISQAV AZ, LLC  
TODD OSTRAUSKY  
2133 W. FIVE RD. SUITE #101, CHANDLER, AZ 85135  
888.912.8171

DESIGN PROFESSIONAL:  
WARE MALCOMB  
HENRY CHAN  
2777 E. CAMEBACK RD. SUITE #200, PHOENIX, AZ 85016  
480.971.1001

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

**CITY PROJECT NUMBERS**

REGISTRATION PROJECT NUMBER: 5824-0058

- GENERAL SITE PLAN NOTES**
- A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMPLETING MATERIALS BEING BROUGHT ON SITE.
  - B. 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.
  - C. 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.
  - D. SIGHT DISTANCE REQUIREMENTS OF CG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVeways AND STREETS.
  - E. STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.
  - F. 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.
  - G. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.
  - H. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.
  - I. CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.
  - J. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.

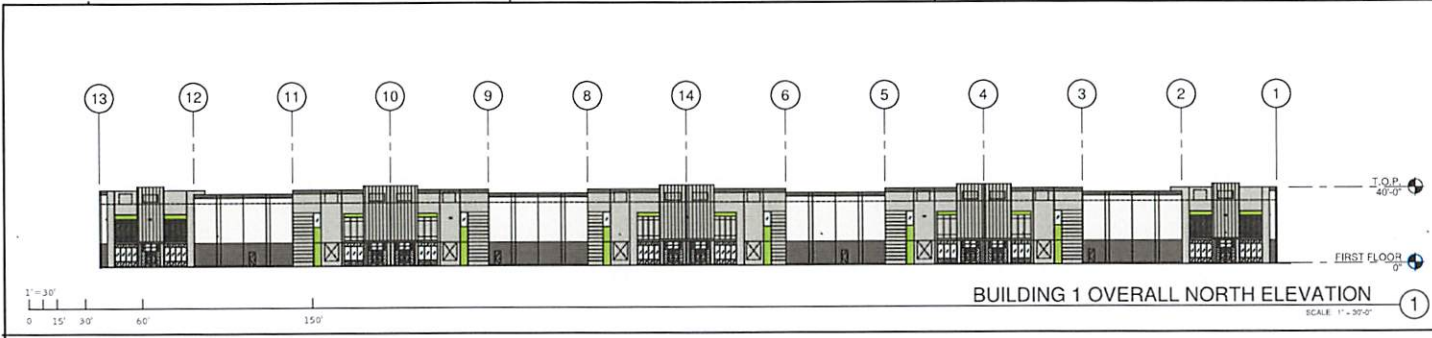
- SITE PLAN NOTES**
- 1 PROPERTY LINE
  - 2 10'x20' STANDARD PARKING STALL PER CITY STANDARDS
  - 3 ACCESSIBLE PARKING STALL WITH SIGNAGE
  - 4 FIRE HYDRANT; SEE UTILITY PLAN
  - 5 BACKFLOW PREVENTOR; SEE UTILITY PLAN
  - 6 TRUCK COURT
  - 7 SITE LIGHTING; SEE SITE PHOTOMETRIC PLAN
  - 8 EXISTING FENCE
  - 9 EXISTING RETENTION; SEE GRADING AND DRAINAGE PLAN
  - 10 EXISTING CURB
  - 11 EXISTING EASEMENT
  - 12 VISIBILITY TRIANGLE PER DETAIL NO. G-446
  - 13 8'-0" CMU SCREEN WALL
  - 14 4'-0" CMU PARKING SCREEN WALL
  - 15 PROPOSED TRASH AND RECYCLING BIN AREA
  - 16 VAN ACCESSIBLE PARKING STALL WITH SIGNAGE
  - 17 BILLBOARD
  - 18 FUTURE Pylon SIGN
  - 19 WIRE MESH SCREEN WALL WITH VINES. SEE LANDSCAPE DRAWING
  - 20 PASSOVER STALL OVERHANG
  - 21 PARKING STALL OVERHANG
  - 22 PAINTED STRIPED CROSSWALK

