

LP Bethany

Planned Area Development Narrative

Approximately 9.074 acres located North of the NWC of Bethany Home Road & Loop 303; between Bethany Home Road and Glendale Ave, between Cotton Lane and Loop 303

1 st Submittal	November 10, 2022
2 nd Submittal	February 9, 2023
Final Submittal	February 17, 2023
Case No.:	ZON22-25

Project Team

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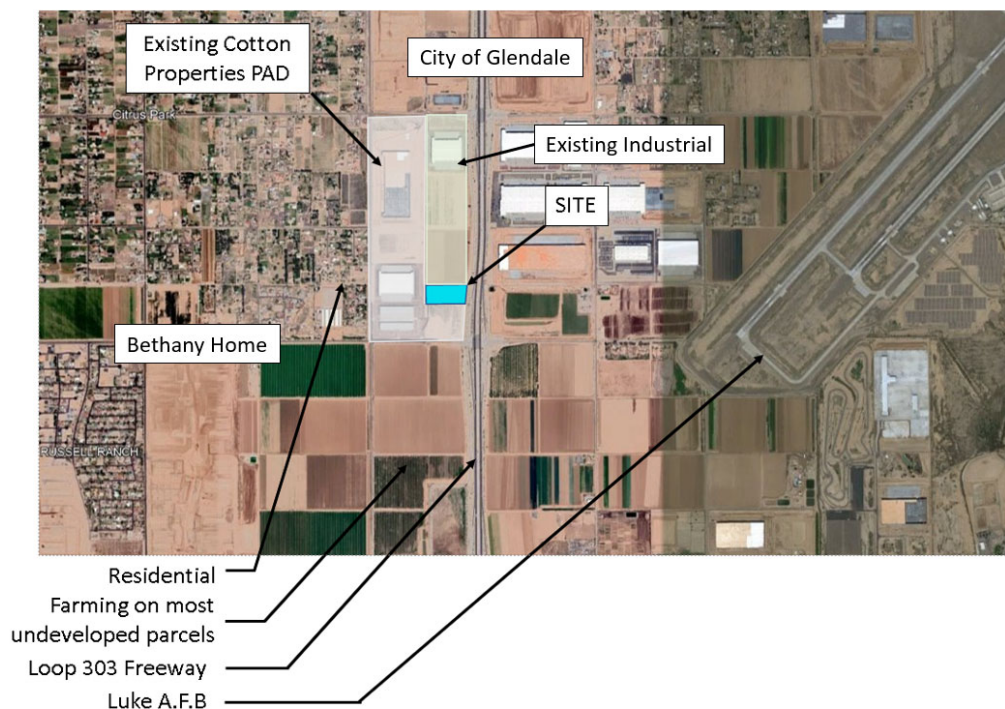
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INTRODUCTION

This is a request to annex and rezone a 9.074-acre property known as LaPour Bethany (“LP Bethany” or “the Site”). The Site is currently zoned Rural-43 in the jurisdiction of unincorporated Maricopa County. (see **Exhibit A: Aerial Parcel Map**) As part of this request, annexation into the City of Glendale and subsequent rezoning to PAD is being requested. Given the surrounding context and proximity to Luke Air Force Base, commercial and industrial uses are being requested.

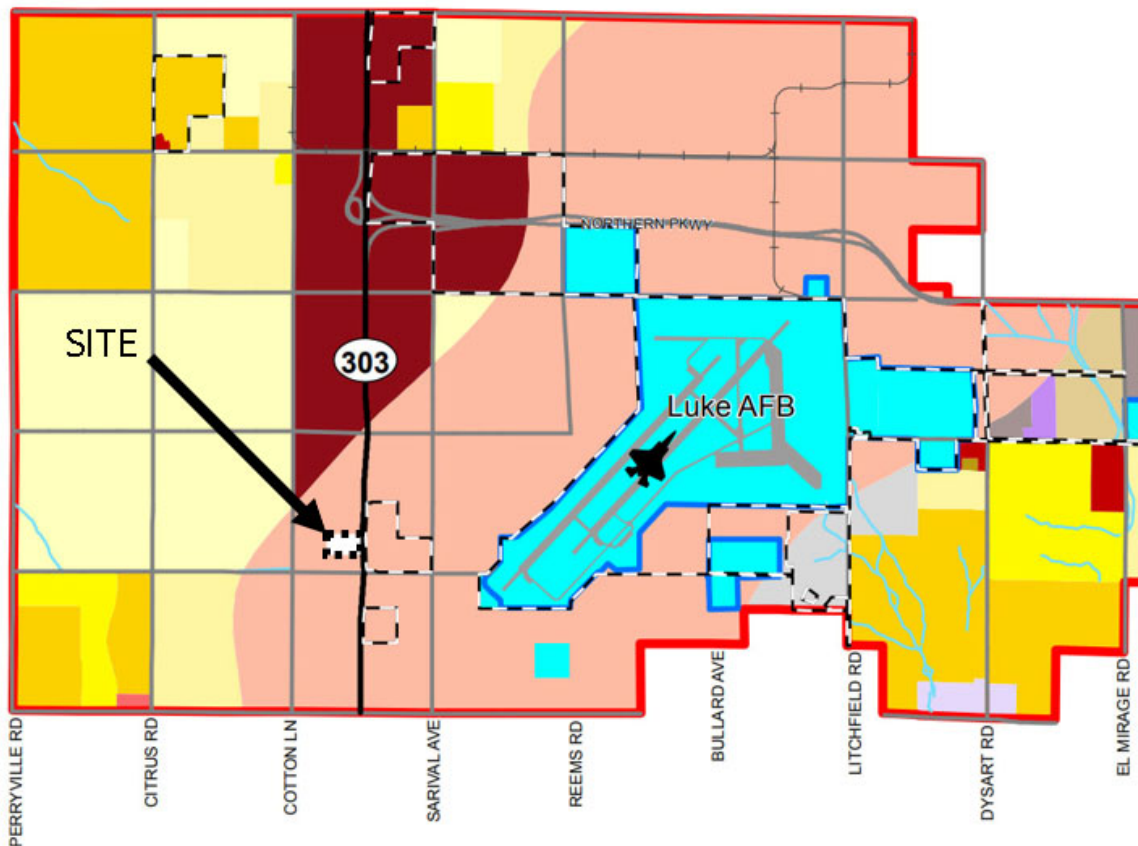
SITE AND SURROUNDING CONTEXT

The Site is vacant and is currently located in Maricopa County’s jurisdiction (the “County”). The Site is zoned RU-43 in the County but is located within the City of Glendale’s planning area. The Site is designated as LCLU (Luke Compatible Land Use Area) on the City of Glendale’s General Plan. The Property is located adjacent to the Loop 303 Freeway and just north of the Bethany Home Road interchange in an area of the City experiencing industrial growth and development interest. The Site is bound on the north, west and south by properties that are part of the Cotton Properties PAD. The continuous properties are developing in an industrial fashion, which is encouraged within the Cotton Properties PAD.



