



IndiCap PAD ZON24-06

City Council Voting Meeting – January 28, 2025





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

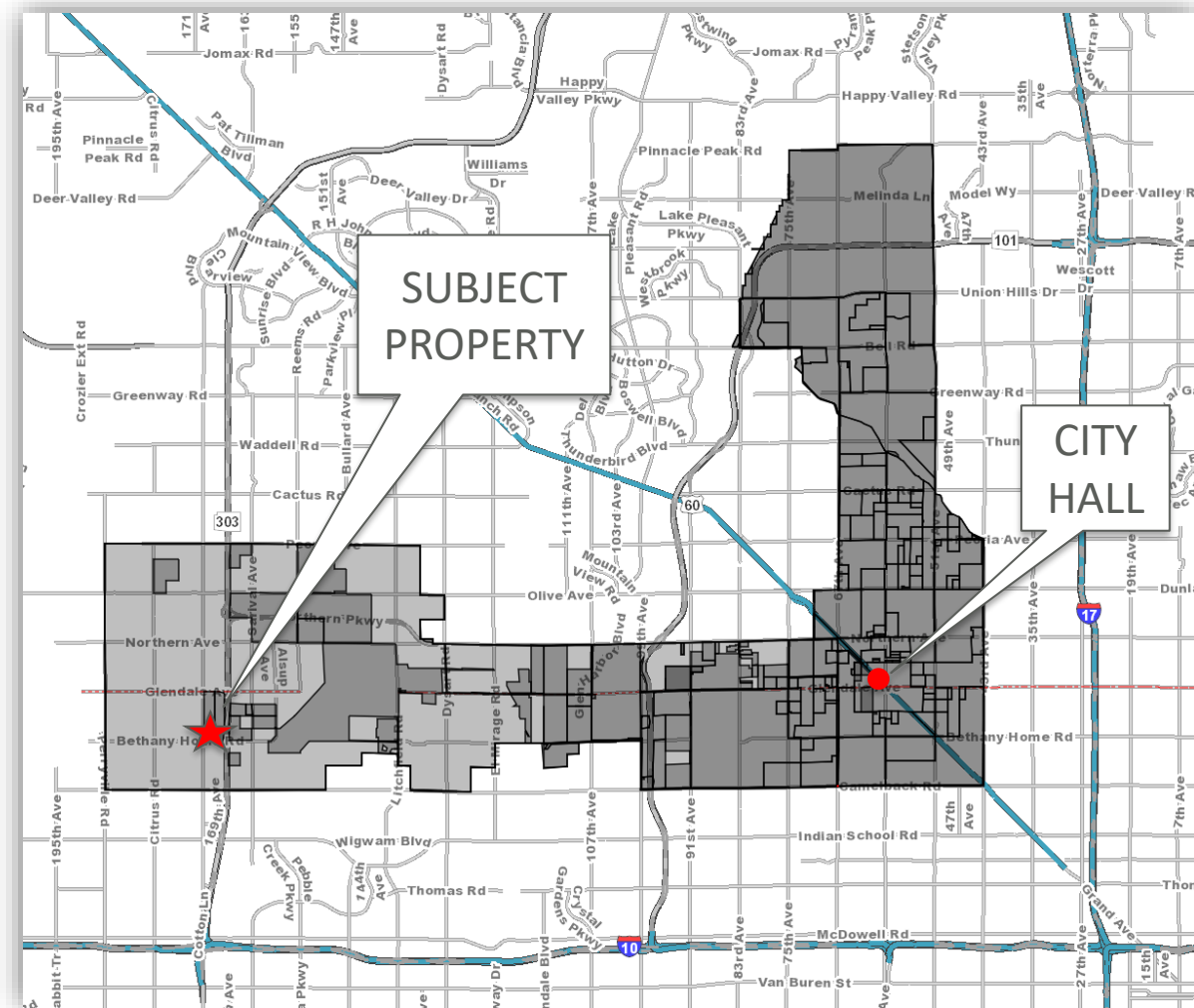
Applicant/ Owner:

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



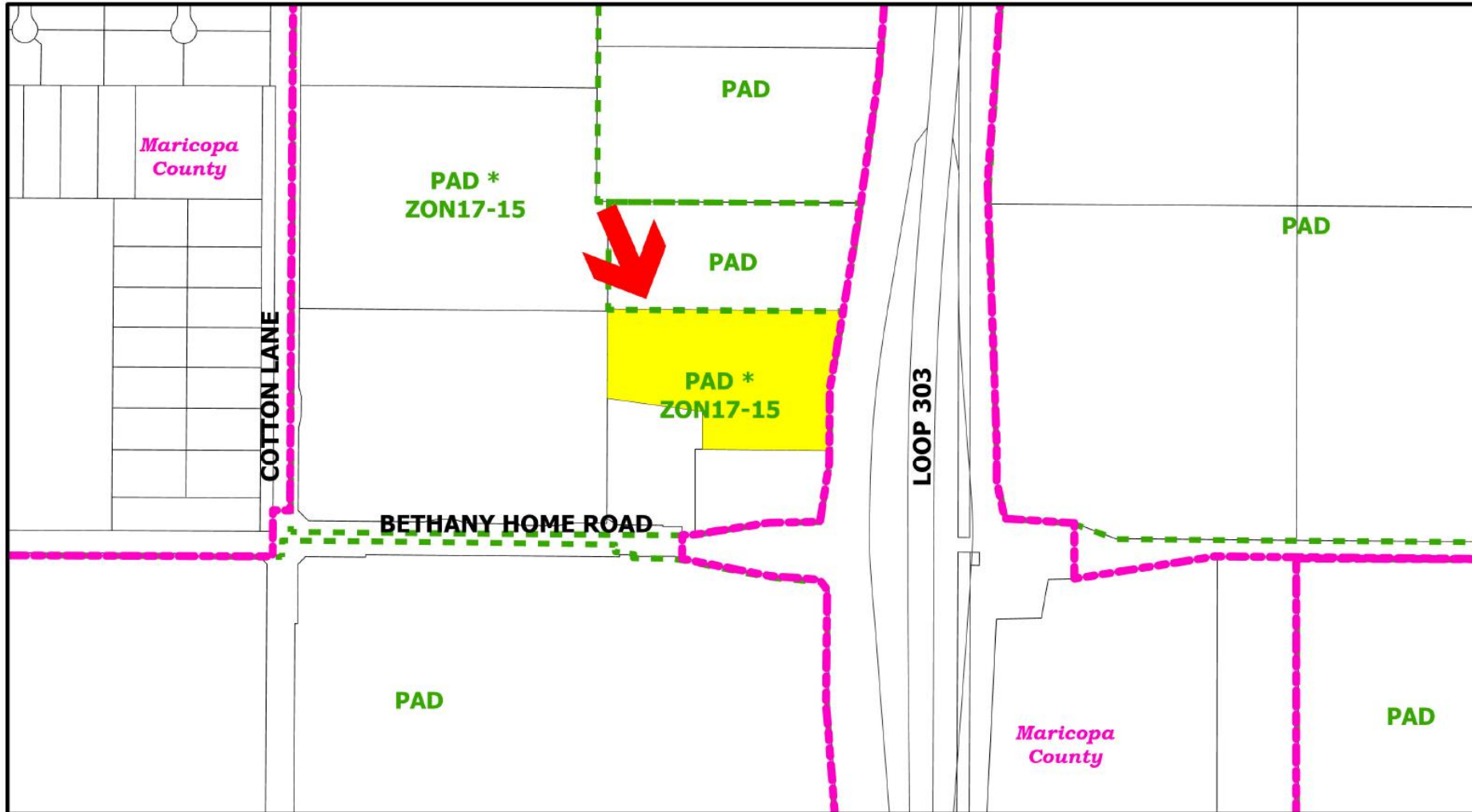
Vicinity Map

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

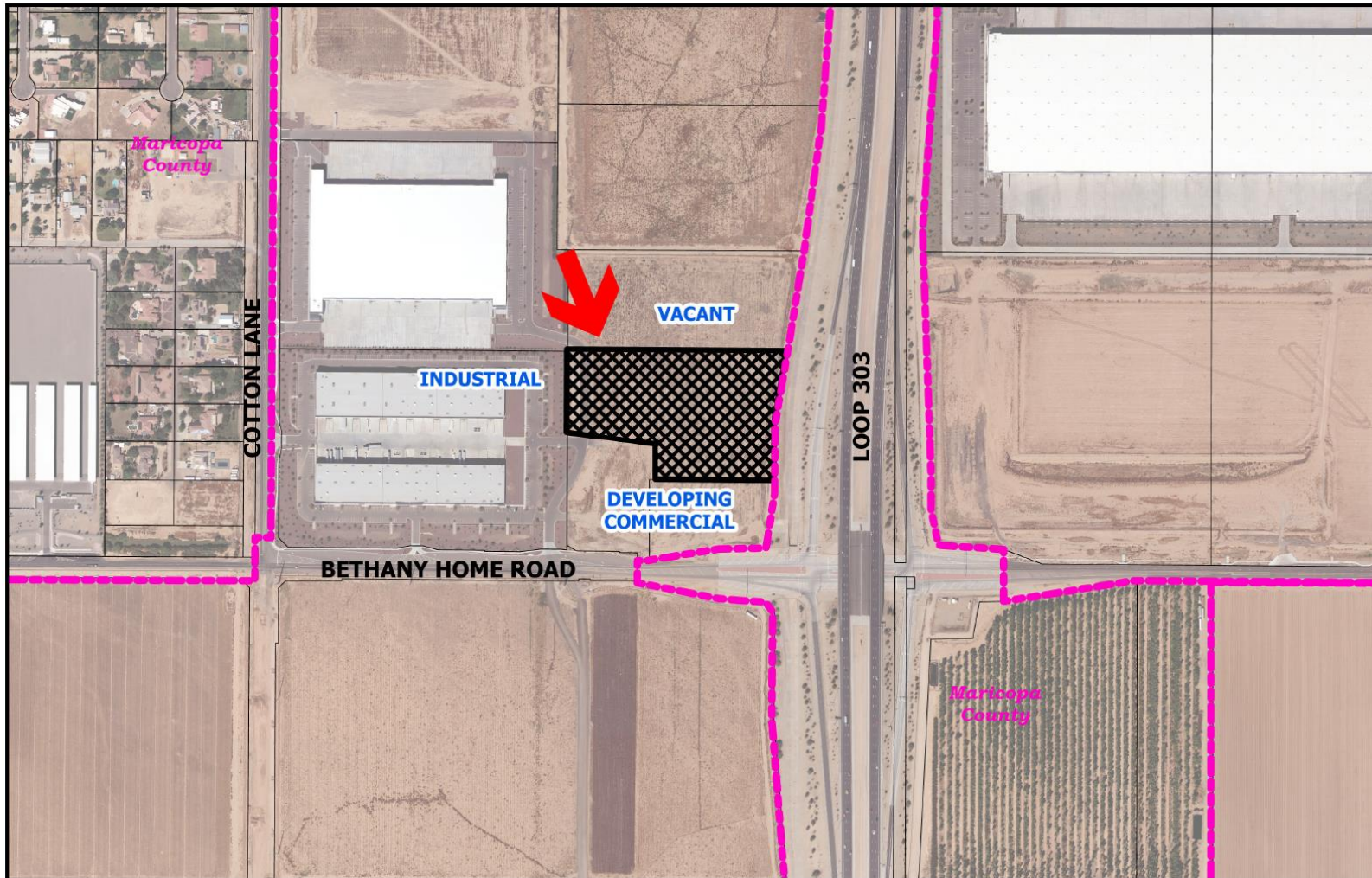




Zoning Map

