

**CITY OF GLENDALE PLANNING
APPROVED MARCH 6, 2023**

**CITIZEN PARTICIPATION PLAN FINAL REPORT
FOR
GLENDALE DUNAMIS STORAGE**

**South of the Southwest Corner of
59th Avenue and Bell Rod**

March 6, 2023

Case No. ZON23-01/GPA23-01

Citizen Participation Plan Final Report

GLENDALE DUNAMIS STORAGE

Brief Description of Proposal

The Citizen Participation Plan Final Report provides information about the implementation of the Citizen Participation Plan (“CPP”) for Dunamis Development, LLC (“Dunamis”) that is proposing to develop a climate-controlled indoor self-storage facility on approximately 2.77 ± acre south of the southwest corner of 59th Avenue and Bell Road (the Site”). The storage facility will consist of a 3-story indoor and air-conditioned building with entries on the west and east sides of the building. A drive aisle will surround the storage facility. Access will be a shared driveway from 59th Avenue. The facility will be well-buffered by landscaping from adjacent properties, especially the neighboring residential properties.

Dunamis is requesting a Minor General Plan Amendment (“Minor GPA”) changing the land use from Office to Planned Commercial and Rezoning from Commercial Office (“C-O”) to Planned Area Development (“PAD”). The Site is currently vacant and underutilized. The proposed Minor GPA and Rezoning to PAD will allow the Site to be developed as a climate-controlled indoor self-storage facility.

The Citizen Participation Plan Final Report provides information about how the Applicant 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 applications.

Notifications

Notification Letters were mailed out on February 9, 2023 to the 300’ property owners, interested parties, and additional parties that included specific information about the proposed development, a plan of the proposed development, and the date and time of the neighborhood meeting. The notification letter included a proposed Conceptual Site Plan and Conceptual Elevations. The notification letter with exhibits is attached at **Exhibit A**. The lists of persons/entities who received the neighborhood notice letter included property owners within 300’ of the site (**Exhibit B**), as well as interested parties and additional parties (**Exhibit C**). The 300’ list was obtained from the Maricopa County Assessor’s website. The other lists were provided from the City of Glendale Planning Department. The Affidavit of Mailing is attached at **Exhibit D** affirming the notice was mailed in accordance with the Citizen Participation Process requirements as established in the City of Glendale’s Zoning Ordinance.

On February 27, 2023, a Neighborhood Meeting was conducted by Zoom video-conferencing. No property owners within 300' of the Site or interested parties attended the meeting. A Neighborhood Meeting Summary is attached at **Exhibit E** documenting who appeared from the Dunamis Development Team as well as City staff.

The Citizen Participation Final Report is attached at **Exhibit F**.

Sign Posting

Once public hearing dates have been set, the Applicant will arrange for signs to be posted on the Site at least 15 days prior to the Planning Commission Hearing and City Council meeting.

Identify who may be directly and indirectly affected by the proposal and anyone who expressed interest or believe they will be affected.

The Site is currently vacant and zoned C-O. The Site is designated on the City's General Plan as Office. The property east of the Site, across 59th Avenue, is zoned PAD (Planned Area Development) and is developed with a Wal-Mart anchored commercial shopping center. The property north of the Site is zoned C-2 and developed with a commercial shopping center consisting of restaurants, car wash, retail, and an auto repair facility. The property south of the Site is zoned C-O and is developed with a medical facility for collecting plasma donations. The property west of the Site is zoned R1-6 for residential uses and is currently developed with single-family residences. Dunamis' proposed self-storage facility is consistent with the nearby zoning and development and will not have a negative impact on any residential areas.

Identify any concerns the above individuals may have.

No known negative impacts to the nearby properties and neighbors.

How will the individuals be provided an opportunity to discuss the proposal with the Applicant if issues or questions continue or suddenly arise after distribution of the notification letter.

There was contact information about our Team in the neighborhood meeting letter. The Team and/or consultants will be available to meet individually, in small groups, or at additional neighborhood meetings.

How will these individuals be informed of any changes after the initial contact?

If there are any significant changes or amendments to the applications after the initial contact with the neighbors, revised plans will be mailed out that discuss the changes and possibly scheduling of another meeting.

How will you keep Glendale Planning Staff updated on the status of the Citizen Participation efforts?

Applicant will forward any support petitions, emails, or letters received to City staff to be placed in the file.