GENERAL PLAN

The Site is located within the Luke Compatible Land Use Area (LCLU) on the City of Glendale General Plan Land Use Map, as shown highlighted below. The Luke Compatible Land Use Area is a designation given to land surrounding Luke Air Force Base to ensure compatible land use patterns. As stated within the City of Glendale's Envision 2040 Plan, land within the LCLU designated area must follow the Arizona land use compatibility requirements and Arizona Revised Statute 28-8481.



As outlined in the Western Maricopa County/ Luke AFM Regional Compatibility Plan, the proposed land uses within the LP Bethany PAD are consistent with the recommended uses listed in Section 5.2.5., 70-74 dnl Contour Zone. The approval of the LP Bethany PAD will further implement the goal of compatible land uses around Luke Air Force Base.

PROPOSAL

The purpose for creating the LP Bethany Planned Area Development District is to govern the development of the LP Bethany property consistent with the surrounding industrial uses. The LP Bethany establishes policies and regulatory standards for the property related to land use, intensity, public infrastructure, and signage.

The PAD has been designed to accommodate development through planning that is consistent with the City of Glendale General Plan and Luke Air Force Base. It is the intent of the narrative to promote development plan and development standards that are tailored to the specific opportunities and constraints of the subject Site that are not possible utilizing conventional zoning district standards as the Site is located within the 70 dnl boundary of Luke Air Force Base. Therefore, the customization of standards is of particular importance to the development of LP Bethany.

PERMITTED USES

The following are permitted uses within the LP Bethany PAD:

Permitted Uses:

1. Restaurants, all types including drive-thrus.
2. Retail Stores:
 - a. General merchandising, including variety and specialty stores
 - b. Apparel and accessories.
 - c. Home and office
 - d. Hardware stores
3. Personal services:
 - a. Barbershops and beauty salons;
 - b. Small appliance repair shops;
 - c. Retail service to individual customers only and no wholesaling of any commodity or service shall be limited
4. Automotive services:
 - a. Commercial parking lots.
5. Veterinary clinics, all activities within an enclosed building.

6. Appliance, furniture, and household equipment rentals.
7. Automotive truck/trailer or RV leasing and rental facilities where vehicles are stored on-site.
8. Recreational Vehicle Storage Facility
9. Plant nurseries, limited to retail sales only.
10. Commercial parking lots which include overnight parking.
11. Minor auto repair including lubrication, tires, engine tune-up, washing and polishing, brakes, muffler and maintenance of other similar accessories. This use does not include major engine repair, radiator repair, automotive painting and body repair, or transmission repair. All repair areas must be within an enclosed building. Service bays shall not be visible from a public street.
12. Wholesale, trade and storage of durable and non-durable goods.
13. Building supplies and hardware sales and service;
14. Auto repair, services.
 - a. Major engine and transmission repair.
 - b. Automotive body and fender shops.
15. Small appliance service and repair.
16. Equipment and machinery sales or rental.
17. Self-storage warehouses.
18. Automobile and recreational vehicle leasing and rentals.
19. Automobile and equipment washing, in an enclosed building.
20. New and used car, truck, and recreational vehicle sales.
21. Heavy Equipment sales and service, with outdoor storage and display.
22. Heavy Equipment Rental New/Used, with outdoor storage and display.
23. Laundry, dry cleaning, and dyeing establishment, retail or wholesale, including bulk storage.
24. Towing Business.

25. Offices for professional, administrative, clerical, financial, medical, or other business or professional services.
26. Laboratories for research and product development.
27. Manufacturing or assembly of finished products
28. Medical and dental laboratories.
29. Motion picture production, radio and television broadcast studios, but not including transmitter towers.
30. Financial institutions.
31. Business support services.
32. Laundry, cleaning, and dyeing establishments, limited to:
 - a. 1. Maximum of one thousand (1,000) square feet of floor area to be occupied by or devoted to machinery to be used for laundry, cleaning, dyeing, and finishing work.
 - b. Retail service to individual customers only and no wholesaling of any commodity or service shall be permitted.
33. Public and semi-public utility buildings and facilities.
34. Wholesale sales and distribution of finished goods.
35. Automobile, boat, motorcycle, and recreational vehicle dealerships.
36. Manufacturing and Assembly.
 - a. Food processing and kindred products, except:
 - a. Fish canning and curing.
 - b. Meat products.
 - c. Rendering or refining of fats and oils.
 - b. Textile mill products not including dyeing or finishing.
 - c. Leather and leather products.
 - d. Stone, clay and glass products.
 - e. Fabricated metal products.
 - f. Machinery.
 - g. Electrical machinery, equipment, and supplies.

- h. Transportation equipment.
- i. Wood products, finished.
- j. Lumber and wood products.
- k. Primary metal industries.
- l. Machinery and electrical machinery.
- m. Transportation equipment.
- n. Plastic and plastic products.
- o. Fiberglass products manufacturing.
- p. Manufacturing or processing of chemicals and allied products.
- q. Manufacturer of rubber products.

37. Non-Manufacturing.

- a. Wholesalers, except those involving explosives, fowl, fish, or seafood.
- b. Lumber and building material yards.
- c. Contract construction.
- d. Trucking and warehousing.
- e. Recycling centers or automated collection center.
- f. Laundry, dry cleaning, and dyeing establishments, retail or wholesale, including bulk storage.
- g. Vehicle repair, minor and major.
- h. Transportation, communication and other public utility storage and equipment yards.
- i. Wholesalers.
- j. Trucking and warehousing.
- k. Lumber and building material yards.

38. Wireless communication facilities, subject to [Section 7.600](#).

39. Dyeing and finishing of textile products.

40. Incidental commercial retail sales other than those otherwise permitted.

PROHIBITED USES

1. Community Corrections Facilities.
2. Indoor motion picture theatres, including adult theatres.
3. Religious mission and shelter workshops.
4. Kennels, animal shelters and veterinary hospitals.
5. Residential uses
6. Child Care Centers.
7. Hotels and motels.
8. Lodges and fraternal associations.
9. Private recreational clubs, YMCA and YWCA.
10. Nursing homes.
11. Children's residential care facility.
12. Schools
13. Adult Oriented Businesses
14. Pawn Shops
15. Shelter Care Facilities
16. Thrift Stores
17. Donation Centers
18. Recycling centers

INDUSTRIAL AND COMMERCIAL DEVELOPMENT

The Site is planned to develop in either a heavy commercial or industrial fashion. As part of LP Bethany PAD, conceptual site plans, landscape plan and elevations are provided. It is important to note that an end user has not been identified for the Site and all plans provided are for conceptual and illustrative purposes only.

We are proposing a site plan that shows a showroom and enclosed service and washing facility for an outdoor heavy machinery equipment rental and sales company. This site plan shows an outdoor display area adjacent to the Loop 303 freeway for equipment leasing and sales. (see **Exhibit B: Conceptual Site Plan**).