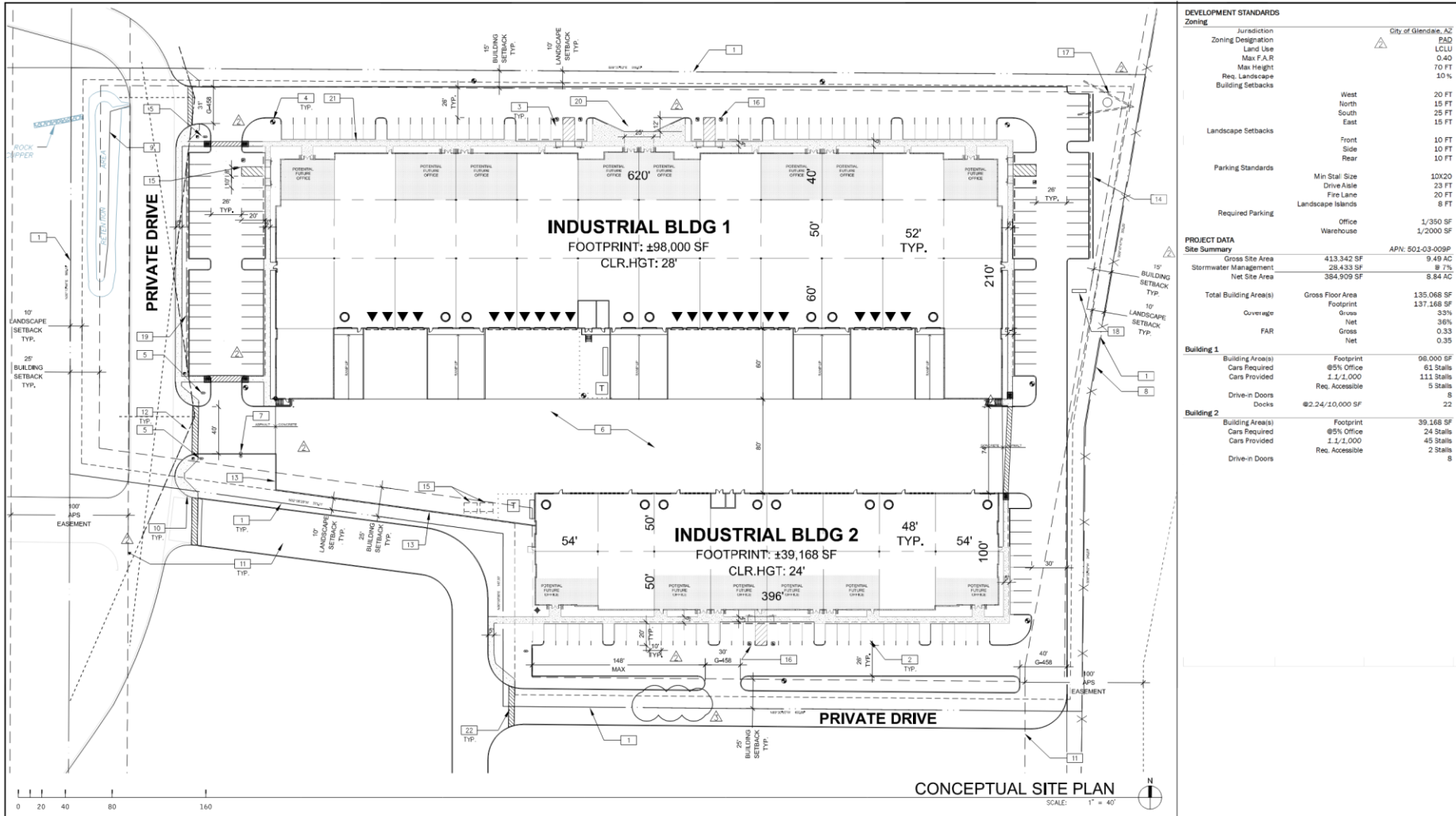


Aerial Map





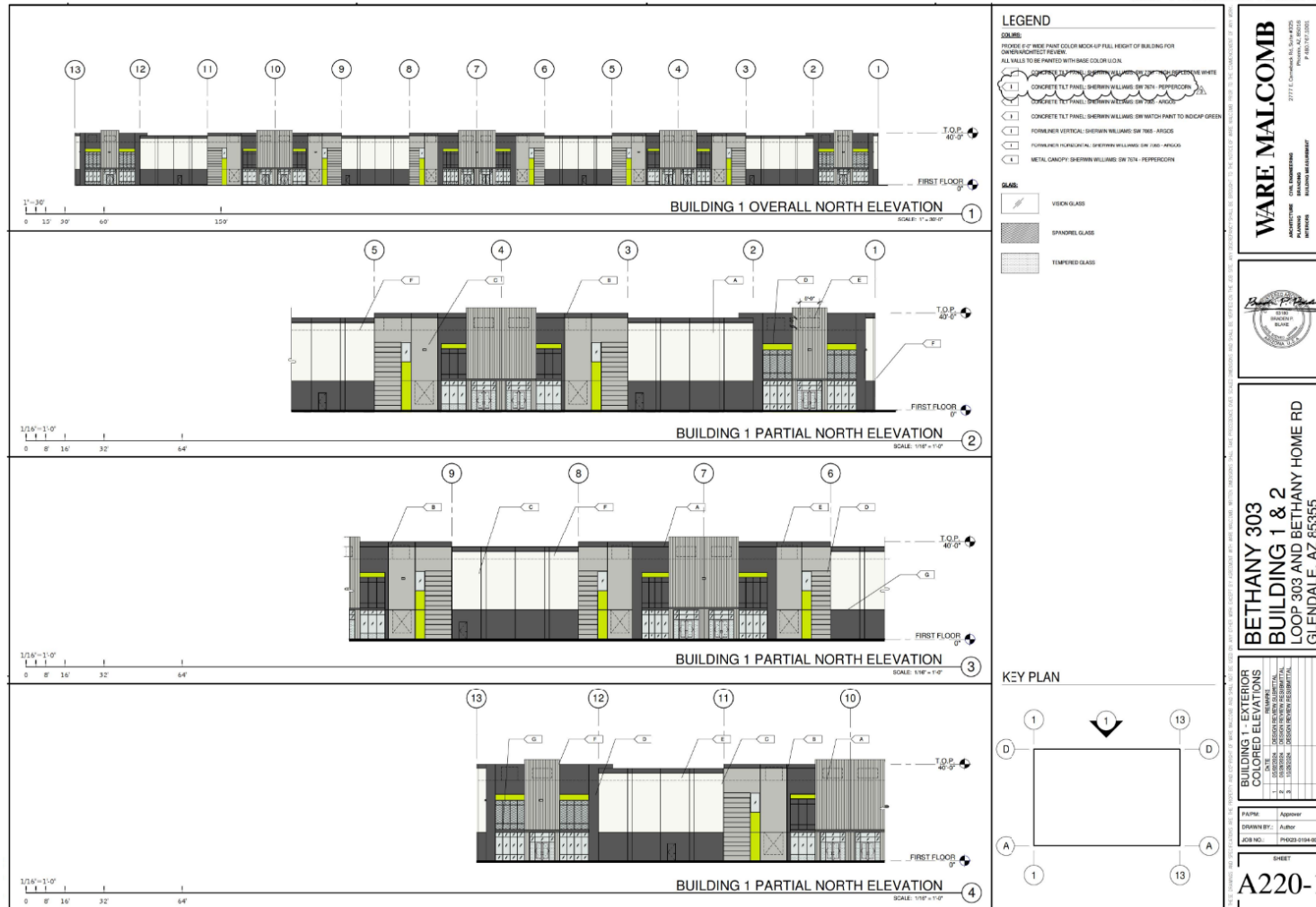
Conceptual Site Plan



DEVELOPMENT STANDARDS		
Zoning		
Jurisdiction	City of Glendale, AZ	
Zoning Designation	P&O	
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
PROJECT DATA		
Site Summary		
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	Net	0.33
	Gross	0.35
Building 1		
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
Building 2		
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



Conceptual Elevation





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Stipulations as Recommended by Planning Commission

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 the 169th Avenue alignment.