Implementation Schedule

- a. **Citizen Participation Plan initial submittal date – 12/28/2022;**
- b. **Plan implementation date – 01/30/2023;**
- c. **Citizen Participation Plan updated – 02/09/2023;**
- d. **Notices of the neighborhood meeting date were mailed –02/09/2023;**
- e. **Neighborhood Notification Letter Affidavit of Mailing executed on – 02/09/2023.**
- f. **Neighborhood meeting date – 02/27/2023;**
- g. **Number of weeks allowed and cut-off date for responses – Up until the Citizen Participation Final Report is prepared; and**
- h. **Citizen Participation Plan Final Report submittal date – 03/06/2023**

EXHIBIT A

BURCH & CRACCHIOLO, P.A.

1850 N. Central Ave., Ste. 1700

Phoenix, Arizona 85004

(602) 234-9903

bgreathouse@bcattorneys.com

TO: Bell Road and 59th Avenue Neighbors and Interested Parties
FROM: Brian Greathouse
DATE: February 9, 2023
RE: Glendale Dunamis Storage - S SWC 59th Avenue and Bell Road
Case Nos. GPA23-01/ZON23-01

VIRTUAL NEIGHBORHOOD MEETING NOTICE

Dear Area Neighbors and Interested Parties:

The purpose of this letter is to inform you that we have recently filed Applications for a Minor General Plan Amendment (“Minor GPA”) requesting a change in land use from Office to Planned Commercial and a Rezone from Commercial Office (“C-O”) to Planned Area Development (“PAD”) on behalf of Dunamis Development, LLC (“Dunamis”) for purposes of developing a climate-controlled indoor self-storage facility on approximately 2.77 +/- acres located south of the southwest corner of 59th Avenue and Bell Road (the “Site”). The Site is currently vacant and underutilized. An Aerial of the Site is attached.

The storage facility will consist of a 3-story indoor and air-conditioned building and will be thoughtfully designed to incorporate attractive architectural elements and landscaping. The Site will be appropriately screened and buffered from adjacent properties with landscaping, drive aisle, a retention basin and approximately 210 feet of separation to the proposed building. Copies of the Site Plan and Elevations are attached.

The neighborhood meeting will be held virtually. **We will be hosting an online meeting with property owners, neighbors and interested parties on February 27, 2023 at 6:00 p.m. Instructions on ways to join the ZOOM meeting are enclosed. Please register at bcattorneys.zoom.us before February 27, 2023 so that you can ensure that you are able to participate.** Should you have any questions about how to register, please contact Shay Ediss at our office ([602-234-8718](tel:602-234-8718)/sediss@bcattorneys.com).

Discussions at the meeting will include an overview of the Minor GPA, Rezoning, the City’s processes, and answers to questions you may have.

We would be happy to answer your questions or hear concerns you may have regarding this proposal. You may contact Leslie Chatburn at Burch & Cracchiolo ([602-234-8787](tel:602-234-8787)/lchatburn@bcattorneys.com) or me ([602-234-9903](tel:602-234-9903)/bgreathouse@bcattorneys.com).

You can also contact Edward Vigil, Senior Planning Project Manager, at the City of Glendale Development Services Department ([623-930-3071](tel:623-930-3071)/evigil@glendaleaz.com) if you have any questions or comments for staff. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BG', is positioned above the name 'Brian Greathouse'.

Brian Greathouse

BG/lc
Attachments

Zoom Meeting: Monday, February 27, 2023 at 6:00pm
Meeting ID: 939 0390 0043

Registering for the Zoom Meeting

****Please note:** due to recent feedback we suggest you do not use Safari for the registration. Use Google Chrome or Internet Explorer as other options.

1. Visit bcattorneys.zoom.us
 - a. Click "Join"
 - b. Enter Meeting ID
 - c. Continue with registration
2. A password for the meeting will be sent to you after registration

3 Ways to Join a Zoom Meeting

1. Install and run the app on your PC
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click "Download and Run Zoom"
 - e. Once it is done downloading, run the application
2. Run Zoom from your browser
 - a. Go to zoom.us
 - b. Click on "Join A Meeting"
 - c. Enter the Meeting ID and click join
 - d. Click on the blue "click here"
 - e. Click on "join from your browser"
3. Run Zoom from an app on a mobile device
 - a. Download the ZOOM Cloud Meetings app from your phone's application store
 - b. Run the app
 - c. Click on "Join A Meeting"
 - d. Enter the Meeting ID
 - e. You can enter your name in the field where it says "Your Name"
 - f. Click "Join A Meeting"
 - g. Your phone may ask you to allow or enable your camera, mic, and/or phone storage. Go ahead and allow those