The conceptual landscape plan shows a gated and security facility with appropriate screening and substantial landscaping adjacent to the Loop 303 freeway with substantial parking lot landscaping. (see **Exhibit C: Conceptual Landscape Plan**).

DEVELOPMENT STANDARDS AND DESIGN

The development of the Site will comply with the M-1 zoning district, unless modified through this PAD. Additionally, all other standards will meet the City of Glendale's codes and ordinances except for the development standard deviations noted in the following sections.

DEVELOPMENT STANDARDS

Unless otherwise modified below, all development standards shall comply with the M-1 zoning district. If a conflict between the LP Bethany PAD and the M-1 zoning district shall occur, the LP Bethany PAD standards will apply.

Development Standards

	Min. Net Area	Min Lot Size	Minimum Setback (3)				Max. Structure Ht.	Max. F.A.R.
			West (adjac ent to APS ease ment) (2)	North (4)	South (4)	East (4)		
Development Standards	N/A	N/A	20	10	10	10	70 (1)	0.4

- (1) FAA form 7460 approval is needed for all structures over 30 feet. A letter from Luke A.F.B. is required.
- (2) The west setback shall be considered the front of the lot.
- (3) Minimum setback shall be both building and landscape setbacks.
- (4) If the development has an enclosed yard or storage area enclosed by a masonry wall that is secured by an opaque gate, no landscape setback is required within the yard area.

LANDSCAPING STANDARDS:

Landscaping shall be provided in accordance with requirements of the M-1 zoning district as described in the City of Glendale's Zoning Ordinance unless otherwise modified through this PAD.

Landscaped areas shall be provided on the site in an amount equal to or greater than five (5) percent of the net site area.

PARKING STANDARDS:

All required parking shall comply with Section 7.403 of the City of Glendale's Zoning Ordinance. All parking spaces shall be a minimum of 10 feet by 20 feet in size.

DESIGN GUIDELINES

Any future development will be subject to the City of Glendale's Design Review process. All future developments shall comply with the Industrial Design Expectations, unless otherwise modified below. (see **Exhibit D: Conceptual Elevations**) In the event of a conflict between City of Glendale's standards and the LP Bethany PAD, the LP Bethany PAD standards will apply.

Design Modifications:

- Metal buildings are a permitted building method so long as the exterior building walls are fully wrapped in a primary aesthetic facade material.
- All landscaping on-site shall be low water use plant material.
- Barbed wire and chain link fencing is prohibited.
- Multiple building material and or color variation shall be used at all public building entries to further enhance the pedestrian experience.
- Where pedestrian access crosses drive aisles, stamped concrete, stamped asphalt, or pavers shall be used to differentiate the pathway.
- Downspouts shall be internalized.
- All equipment in the yard shall be operable.
- All lighting shall be dark sky compliant.

INFRASTRUCTURE

UTILITIES

There are large metal pylons carrying high tension electrical lines partially bordering the Site on the western portion of the Site. EPCOR has a sewer and water easement through the property, inside the electrical easement, this private company provides the water and sewer services to the property. The City of Glendale's Police and Fire Department will also serve the Site.

GRADING & DRAINAGE

Generally, the drainage flows are gradual, flowing northwest to southeast. Regional storm drainage was a strong impediment in the past. With additional regional studies and drainage/retention engineering techniques, the grading and drainage solutions are being implemented. Many sections of arterial roadways acted as weirs in the past, this issue is being mitigated with new development. Future submittals for entitlement will be required to submit grading and drainage studies to the City of Glendale Engineering Department. Engineering will be processed and will be required to be approved as directed by the City accordingly. Onsite retention shall be provided for the 100-year, 2-hour storm event.

SITE ACCESS

The Site is being accessed through private easements. These easements are provided both to the west, through a neighboring property to access Cotton Lane and to the south, to access Bethany Home Road. (see **Exhibit E: Access Map**)

FIRE AND SOLID WASTE ACCESS

A paved fire lane has been provided on all four sides of the building that meets the City of Glendale Fire Department required turning radius standards. There are two entry points provided through motorized gate, which will include City of Glendale Fire Department access signage and knox box (see **Exhibit B: Conceptual Site Plan**).

Solid Waste access route will meet City of Glendale turning radius and standards, with access through motorized gates.

SIGNAGE

A monument sign is proposed along the western edge of the Site for the development and a 14' x 48' Billboard Sign (as that term is or may be defined in the Unified Development Code) is proposed on the Site.

Digital Billboard Signs (as that term is or may be defined in the Unified Development Code) provide local businesses in Glendale with the unique opportunity to utilize the digital face to advertise along the Loop 303 Freeway. In the event the Unified Development Code is modified so that Digital Billboard Signs are allowed to be placed on the Site, one Digital Billboard Sign shall be allowed on the LP Bethany PAD Site.

Only one Billboard Sign or Digital Billboard Sign will be allowed on the Site per the City of Glendale's sign code. All other signage shall comply with the City of Glendale's Sign Code.

CONCLUSION

The proposed PAD will allow for a high-quality industrial development that furthers goals and objectives of the City of Glendale. The development is compatible and complementary to the existing and planned land uses in the surrounding area, including Luke Air Force Base. This proposed development will only add to the quality growth seen in the surrounding area and throughout the City of Glendale.

