



## PLANNING COMMISSION REPORT

CASE: DUNAMIS STORAGE LOCATED SOUTH OF THE  
SOUTHWEST CORNER OF BELL ROAD & 59TH AVENUE  
CASE #: GPA23-01 & ZON23-01  
MEETING DATE: 05/25/2023  
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### **SUBJECT**

GPA23-01 & ZON23-01 Entitlement request for approval of a General Plan Amendment and Planned Area Development (PAD) Rezoning Application.

### **REQUEST**

Planning Commission recommendation to amend the General Plan Land Use Designation and Rezone classification for Dunamis Storage (GPA23-01 & ZON23-01).

### **APPLICANT/OWNER**

Brian Greathouse with Burch & Cracchiolo, P.A., on behalf of Kings Plaza, LLC.

### **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 "Envision Glendale 2040" (General Plan).

### **SUMMARY**

The applicant is requesting a Minor General Plan Amendment from Office (O) to Planned Commercial (PC) and Rezoning from Commercial Office (CO) to Planned Area Development (PAD) for approximately 2.77 acres to develop the site with a three (3) story, climate-controlled indoor self-storage facility. The proposed PAD will include a variety of land uses from the Neighborhood Commercial (C-1) and General Commercial (C-2) zoning districts.

### **BACKGROUND INFORMATION**

#### **General Plan Designation:**

The property is designated as Office (O).

#### **Property Location and Size:**

The 2.77 acre property is located south of the southwest corner of Bell Road and 59<sup>th</sup> Avenue and is in the Sahuaro District.

#### **History:**

The site was annexed as part of 325 acres on September 11, 1973, through the

adoption of Ordinance 822. The site was rezoned to CO through the adoption of ZON85-08.

**Project Details:**

The applicant is proposing to construct a 108,000 square foot, three (3) story, climate-controlled self-storage facility with 825 storage units on approximately 2.77 acres located south of the southwest corner of Bell Road and 59<sup>th</sup> Avenue. A PAD is being requested to allow a variety of C-1 and C-2 land uses such as indoor self-storage facility, professional, administrative, and business offices, medical and dental offices, retail, full service restaurants, hotels, and financial institutions; one convenience use will be permitted out-right. The site will incorporate attractive architectural elements and landscaping. A seventy (70) foot building/ landscaping buffer is provided along the rear, western portion of the site. Access will be provided from 59<sup>th</sup> Avenue and shared drive aisles to the properties to the north and south of the site by a shared access agreement. The building loading areas are located on the east and west sides of the building and are appropriately screened with lush trees, shrubs, accent plants, and ground cover. There is a large retention area between the residential properties to the west and the building. The development will incorporate a color palette of grays and tans with quality building materials such as brick, stone, and metal, stone accents, and varied roof heights. All development will comply with the C-1 and C-2 zoning district development standards except for the following amended standards shown below in bold:

<b>Development Standards</b>	<b>C-1/ C-2</b>	<b>PAD</b>
Min Building Setback		
Front	25 feet	25 feet
Side	60 to residential 15 to non-residential	<b>70 to residential</b> 15 to non-residential
Rear	60 to residential 15 to non-residential	<b>70 to residential</b> 15 to non-residential
Maximum Building Height	30 feet	42 feet, except non-occupied architectural embellishments may be constructed up to 49 ft.
Average Landscape Setback		15 feet
Min, On-Site Landscaping (% of Net Site Area)	20% of Net Site Area	20% of Net Site Area
Parking	1/2000 sf	<b>1 space per 100 storage units (9 spaces required).</b>
Min. Height of Perimeter Wall Adjacent to Residential Uses	8 Feet	<b>6 feet</b>
Signage	Subject to Article 7, Section 7.100-Signs	Subject to Article 7, Section 7.100-Signs. <b>There shall be no illuminated signage on the west side of the building.</b>

## **CITIZEN PARTICIPATION TO DATE:**

### **Applicant's Citizen Participation Process:**

On February 9, 2023, the applicant mailed notification letters to adjacent property owners and interested parties. The applicant did not receive any comments. However, staff received one concern regarding light reflecting on the residential properties to the west; staff conveyed a part of the Design Review approval staff will ensure appropriate lighting. 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 May 3, 2023. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on May 5, 2023. The public hearing was posted on May 4, 2023.