Questions: Contact Shay Ediss 602-234-8718 / sediss@bcattorneys.com



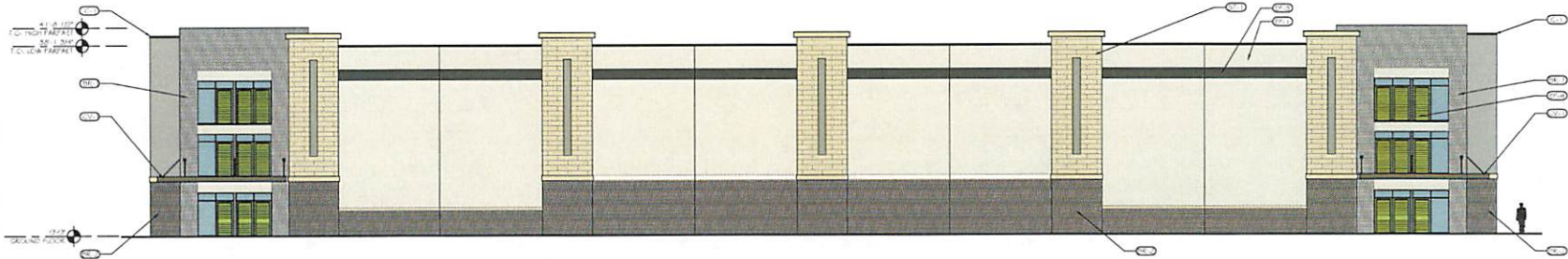
Aerial Map



BUILDING MATERIAL KEY			
TAG	MANUFACTURER	COLOR	DESCRIPTION
BR-1		LIGHT GRAY	LIGHT GRAY BRICK
BR-2		GRAY	GRAY BRICK
ST-1		TAN	STONE TO MATCH ADJACENT BUILDING
CV-1		GRAY	METAL CANOPY
C-1		GRAY	METAL COPING
R-1		DARK GRAY	STANDING SEAM METAL ROOF



2 EAST AND WEST ENTRY
SCALE: 3/32" = 1'-0"



1 NORTH AND SOUTH SIDE
SCALE: 3/32" = 1'-0"

1	
2	

PROPOSED DEVELOPMENT
DUNAMIS
 BELL RD AND 59TH AVE.
 GLENDALE, AZ 85308

Project No.	
Date	
Client	
City	
Site	
Drawing Title	

CONCEPTUAL ELEVATIONS
 Drawing No. A1.1

EXHIBIT B

(Address List Omitted)

NEIGHBORHOOD NOTIFICATION AREA

NAME OF REQUEST:	REZONING APPLICATION	
LOCATION:	South of the Southwest corner of Bell Road and 59 th Avenue	
REQUEST:	The applicant is requesting to rezone 2.76 acres from C-O (Commercial Office) to C-2 (General Commercial) to allow an indoor air-conditioned self-storage facility.	
ZONING DISTRICT: CO	COUNCIL DISTRICT: Sahuaro	
FORMAL APPLICATION SUBMITTED: No.		