Exhibit A

Aerial Parcel Map

Aerial Map

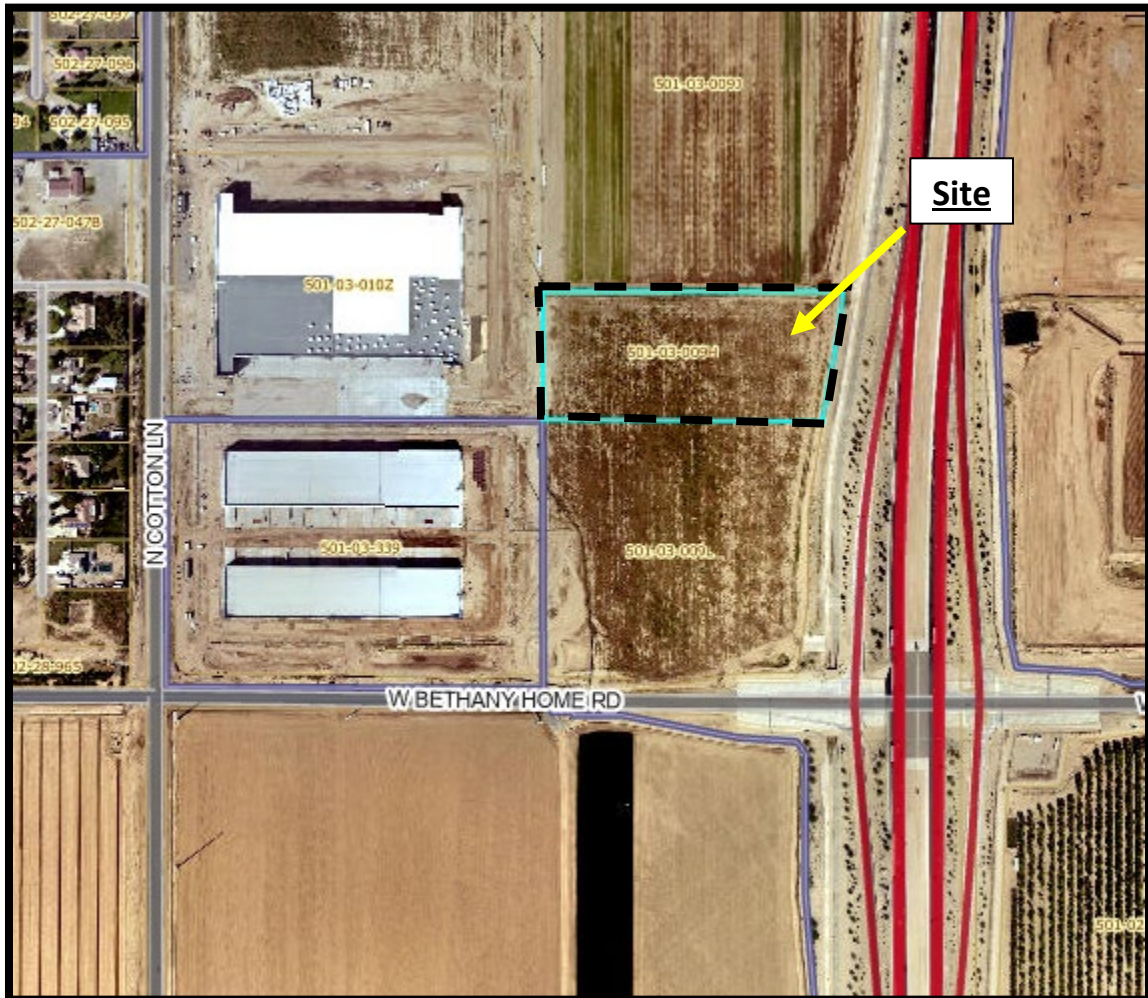
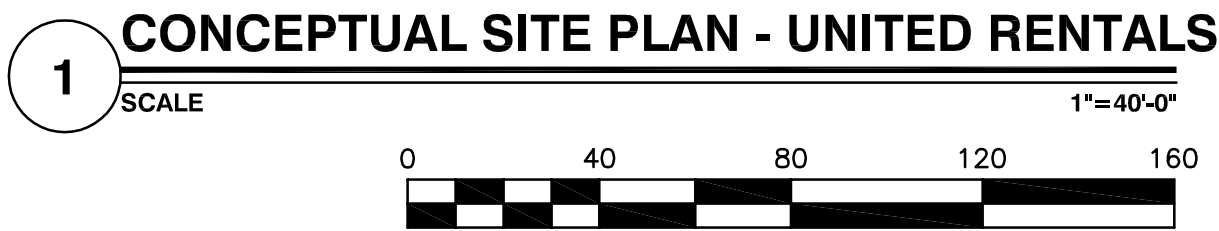
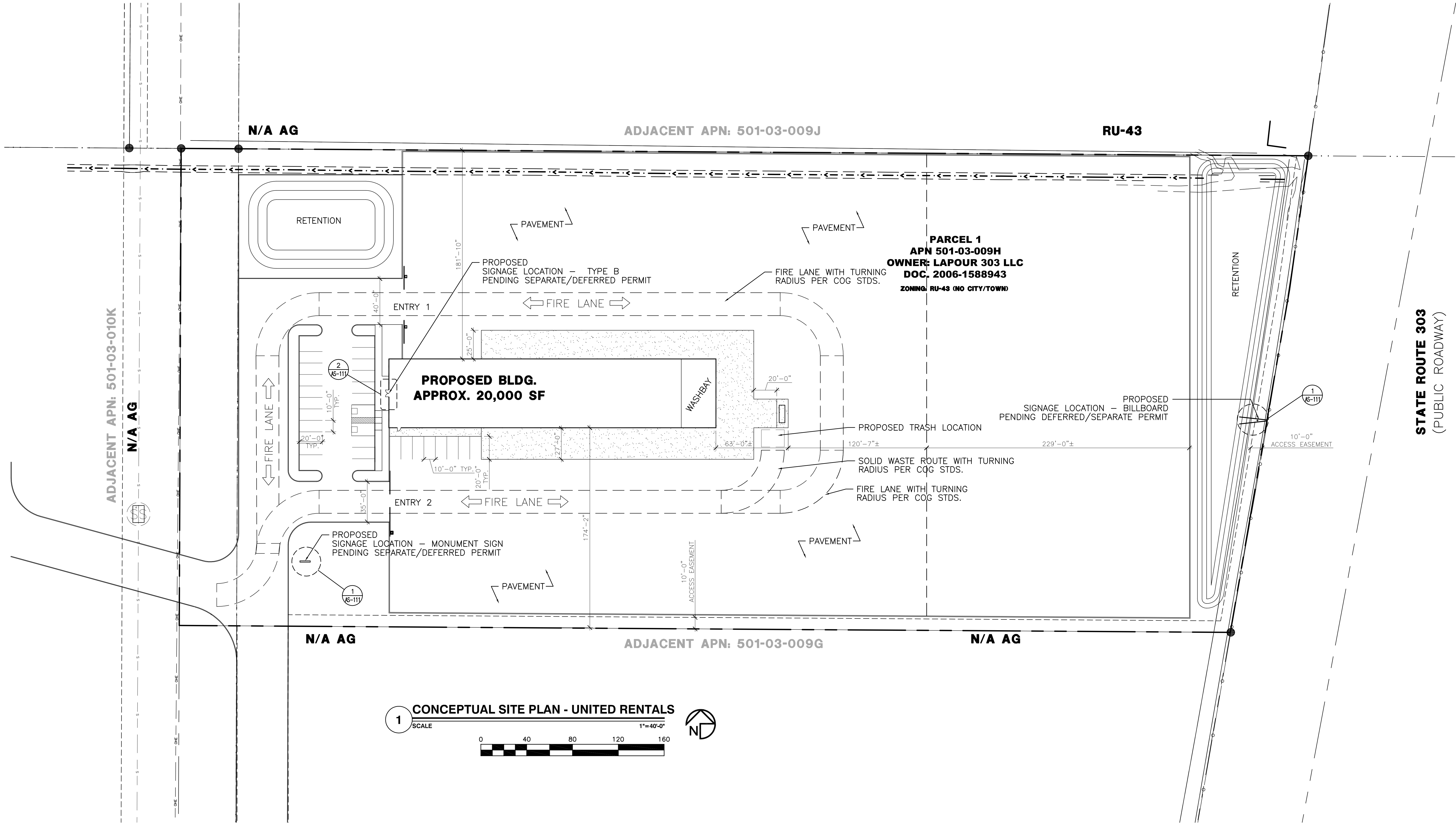


