



DUNAMIS STORAGE GPA23-01 and ZON23-01

Planning Commission Public Hearing – May 25, 2023

CHRISTINA LAVELLE
SENIOR PLANNER





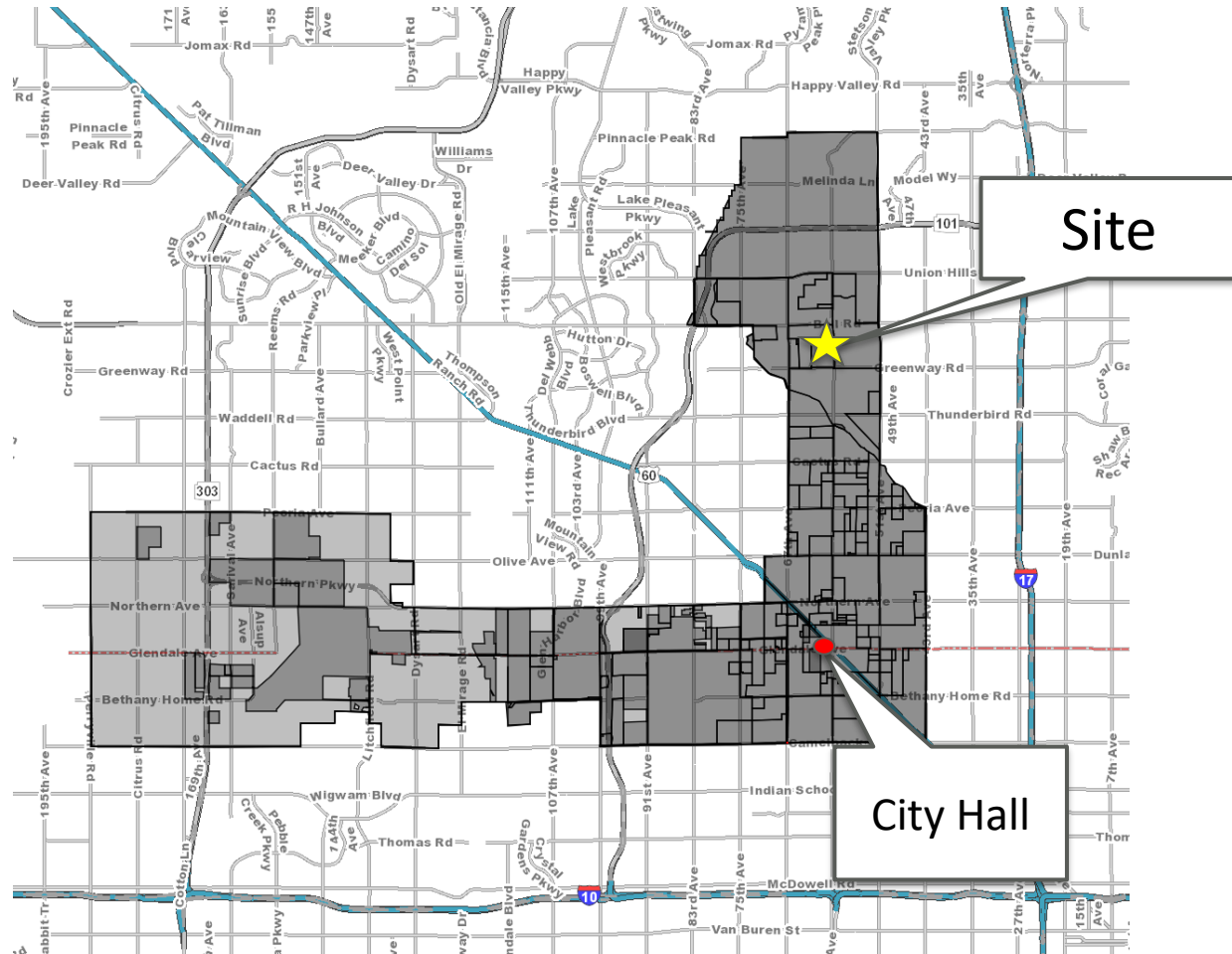
Request

- 1) Minor General Plan Amendment from OFC to PC (2.77 acres)
- 2) Rezone from CO to PAD