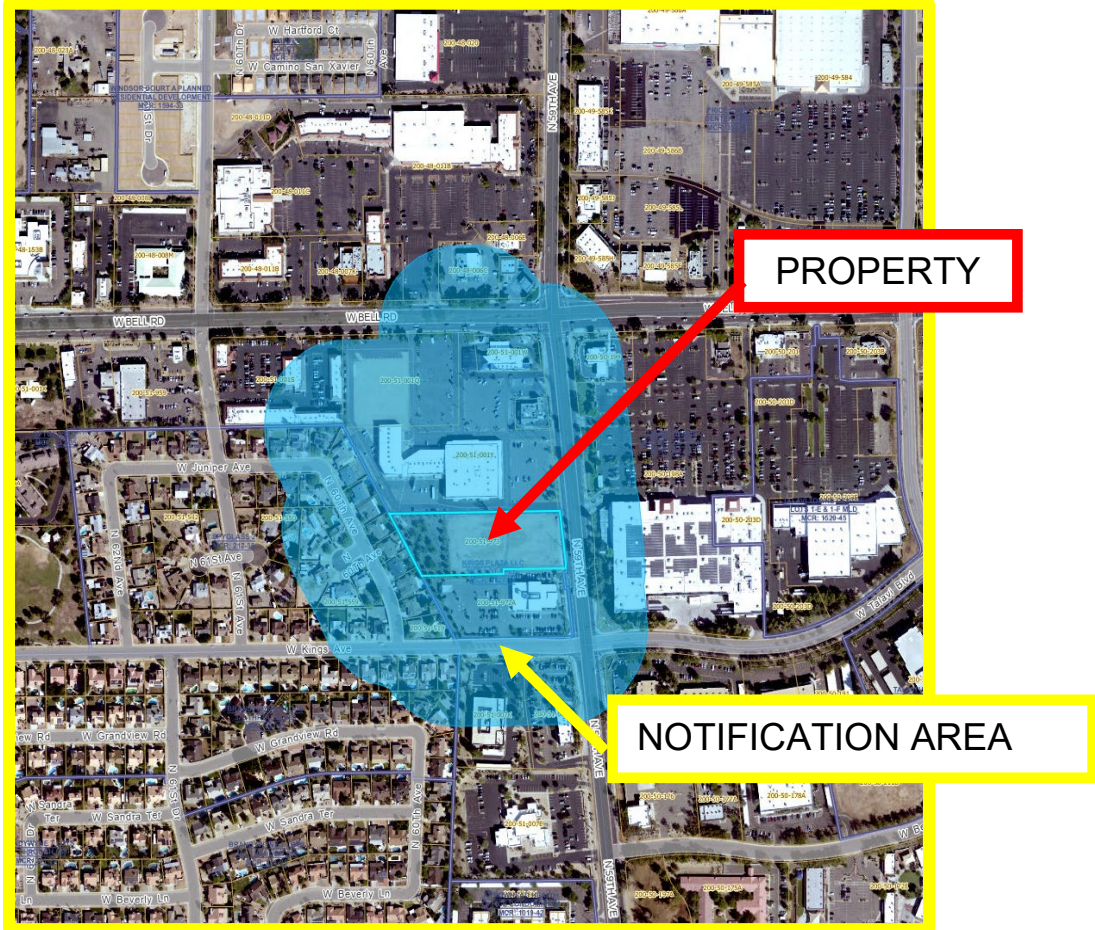


EXHIBIT C

(Address List Omitted)

EXHIBIT D



PLANNING DIVISION

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) GPA23-01/ZON23-01

Project Name: Glendale Dunamis Storage

I, Leslie Chatburn 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: _____

Leslie Chatburn

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 9th day of Feb., 2023.



Shay Ediss
Notary Public

My Commission Expires:

February 1, 2026

EXHIBIT E

02/27/2023 NEIGHBORHOOD MEETING SUMMARY

Glendale Dunamis Storage

ZON23-01/GPA23-01

Neighborhood Meeting Attendees

Maranda Taylor, Dunamis Development

Jake Gibson, Dunamis Development

Robert McCormack, Dunamis Development

Paul Hanson, CESO, Inc.

Edward Vigil, Senior Planning Project Manager

Brian Greathouse, Burch & Cracchiolo, P.A.

Leslie Chatburn, Burch & Cracchiolo, P.A.

A virtual neighborhood meeting was held on Monday, February 27, 2023 at 6:00 p.m.
No neighbors, property owners, or interested parties attended.

EXHIBIT F



CITIZEN PARTICIPATION FINAL REPORT

COMPLETION OF THE FOLLOWING IS NECESSARY FOR FINAL REPORT APPROVAL.

SUMMARY / FINAL REPORT

Total individuals notified:	81	Total Participants:	-1-
-----------------------------	----	---------------------	-----

CONCERNS, ISSUES, PROBLEMS EXPRESSED

We understand City staff received an email from a neighboring property owner who expressed concern with the number of storage facilities in the area.

HOW CONCERNS WILL BE ADDRESSED?

The Applicant intends to contact the property owner to discuss her concerns.

CONCERNS APPLICANT IS UNWILLING TO ADDRESS

Not applicable.

HOW THE PROPOSAL HAS BEEN REVISED TO ADDRESS CONCERNS

Not applicable

APPLICANT SIGNATURE AND DATE

Brian Greathouse 3/8/2023