Exhibit B

Conceptual Site Plan



GENERAL NOTES	SITE NOTES	SITE DATA		VICINITY MAP																		
<div><div>1. DEVELOPMENT & USE OF THIS SITE WILL CONFIRM TO ALL APPLICABLE CODES ORDINANCES.</div><div>2. TRASH AND RECYCLING BINS AREA SHALL BE SCREENED FROM PUBLIC VIEW WITH MIN. 6' MASONRY WALL.</div><div>3. THIS PROJECT IS LOCATED IN THE CITY OF GLENDALE WATER SERVICES AREA AND HAS BEEN DESIGNATED AS HAVING ASSURED WATER SUPPLY.</div><div>4. LANDSCAPING SHALL BE MAINTAINED BY A PERMANENT AND AUTOMATIC IRRIGATION SYSTEM TO MINIMIZE MAINTENANCE AND WATER CONSUMPTION.</div><div>5. ALL NEW SIGNS SHALL BE REVIEWED UNDER SEPARATE PERMIT.</div></div>	<div><div>A. FIRE DEPARTMENT ACCESS AND WATER SUPPLY REQUIREMENTS SHALL BE IN PLACE PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE</div><div>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.</div><div>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.</div><div>D. SIGHT DISTANCE REQUIREMENTS OF COG DETAIL G-447 (LOCAL STREETS) OR G-448 (ARTERIAL AND COLLECTOR STREETS) ARE MET FOR ALL DRIVEWAYS AND STREETS.</div><div>E. STREETLIGHTS INSTALLED BY THE DEVELOPER MAY BE REQUIRED FOR CONSTRUCTION PLAN APPROVAL.</div><div>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.</div><div>G. ON-SITE LIGHTING SHALL MEET OUTDOOR LIGHT CONTROL ORDINANCE.</div><div>H. MAXIMUM NOISE LEVEL 55 DECIBELS (NORMAL SPEAKING VOICE) AT PROPERTY LINE.</div><div>I. CONVENIENCE USES SHALL BE SUBJECT TO A SEPARATE CITIZEN PARTICIPATION AND CONDITIONAL USE PERMIT PROCESS.</div><div>J. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING LANDSCAPING IN ALL PUBLIC RIGHTS-OF-WAY ADJACENT TO THE PROJECT.</div></div>	<div><div>PROJECT NAME:</div><div>LAPOUR 303</div><div>PROJECT ADDRESS:</div><div>W. BETHANY HOME RD. AND N. COTTON LN. GLENDALE, AZ 85355</div><div>GOVERNING MUNICIPALITY:</div><div>CITY OF GLENDALE</div><div>ZONING:</div><div>RU-43 (NO CITY/TOWN)</div><div>APN:</div><div>501-02-009H</div><div>APPLICABLE CODES:</div><div><div>2018 INTERNATIONAL BUILDING CODES</div><div>2018 INTERNATIONAL MECHANICAL CODE</div><div>2018 INTERNATIONAL PLUMBING CODE</div><div>2017 NATIONAL ELECTRICAL CODE</div><div>2018 INTERNATIONAL FIRE CODE</div><div>2018 INTERNATIONAL ENERGY CONSERVATION CODE</div><div>2010 ADA GUIDELINES</div><div>2015 ENGINEERING STANDARDS AND CITY OF GLENDALE AMENDMENTS & TECH. BULLETINS</div></div><div>PROJECT DESCRIPTION:</div><div>ANNEXATION AND REZONING OF LOT</div></div>	<div><div>SITE AREA:</div><div>GROSS SITE: 395,233± (9.07 ACRES)</div><div>NET SITE: - (--- ACRES)</div><div>BUILDING AREA:</div><div>BUILDING A 16,925 SF.</div><div>LOT COVERAGE:</div><div>4.28%</div><div>PARKING CALCULATIONS: PER CITY OF GLENDALE ZONING CODE PARKING CALCULATION ASSUMPTIONS</div><table><tr><th>BUILDING A</th><th>S.F.</th><th>FACTOR</th></tr><tr><td>B</td><td>-</td><td>1 SP/ 300 SF</td></tr><tr><td>S</td><td>-</td><td>1 SP/ 2,000 SF</td></tr><tr><td colspan="2">TOTAL SPACES REQUIRED</td><td>TOTAL REQ'D</td></tr><tr><td colspan="2"></td><td>TOTAL PROV</td></tr><tr><td colspan="2"></td><td>*2 ADA SPACES INCLUDED</td></tr></table></div>	BUILDING A	S.F.	FACTOR	B	-	1 SP/ 300 SF	S	-	1 SP/ 2,000 SF	TOTAL SPACES REQUIRED		TOTAL REQ'D			TOTAL PROV			*2 ADA SPACES INCLUDED	<div><div><div><div></div><div>W. GLENDALE</div></div><div><div>N. 175TH AVE.</div><div>N. COTTON LN.</div><div>N. SITE</div><div>303 FREEWAY</div><div>W. BETHANYHOME RD</div></div></div></div>
BUILDING A	S.F.	FACTOR																				
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		TOTAL PROV																				
		*2 ADA SPACES INCLUDED																				

N. 175TH AVE.

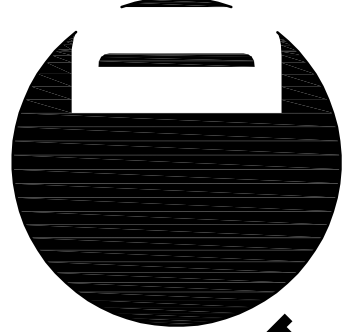
N. COTTON LN.

