



## PLANNING COMMISSION REPORT

CASE: ZON24-06 IndiCap LOCATED NORTH OF THE  
NORTHWEST CORNER OF BETHANY HOME ROAD AND  
LOOP 303 FREEWAY

CASE #: ZON24-06

MEETING DATE: 12/12/2024

FROM: Alejandro Lerma, Senior Planner, Planning,  
alerma@glendaleaz.com, 623 930-2810

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### **SUBJECT**

ZON24-06 - A request by Brian Greathouse on behalf of Burch & Cracchiolo, P.A., representing Cotton Bethany LLC/Yerramsetti Family Trust, to rezone approximately 9.4 acres of real property from PAD (Planned Area Development) to PAD (Planned Area Development) to allow for industrial development. The site is located north of the northwest corner of Bethany Home Road and the Loop 303 Freeway and is in the Yucca Council District.

Presented by: Alex Lerma, Senior Planner

### **REQUEST**

Planning Commission recommendation to amend the Rezone classification for IndiCap ( ZON24-06).

### **APPLICANT/OWNER**

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

### **REQUIRED ACTION**

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of the neighborhood and consistent with the General Plan.

### **SUMMARY**

The applicant is proposing to rezone the subject property to allow for an updated PAD (Planned Area Development). The intent of the PAD is to allow for a high-quality industrial development with land uses that are appropriate for the area and to provide new development opportunities for an underutilized site. Site access has been established through a private drive off Bethany Home Road, which also serves several adjacent parcels in the area.

### **BACKGROUND INFORMATION**

**General Plan Designation:**

The property is designated as Luke Compatible Land Use (LCLU).

**Property Location and Size:**

The 9.4-acre property is located north of the northwest corner of Bethany Home Road and the Loop 303 Freeway and is located in the Yucca Council District.

**History:**

The property has historically been used for agricultural purposes and has long remained vacant.

At the June 23, 2020, City Council public hearing, City Council approved zoning case ZON17-15, rezoning approximately 161 acres from A-1 (Agricultural) to PAD (Planned Area Development) through Ordinance No. O20-44.

**Project Details:**

The subject property is currently a part of the existing Cotton Properties PAD, a development site comprised of 161 acres. The existing PAD designates the site for commercial uses and is currently vacant. The property has failed to develop under the existing PAD, mainly due to the site's commercial classification. Other factors might have played a role for the lack of development opportunities including visibility and direct access from Bethany Home Road, components that are essential for commercial uses. The project proposal will allow the site to develop into an industrial site, which will be more appropriate for the area, but still allow the opportunity for some commercial land uses.

The projects proposed development standards will allow for flexibility to accommodate various types of end users to the site. The developer anticipates the construction of two (2) buildings totaling approximately 137,168 square feet in floor area. Per the conceptual elevations, building heights are anticipated at 24 to 28 feet, although the site development standards will allow building heights up to 70 feet with FAA approval.

Site access is proposed along an existing private drive off Bethany Home Road, which also serves several adjacent parcels.

**CITIZEN PARTICIPATION TO DATE:****Applicant's Citizen Participation Process:**

On October 18, 2024, the applicant mailed notification letters to adjacent property owners and interested parties. Based on the similar surrounding land uses, no neighborhood meeting was required by city staff. No response to the notification letter was received either by staff or the property owner. The applicant's Citizen Participation Final Report is attached.

**Planning Commission Public Hearing:**

A Notice of Public Hearing was published in *The Arizona Republic* on November 20, 2024. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on November 15, 2024. The property was posted on November 22, 2024.

## **STAFF FINDINGS AND ANALYSIS**

### **Required PAD Purpose:**

The Unified Development Code indicates that the purpose of this district is to encourage new and imaginative concepts in urban design and land development to promote and improve the health, safety, and general welfare of the residents of the city and to create distinct developments with unique urban design, single or mixed uses, and/or substantial additional benefit to the City that would not otherwise be required by this Code.

### **Section 35.2.901(A) of the Unified Development Code states that the purpose of the PAD (Planned Area Development) district is to:**

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

- **Staff Analysis:**

**The adoption of a new PAD will assist in providing more flexibility for a site that has remained underutilized and undeveloped under the existing Cotton Properties PAD. Through the IndiCap PAD, updated regulations and design criteria will be established and the desired end-users will be reoriented from commercial to industrial land uses. It's anticipated that site development will include two (2) separate buildings to accommodate various types of industrial land uses.**

**Although the sites' proposed land uses will be similar to those in the immediate surrounding area, the PAD's landscape and screening requirements are in place to reduce the level of impact on adjacent properties.**

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

- **Staff Analysis:**

**The project will be oriented towards industrial and commercial land uses. There is no intention of allowing residential land uses within the development.**

**The property is within the 70 LDN noise contours of Luke Air Force Base. Luke Compatible Land Uses within these contour areas prohibit residential uses, therefore, residential uses within the PAD will not be allowed.**

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

- **Staff Analysis:**

**The IndiCap PAD's main objective is to provide a development that offers a mix of end-uses that are mainly focused on industrial activities**

**with a lighter scale of commercial.**

**The PAD encourages an innovative approach to on-site development by providing a project that is complementary and compatible to surrounding uses. Connectivity within the adjacent development is provided through shared access drives and pedestrian walkways. To reduce any negative impacts from adjacent commercial uses, the site will incorporate screen walls, landscape buffers, and increased setbacks.**

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

- **Staff Analysis:**

**Through site design, the development makes the best use of the property. Site design is encouraged to be of high quality with durable materials with at least two different exterior finishes and varied color tones that complement the surrounding area. To avoid the massing of buildings, design guidelines will require variations of building materials, textures, reveals and colors. Different roof forms or parapets are encouraged to create visual interest.**

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.

- **Staff Analysis:**

**Adequate utilities exist in the area. Water and wastewater services for the property will be provided by EPCOR. No public right-of-way dedication or improvements will be required of the development based on Site access being provided along an existing private drive off Bethany Home Road. The developer will be required to provide connectivity to adjacent developments. The City of Glendale Transportation and Land Development Departments have reviewed the proposal and are in support of the application.**

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

- **Staff Analysis:**

**The proposed development is consistent with several of the goals and policies contained within the General Plan. The property is located near a major transportation corridor along the Loop 303 which is significant for the development in order to establish an industrial site near a major highway (Economic Development Element Policy 2.3). The property is located within the 70 Luke Air Force Base (AFB) Noise Contour. Through the design review process, staff will ensure that all new**

**development near Luke AFB is compatible in land use type and site design. Luke AFB will be included in all new development proposed near the AFB. (Policy LU-2.1)**

**RECOMMENDATION**

Should the Planning Commission recommend approval of ZON24-06, it should be subject to the stipulations in the staff report.

**PROPOSED MOTION**

Move to recommend 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 on the 169th Avenue alignment.

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**Attachments**

PAD Narrative  
CP Final Report\_without labels  
Prop207  
TIS Executive Summary  
Zoning Map  
Aerial Map  
PowerPoint Presentation