Applicant: Brian Greathouse, Burch and Cracchiolo, LLC

Vicinity Map

Located
South of the
Southwest
corner of Bell
Road and 59th
Avenue





General Plan/Zoning Maps

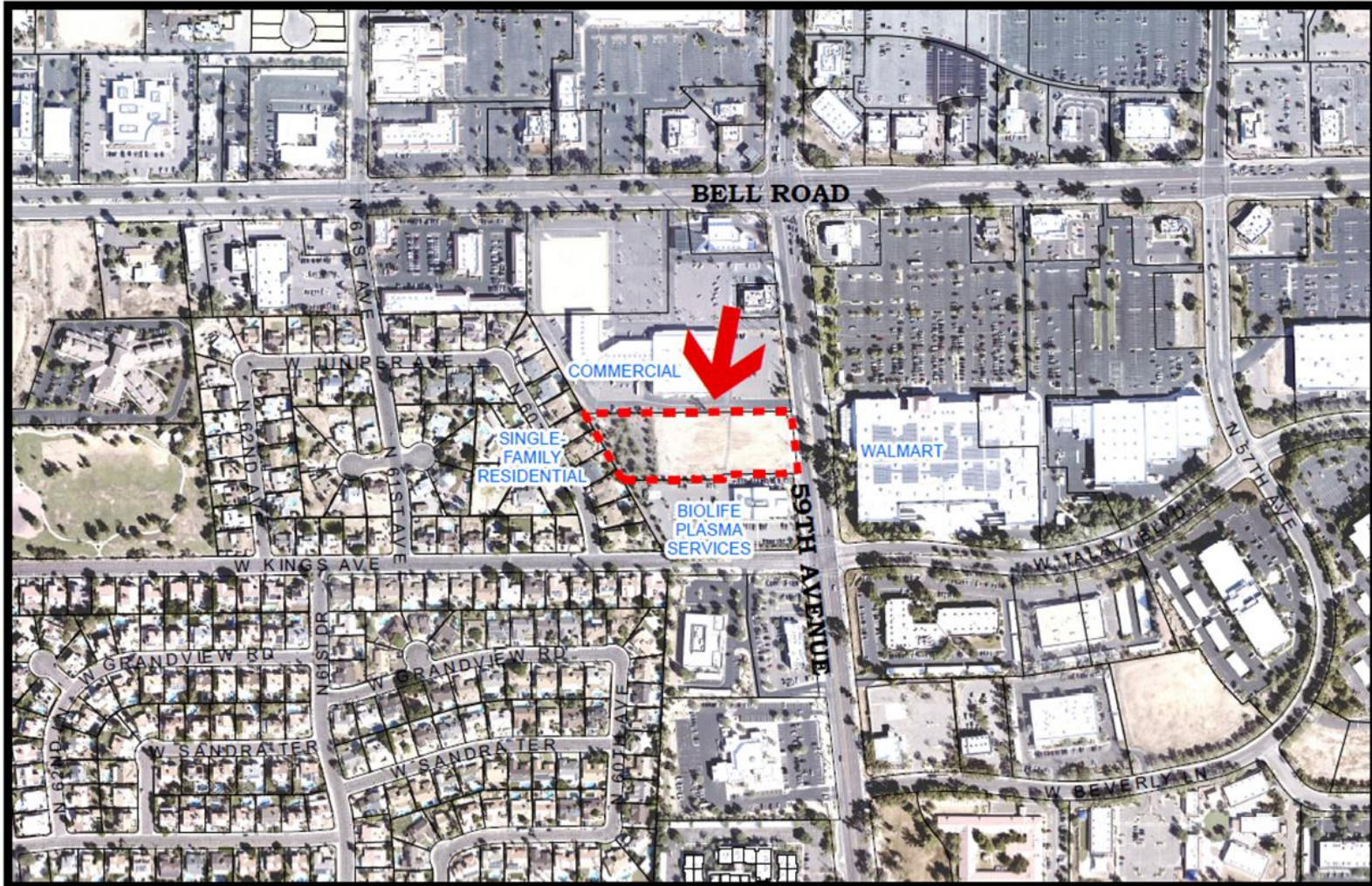
General Plan Proposal: PC



Zoning Proposal: PAD



Aerial Photograph





Public Involvement

- Notices mailed February 9, 2023
- Neighborhood meeting February 27, 2023
- Published in the Arizona Republic May 3, 2023
- Property posted on-site May 4, 2023
- One comment received by phone



Findings & Analysis

- Proposal is consistent with the General Plan
- Furthers public health and safety
- Zone change is compatible
- Utilizes creative and effective land use



Findings & Analysis

- Uses innovative development strategies
- Process for site design
- Supported by municipal services



Recommendation

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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