W. GLENDALE

W. BETHANYHOME RD

303 FREEWAY

SITE

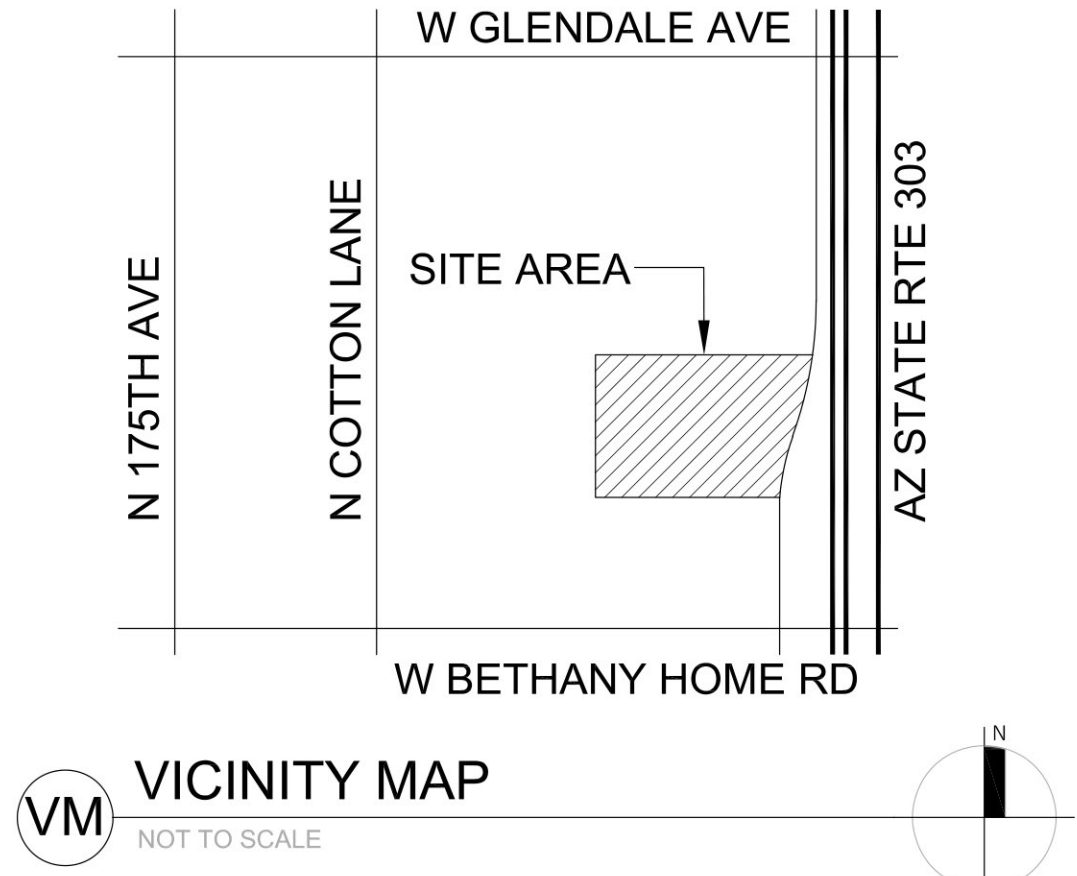
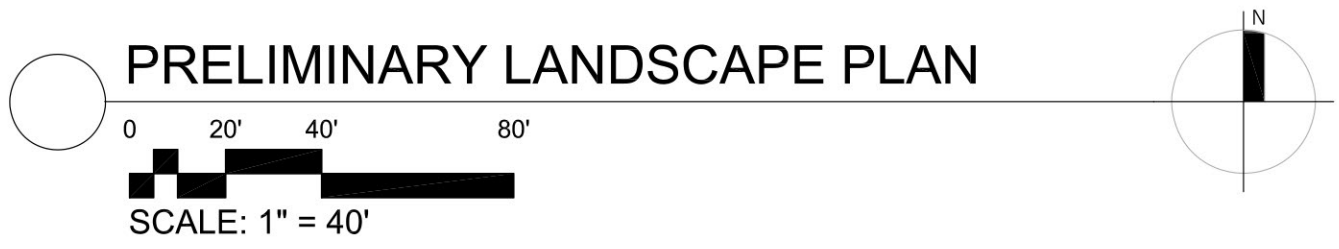
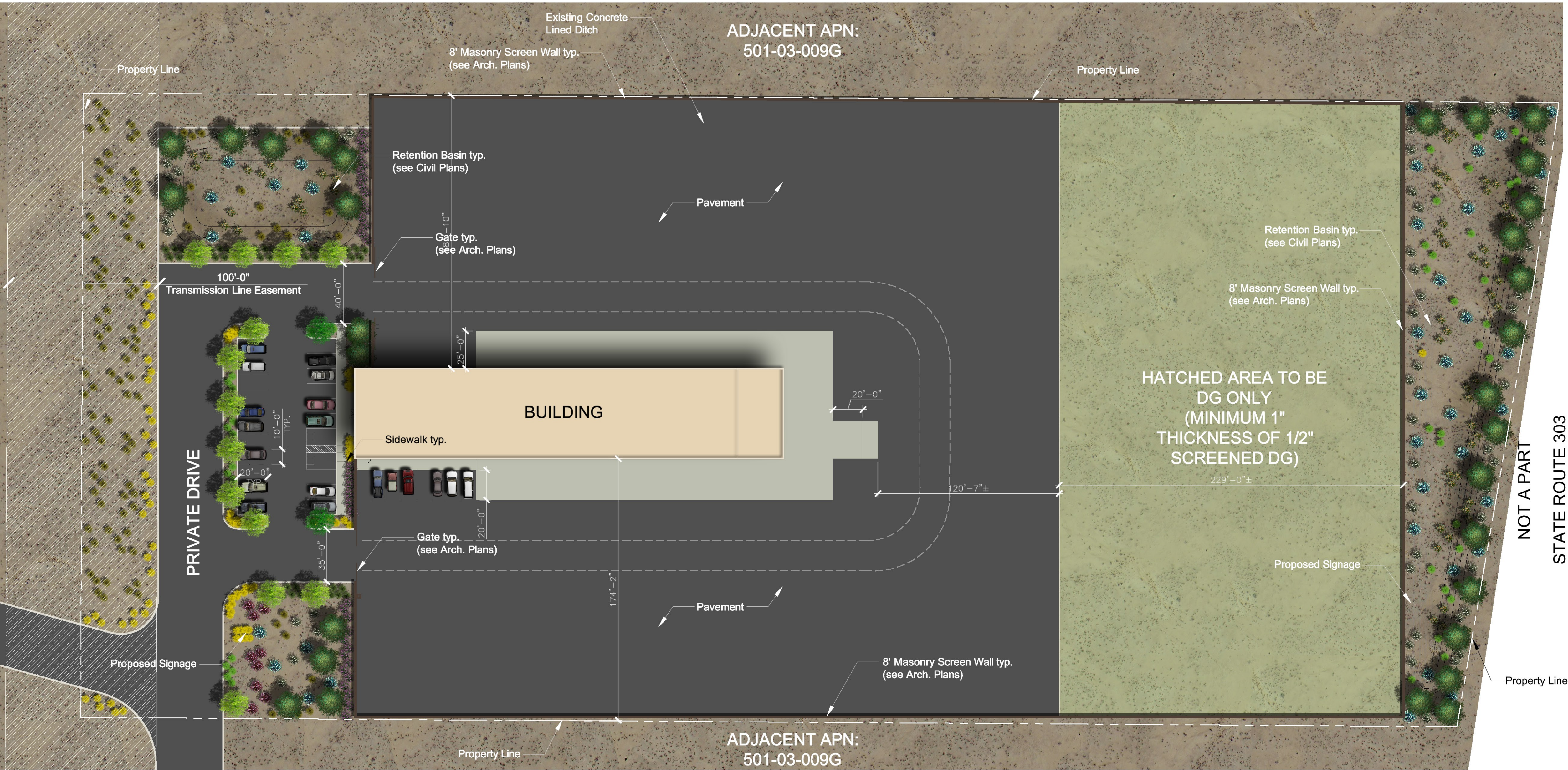


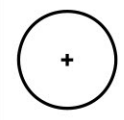

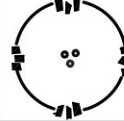











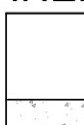

1ST ISSUED: -
Revisions
NO. DATE DESCRIPTION

PROJECT NO: 21105
DRAWN BY: ET & DTC
CHK'D BY: DCALC
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Exhibit C