**VICINITY MAP**

CONCEPTUAL SITE PLAN  
2777 E. CAMEBACK RD. SUITE #200  
PHOENIX, AZ 85016  
05/07/2024

PA / PW: HC  
DRAWN BY: EJ/RS  
JOB NO.: PHX23-0184-00

SHEET  
**A100**



**LEGEND**

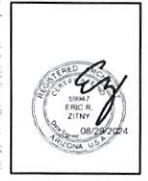
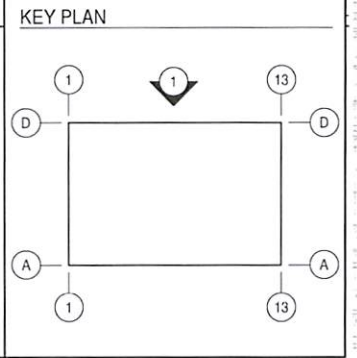
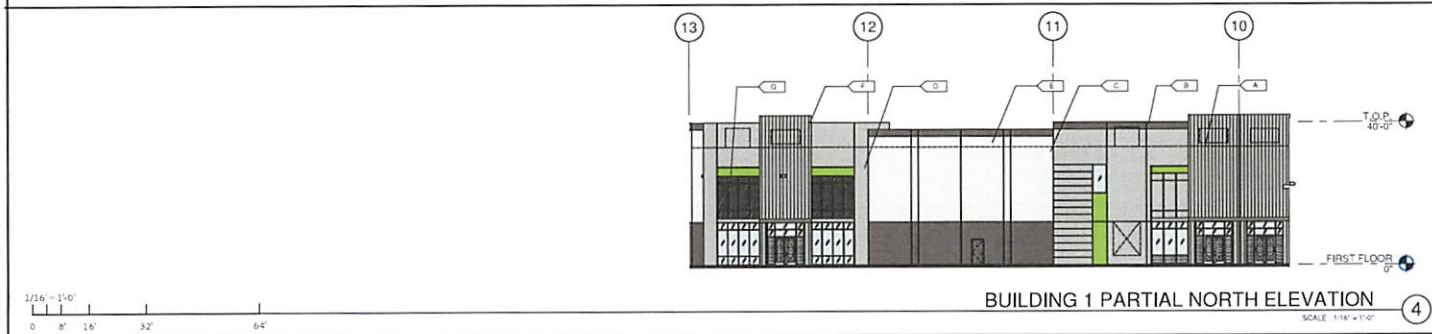
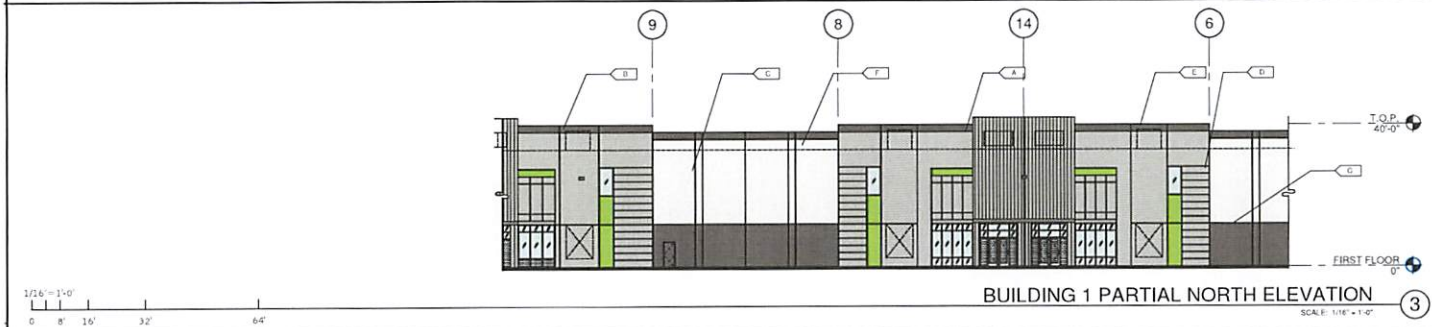
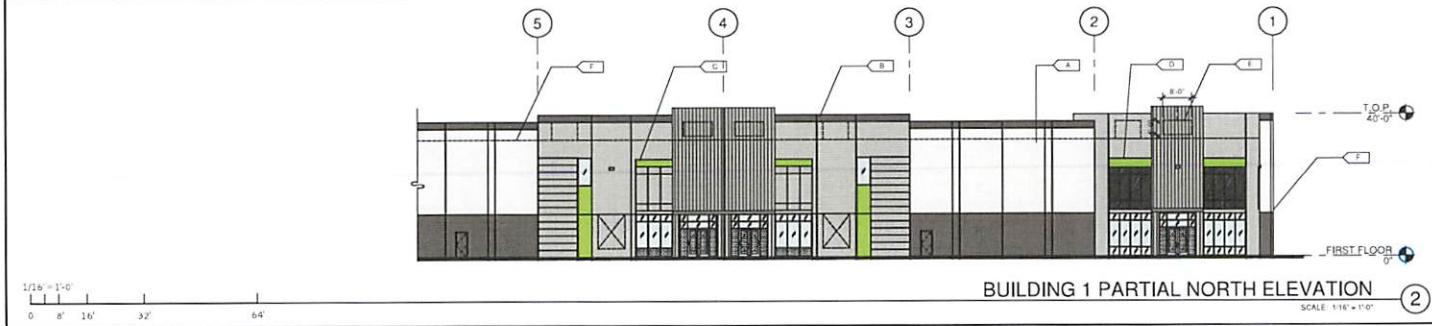
**COLORS:**  
 PROVIDE 6-7" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.  
 ALL FINISHES TO BE SUBMITTED FOR APPROVAL.