## **STAFF FINDINGS AND ANALYSIS**

### **Required General Plan Amendment Findings:**

Section 3.528 of the Zoning Ordinance requires the following General Plan Amendment Findings:

1. The amendment is consistent with the policies and objectives of the General Plan.

### **Staff Analysis:**

- o Goal LU-1: Development is guided by sound growth management.
- o Policy LU-1.1 The City shall ensure that sufficient infrastructure in place for desired land uses.
- o Goal LU-2: There are transition and buffer areas between unrelated land uses.
- o Policy LU-2.3: The City should use spatial transitions, design buffers or similar techniques between incompatible land uses.

The proposed General Plan Amendment and rezoning application was reviewed thoroughly by city staff to ensure the land use designation is consistent with the General Plan's goals and policies. The proposal supports sound growth management. There is existing and sufficient infrastructure for utilities and road improvements along 59<sup>th</sup> Avenue that have already been constructed. The required landscape buffer adjacent to residential is fifteen (15) feet, however, the applicant has provided more than 120 feet of landscaping on the southwest side of the property and more than 290 feet of landscaping along the northwest side of the property. Furthermore, a seventy (70) foot building setback will be established between the residential properties and any new development on-site to provide an additional buffer between residential and non-residential uses. All signage facing the residential properties will be non-illuminated to reduce impacts from light pollution in conjunction with dark skies guidelines.

2. The proposed amendment furthers the public health, safety, and general welfare of the citizens of Glendale.

### **Staff Analysis:**

- o Goal LU-1: Development is guided by sound growth management.
- o Policy LU-1.4: The City shall actively monitor land absorption by land use type.
- o Policy GA-5.1: The city shall encourage economic diversity in each growth area.

The proposed development is appropriate and complementary to existing land uses adjacent to the site along a major arterial and commercial corridor. The indoor,

self-storage facility would provide the nearby residential community with climate-controlled self-storage services and additional employment opportunities. Staff reviewed the application to ensure the land use designation is appropriate and supports the public health, safety, and general welfare of the citizens of Glendale.

3. If the amendment is to the Land Use Map, an additional finding must be made that the proposed change will be compatible with other land uses, existing or planned, in the vicinity.

**Staff Analysis:**

- o Policy GA-2.1: City shall concentrate growth in areas that may be served most efficiently.
- o Policy CRR-1.11: The City should ensure that new development in revitalization areas is appropriate in form and scale.
- o Policy CRR-2.5 The City should protect established areas/neighborhoods by promoting context appropriate infill development, redevelopment, and rehabilitation; sensitive neighborhood and property assemblage; and innovative adaptive reuse of existing community resources and historic properties.

The proposed development will occupy a parcel that has remained vacant with a new, three-story climate controlled self-storage facility with high-quality architecture, pedestrian paths to the existing sidewalks along 59<sup>th</sup> Avenue, and generous landscaping buffering adjacent to the existing residential community to the west. In addition, the new development will utilize existing infrastructure and city services. It will be compatible with adjacent commercial uses and will mitigate any potential impacts to residentially zoned properties.

**Required PAD Findings:**

Section 5.914 of the Zoning Ordinance requires the following finding to be met prior to approval of a PAD (Planned Area Development) District:

The Planning Commission shall find that the PAD application is consistent with the purpose of the district. The Commission evaluation shall include land use mixture, land use categories, land use intensities, and the proposed development standards.

