



☐ **Zoning:** Owner is rezoning to PAD, including residential uses.

Comments:

- Located on a signalized intersection on 53rd Ave and Bell, this is one of the last large parcels available with frontage on Bell Rd. Owner is looking for a +/- 5 Acre residential user to be part of the mixed-use project and retail parcels.

+/- 5 ACRES | GLENDALE, AZ

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BRIAN STILLMAN
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**SP-1
Option-5**
RKAA# 18235.00

ARCHITECT:
RKAA ARCHITECTS, INC.
2235 EAST THOMAS ROAD
PHOENIX, ARIZONA 85016
CONTACT: NEIL FEASER
PHONE: (602) 955-3900
FAX: (602) 955-0496
E-MAIL: nfeaser@rkaa.com

EXISTING ZONING:	B-P
PROPOSED ZONING:	PAD
PARCEL NUMBER:	100-50-2120
NET SITE AREA:	8.04 ACRES (350,352 S.F.)
PROPOSED USE:	RETAIL/RESTAURANTS/STORAGE/MULTI FAMILY
MAX. F.A.R.:	
MULTI FAMILY:	0.55
OTHER UNSE:	0.50
MAX HEIGHT:	36'-0"



CITY OF GILMANY REQUIRED PARKING
GENERAL RETAIL @ 1/200
RESTAURANT / DRIVE THRU @ 1/100
SHOPPING / SERVICE @ 1/30 UNITS
MULTI FAMILY @ 1/ UNIT (1 CONVEYER)
GUEST @ 1/2 UNITS

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