- (A) CONCRETE TILT PANEL, SHERWIN WILLIAMS SW 7757 - HIGH REFLECTIVE WHITE
- (B) CONCRETE TILT PANEL, SHERWIN WILLIAMS SW 7065 - FOLKSTONE
- (C) CONCRETE TILT PANEL, SHERWIN WILLIAMS SW 7065 - ARIGOS
- (D) CONCRETE TILT PANEL, SHERWIN WILLIAMS SW MATCH PAINT TO INDICATE GREEN
- (E) CONCRETE TILT PANEL, SHERWIN WILLIAMS SW 7065 - ARIGOS
- (F) FORMLINER HORIZONTAL, SHERWIN WILLIAMS SW 7065 - ARIGOS
- (G) METAL CANOPY, SHERWIN WILLIAMS SW 7074 - PEPPER CORN

**GLASS:**

- (H) VISION GLASS
- (I) SPANDREL GLASS
- (J) TEMPERED GLASS

**WARE MALCOMB**  
 ARCHITECTURE  
 3777 E. Cambridge Rd. Suite 400  
 Phoenix, AZ 85038  
 P: 480.743.1001  
 WWW.WAREMALCOMB.COM

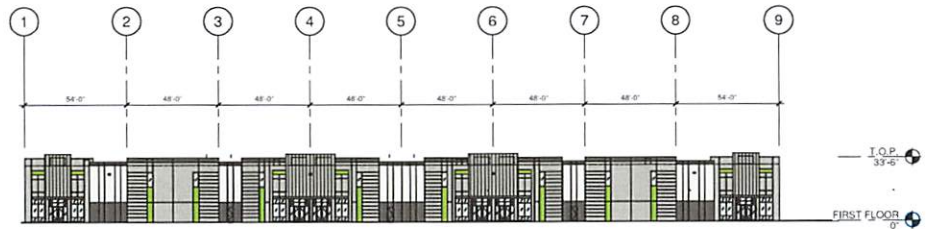


**BETHANY 303**  
**BUILDING 1 & 2**  
 LOOP 303 AND BETHANY HOME RD  
 GLENDALE, AZ 85355

BUILDING 1 - EXTERIOR COLORED ELEVATIONS	
DATE	REVISIONS
11/05/2024	ISSUED FOR DESIGN SUBMITTAL
11/05/2024	ISSUED FOR EXTERIOR ELEVATIONS

DATE:	APPROVED:
DRAWN BY:	AUTHOR:
JOB NO.:	PHX23-0194-00

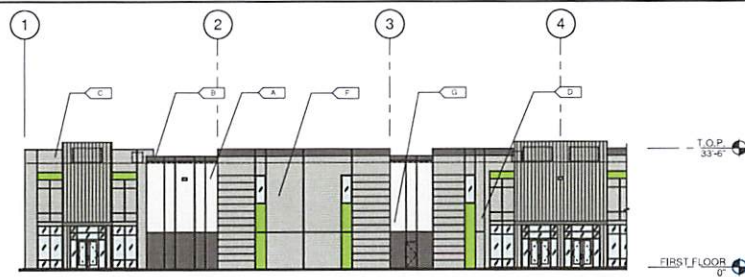
SHEET  
**A220-1**



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



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



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

**LEGEND**

**SCHEMES:**  
 PROVIDE 6:07 WEEB PAINT COLOR MATCH-UP FULL HEIGHT OF BUILDING FOR OWNER ARCHITECT REVIEW.

- A CONCRETE TILT PANEL, SHERWIN WILLIAMS SW 7757 - HIGH REFLECTIVE WHITE
- B CONCRETE TILT PANEL, SHERWIN WILLIAMS SW 6205 - FOLKSTONE
- C CONCRETE TILT PANEL, SHERWIN WILLIAMS SW 7065 - ARGOS
- D CONCRETE TILT PANEL, SHERWIN WILLIAMS SW MATCH PAINT TO INDICAP GREEN
- E CHALKBOARD VERTICAL, SHERWIN WILLIAMS SW 7065 - ARGOS
- F FORMALINER HORIZONTAL, SHERWIN WILLIAMS SW 7065 - ARGOS
- G METAL CANOPY, SHERWIN WILLIAMS SW 7074 - PEPPERCOIN

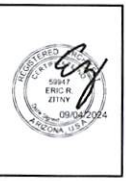
**MATERIALS:**

- METAL CANOPY, PAINTED
- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

**WARE MALCOMB**

ARCHITECTURE CIVIL ENGINEERING PLANNING MANAGEMENT

2777 E. Camelback Rd. Suite 200  
 Phoenix, AZ 85016  
 P: 480.747.1001



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

**KEY PLAN**

**BUILDING 2 - EXTERIOR COLORED ELEVATIONS**

DATE	DESCRIPTION

DATE	APPROVED
DATE	APPROVED

JOB NO.: PH223-0194

SHEET

**A220-2**

# EXHIBIT 3



# Planning Division

## NEIGHBORHOOD NOTIFICATION LETTER

### AFFIDAVIT OF MAILING

Case No. (if available) ZON24-06

Project Name: IndiCap

I, Ricki Horowitz, Burch & Cracchiolo, P.A. certify that I am the authorized applicant /

representative to the City of Glendale for the above application and do hereby affirm that notice, as required for the case noted above, has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: 

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of October, 2024

  
Notary Public

My Commission Expires: February 1, 2026



# APPENDIX A

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