Conceptual Landscape Plan



LANDSCAPE LEGEND			
ALL TREES TO MEET OR EXCEED A.N.A. SPECIFICATIONS (U.O.N. - UNLESS OTHERWISE NOTED)			
TREES		SIZE	QTY
	Quercus virginiana 'Heritage' Heritage Live Oak	24" Box Standard	02
	Acacia salicina Willow Acacia	24" Box Standard	30
	Ulmus parvifolia Evergreen Elm	24" Box Standard	13
SHRUBS / ACCENTS		SIZE	QTY
	Bougainvillea 'Torch Glow' Torch Glow	5 gallon	09
	Tecoma x 'Solar Flare' Solar Flare Esperanza	5 gallon	62
	Leucophyllum frutescens Green Cloud Sage	5 gallon	19
	Tecoma stans Yellow Bell	5 gallon	141
	Caesalpinia mexicana Mexican Bird of Paradise	5 gallon	39
	Dodonaea viscosa 'Green' Green Hop Bush	5 gallon	42
	Eremophila hygrophana Blue Bell Emu	5 gallon	35
	Acacia redolens Desert Carpet	5 gallon	57
	Muhlenbergia rigens Deer Grass	5 gallon	14
GROUNDCOVERS		SIZE	QTY
	Lantana montevidensis 50/50 Mix of Gold and Purple	5 gallon	18
	Eremophila glabra 'Mingnew Gold' Outback Sunrise Emu	5 gallon	58
INERT MATERIAL			
	Decomposed Granite - 1/2" Screened Madison Gold 2" min thickness in All Landscape Areas		
	Decomposed Granite - 1/2" Screened Madison Gold 1" min thickness in Indicated Landscape Areas		
Submit Samples of ALL Inert Material to Landscape Architect			

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REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. 20088 HARDY A. LASKIN LASKIN & ASSOCIATES, INC. ARIZONA, U.S.A.

LAPOUR 303

W BETHANY HOME RD. & N COTTON LN. GLENDALE, AZ 85355

1ST ISSUED: --		
Revisions		
NO.	DATE	DESCRIPTION

PROJECT NO: 21105
DRAWN BY: SMB
CHK'D BY: HAL
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PLA.01

OF 1

Exhibit D

Conceptual Elevations

Conceptual- Not Approved



UNITED RENTALS
GLENDALE AZ
21,200 SF. GROUND UP BUILDING

CLIENT

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ARDE@TWINSTEPSARCH.COM



ISSUANCE

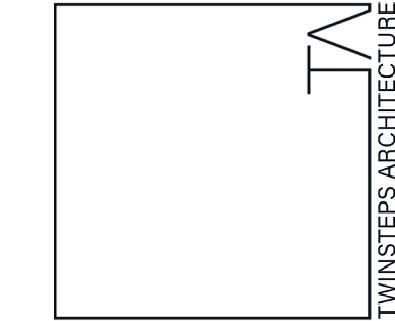
REV	DATE	REMARKS
	02.14.22	FIRST EDITION

COVER SHEET

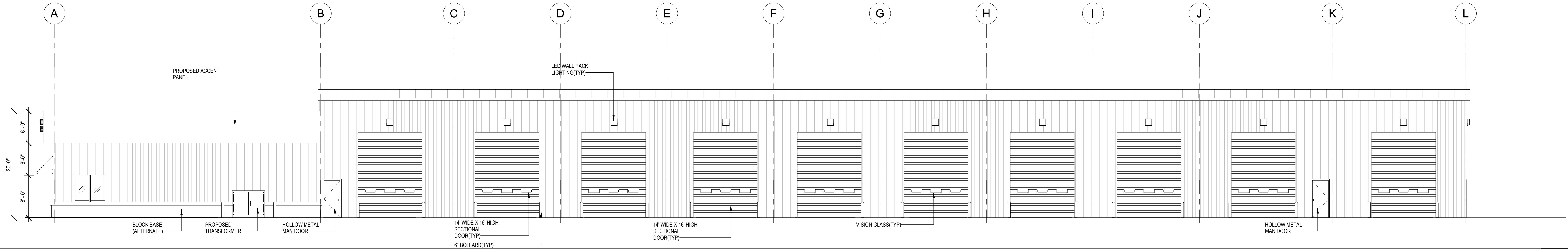
A 1
SHEET NO.

UR - GLENDALE AZ
(W BETHANY HOME RD. & N
COTTON LN.)
21,200 SF. GROUND UP BUILDING

APPROVAL:



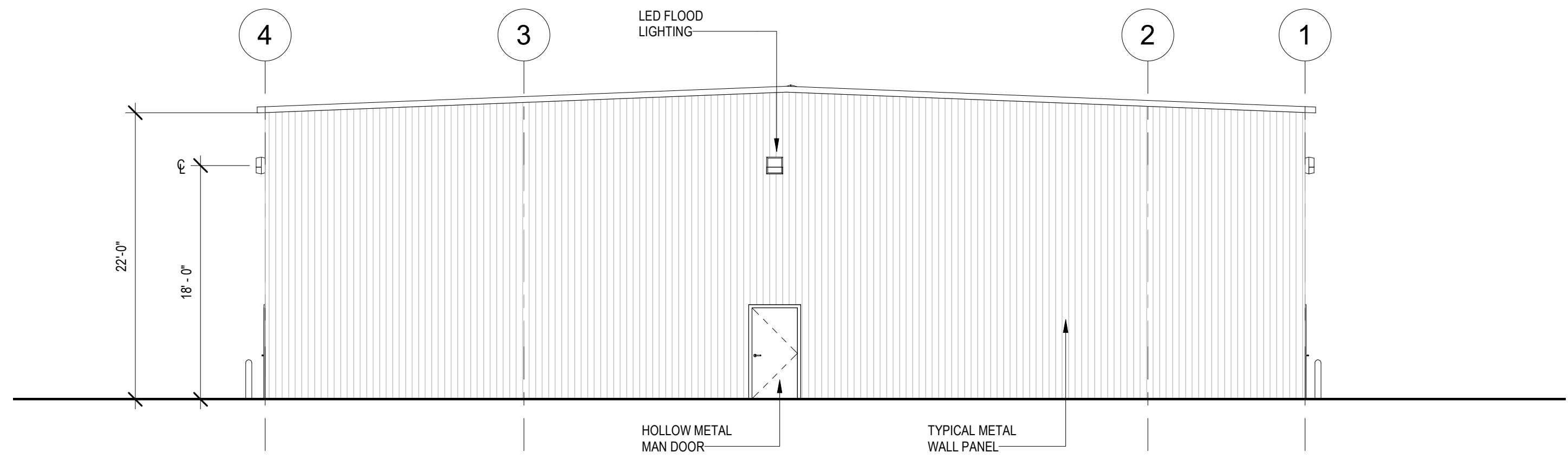
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SOUTH Elevation

SCALE
1/8" = 1'-0"