**Purpose:**

Section 5.901 of the Zoning Ordinance states that the purpose of the PAD (Planned Area Development) district is to:

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

**Staff Analysis:**

The proposed development has been reviewed by the required City departments to ensure the infill site is being guided by sound growth management and that the proposed zoning and land use classification is appropriate for the site and adjacent land uses. The project has anticipated and provided for adequate utilities and on and off-site improvements. A twenty-foot utility easement will be dedicated along 59<sup>th</sup> Avenue to take advantage of existing sewer, water, and natural gas, connections in the street. In addition, a six-foot natural gas easement will be dedicated along the north property line which will tie into existing infrastructure in the road. Existing cross access agreements ensure adequate and safe traffic circulation for ingress and egress. Consideration of the potential impacts from the development to the adjacent residential

properties addressed within the proposed PAD. The proposal increases the minimum building setback of sixty (60) feet, per C-1/C-2 development standards, to a minimum of seventy (70) feet and limits building signage along the western building elevation to a non-illuminated sign with the intention to reduce potential impacts from the use and development.

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

**Staff Analysis:**

No residential units nor is residential zoning requested with this application.

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

**Staff Analysis:**

The project encourages responsible, urban development by using low impact development practices in landscaping with drought tolerant, desert plants from the State of Arizona approved plant list. In addition, the proposal is not anticipated to create an unreasonable demand or impacts to energy, water, and infrastructure outside what could develop under the current zoning of CO. Any environmental or aesthetic impacts will be mitigated with a large, open-space tract and increased building setbacks to protect residential properties from noise, light, and building massing impacts. In addition, the proposed development will support and add to the amount of commercial variety of land uses within the area and provide additional services to the existing residential communities. The development of this underutilized property will attract employment that will help support the goals of the General Plan for the 59<sup>th</sup> Avenue Corridor.

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

**Staff Analysis:**

The proposed development is unique due to its location and surrounding developments. Located south of the southwest corner of Bell Road and 59<sup>th</sup> Avenue, the site is a transitional parcel between intensive commercial uses and residential properties. The facility is a low-intensity, commercial use and will act as a buffer between the residential properties to the west and those more intensive, commercial properties to the north and south. Also, a self-storage facility will serve the City by adding to the mix of employment opportunities along a major arterial road within two (2) miles of the North Valley Specific Area commercial corridor.

- E. 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:**

The proposed development is supported by existing utilities, transportation, drainage, and is providing a substantial amount of open space and landscaping to minimize possible impacts to the residential community to the west. There is a large retention area that buffers the residential community from the proposed three-story building that will be fully landscaped. There is an existing six-foot wall along the western property line that will serve as additional screening for the residential units. As part of the approval process any new development will be required to contribute to the costs of

connecting to existing water and sewer services provided by the City. Overall, the project anticipates minimal impacts to existing and future development.

F. 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 complies with the goals and policies of the General Plan. The proposed General Plan Designation of Planned Commercial is appropriate for this site in that it meets the key factors of this designation for commercial activities. These factors are to minimize land use conflicts, maintain appropriate transportation access and parking, and ensure development where adequate municipal services are present, and provide community connectivity and convenience. Mitigation by way of increased building setbacks and sign limitations have been proposed to reduce potential impacts to adjacent residential properties. Access is provided from shared access to the north and south of the property and along 59<sup>th</sup>Avenue. Parking has been addressed to meet current market demands for number of parking spaces. Municipal services, such as water, sewer, police and fire are available and accessible for the property. Finally, within the site, any development will require connectivity from the buildings to the existing sidewalk that connects 59<sup>th</sup>Avenue and Bell Road.

**RECOMMENDATION**

Should the Planning Commission recommend approval of GPA23-01, it should be as written in the staff report.

Should the Planning Commission recommend approval of ZON23-01, it should be subject to the stipulation in the staff report.

**PROPOSED MOTION**

Move to recommend approval of GPA23-01, as written.

Move to recommend approval of ZON23-01, subject to the following stipulation:

Development shall be in substantial conformance with the Glendale Dunamis Storage PAD Narrative, final copy date stamped May 1, 2023.

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**Attachments**

- PAD Narrative
- Citizen Participation Plan Final Report
- Prop 207 Waiver
- Transportation Approval
- General Plan Map
- Zoning Map
- Aerial Map
- PowerPoint Presentation