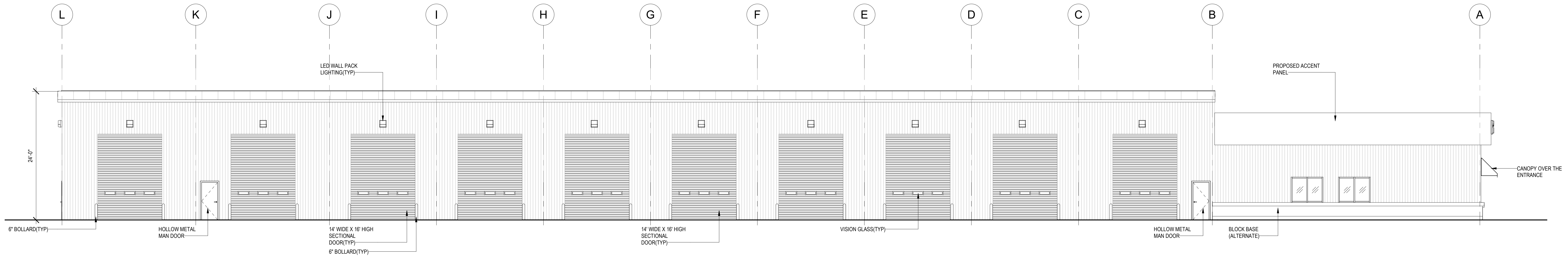
D



EAST ELEVATION

SCALE
1/8" = 1'-0"

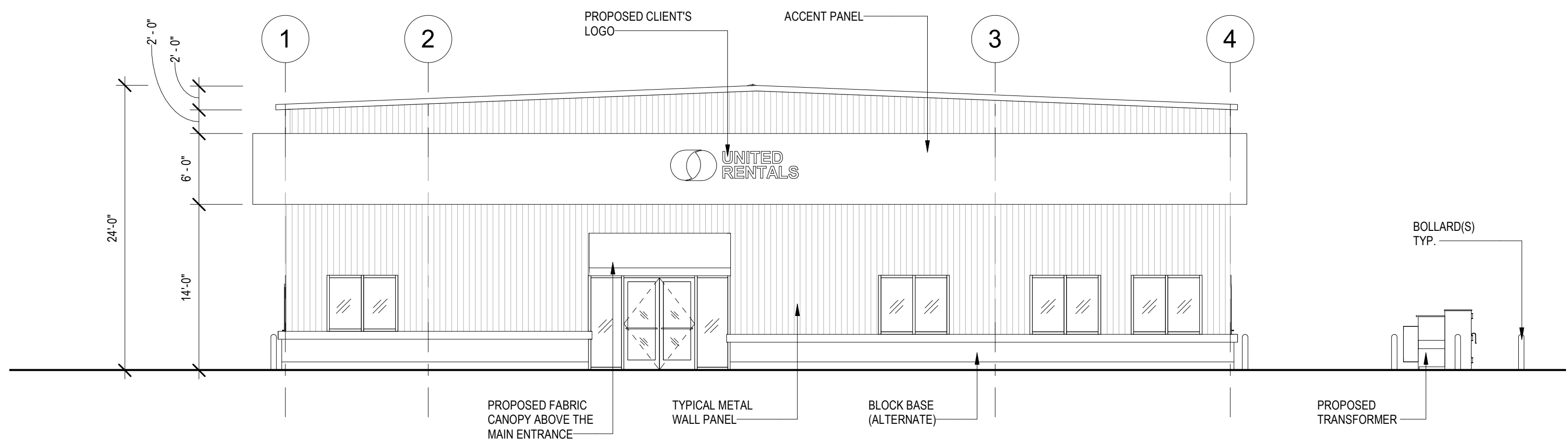
C



NORTH ELEVATION

SCALE
1/8" = 1'-0"

B



WEST ELEVATION

SCALE
1/8" = 1'-0"

A

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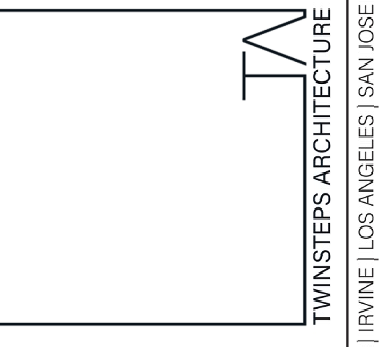


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REV	DATE	REMARKS

PROPOSED
EXTERIOR
ELEVATIONS

A 4
SHEET NO.

APPROVAL:



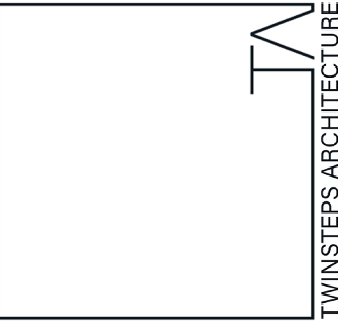
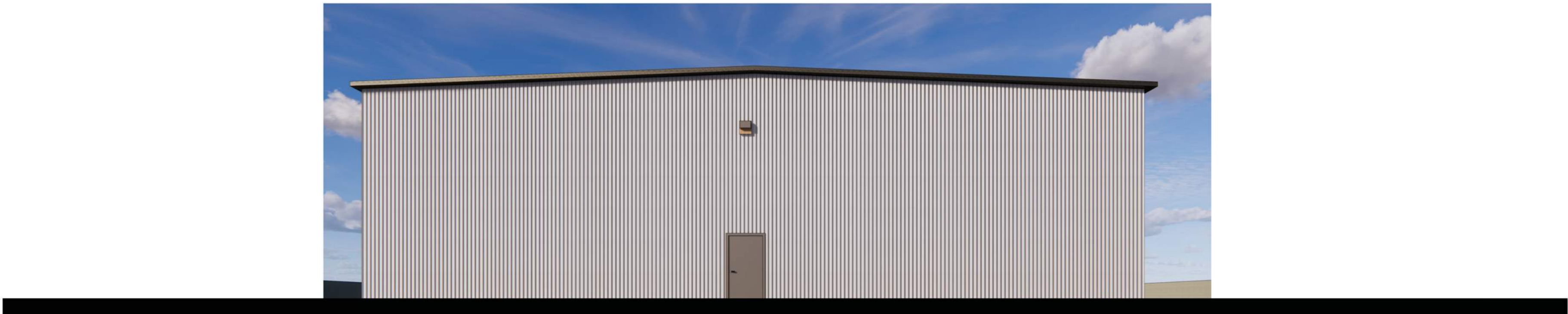
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ISSUANCE		
REV	DATE	REMARKS
3D RENDERINGS		



APPROVAL:

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ISSUANCE

REV DATE REMARKS

COLORED
ELEVATIONS

A 6

SHEET NO.

9/7/2022 9:15:33 PM

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ISSUANCE		
REV	DATE	REMARKS

3D RENDERINGS

APPROVAL:

Exhibit E

Access Exhibit

N 17

N 171st Ln

W. BETHANY HOME RD.

Arizona State Rte 303

303

33°31'41.44" N 112°25'22.78" W elev 0 ft

1985