

**Minor General Plan Amendment  
and  
Planned Area Development**

**FOR**

**GLENDALE DUNAMIS STORAGE  
(Dunamis Development)**

**South of the Southwest Corner of 59th Ave and Bell Rd**

Case Number: ZON23-01/GPA23-01

1<sup>st</sup> Submittal: December 28, 2022

2<sup>nd</sup> Submittal: March 3, 2023

3<sup>rd</sup> Submittal: March 22, 2023

4<sup>th</sup> Submittal: April 28, 2023

## **DEVELOPMENT TEAM**

### **Developer**

#### **Dunamis Development, LLC**

Bart Jackson

Robert McCormack

Matt Jackson

127 N. Meridian Street

Lebanon, IN 46052

Phone: (317) 370-0983

Email: [bjackson@jacksonig.com](mailto:bjackson@jacksonig.com)

Email: [rmccormack@dunamisdevelop.com](mailto:rmccormack@dunamisdevelop.com)

Email: [mjackson@jacksonig.com](mailto:mjackson@jacksonig.com)

### **Land Planning & Architect**

#### **CESO**

3601 Rigby Road, Suite 300

Miamisburg, OH 45342

Phone: (937) 435-8584

Email: [paul.hanson@cesoinc.com](mailto:paul.hanson@cesoinc.com)

### **Civil Engineer**

#### **CESO**

3601 Rigby Road, Suite 300

Miamisburg, OH 45342

Phone: (937) 435-8584

Email: [paul.hanson@cesoinc.com](mailto:paul.hanson@cesoinc.com)

### **Landscape Architect**

#### **Coleman Design Group**

111 E. Dunlap Avenue, Suite 1-107

Phoenix, AZ 85020

Phone: (602) 432-5507

Email: [boyd@colemandesigngroup.net](mailto:boyd@colemandesigngroup.net)

### **Zoning/Entitlements**

#### **Burch & Cracchiolo, P.A.**

Brian Greathouse

1850 N. Central Avenue, Suite 1700

Phoenix, AZ 85004

Phone: (602) 274-7611

Email: [bgreathouse@bcattorneys.com](mailto:bgreathouse@bcattorneys.com)

## TABLE OF CONTENTS

<b>I.</b>	<b>Introduction.....</b>	<b>1</b>
<b>II.</b>	<b>Site, Surrounding Area, and Existing General Plan &amp; Zoning.....</b>	<b>1</b>
<b>III.</b>	<b>Proposed Minor General Plan Amendment.....</b>	<b>1</b>
<b>IV.</b>	<b>Proposed PAD.....</b>	<b>2</b>
<b>A.</b>	<b><i>Permitted Uses.....</i></b>	<b>3</b>
<b>B.</b>	<b><i>Proposed Development, Architecture, and Landscaping.....</i></b>	<b>5</b>
<b>C.</b>	<b><i>Development Standards.....</i></b>	<b>6</b>
<b>V.</b>	<b>Conclusion.....</b>	<b>7</b>

## TABLE OF EXHIBITS

<b>Exhibit No.</b>	<b>Description</b>
1	Aerial Map
2	Conceptual Site Plan
3	Conceptual Building Elevations
4	Conceptual Landscape Plan

# NARRATIVE

## I. INTRODUCTION

Dunamis Development, LLC (“Dunamis”) requests a Minor General Plan Amendment (“Minor GPA”) and Rezoning to Planned Area Development (“PAD”) for an approximately 2.77-acre site located south of the southwest corner of 59th Avenue and Bell Road (“Site”). An Aerial Map is provided at **Exhibit 1**. 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.

## II. SITE, SURROUNDING AREA, AND EXISTING GENERAL PLAN & ZONING

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 59<sup>th</sup> 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 also 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.

## III. PROPOSED MINOR GENERAL PLAN AMENDMENT

We are requesting a minor amendment to the Site’s existing General Plan designation of Office to Planned Commercial. Dunamis’ proposed development plans are consistent with the Planned Commercial land use designation. This Minor GPA request is supported by the following goals and policies of the General Plan:

- **Land Use Element Goal LU-1, Policy LU-1.1: Development is guided by sound growth management; the City shall ensure that sufficient infrastructure is in place for desired land uses.** There is adequate infrastructure surrounding the Site with 59<sup>th</sup> Avenue located adjacent to the Site and Bell Road to the north of the Site. Further, the Site is located in an area with existing commercial, retail, and residential uses and this Minor GPA is compatible and complementary to the area.
- **Land Use Element Goal LU-2; Policy LU-2.4: There are transition and buffer areas between unrelated land uses; the City shall ensure that adequate buffers between residential and non-residential uses are included, except in cases where the residential is part of a mixed-use development where it relates to the adjacent use.** The proposed self-storage facility will be buffered and separated from the residential uses to the west by a significant separation distance with retention basin, landscaping, and drive aisle. The retention basis between the residential area and the self-storage facility will act as a good transition and separation between the two uses.
- **Conservation, Rehabilitation and Redevelopment Element Goal CRR-2; Policy CRR-2.1: Infill development is a top priority; the city shall encourage and support infill development to take advantage of existing infrastructure, community and educational facilities, and enhance existing neighborhoods.** This is a vacant infill Site and its development will enhance the existing neighborhood by providing a viable, sustainable use that is appropriate and complementary of the existing development in the area.

The minor GPA and rezoning requests meet the requirements of Section 5.900 PAD and the intent of the PAD district as described in Section 5.901:

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

The proposed development is a creative and effective use of this vacant land. The development will provide support for the nearby businesses and homes by offering convenient storage options.

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

The proposed development will encourage a mixture of housing types and designs by providing storage options. Conveniently located storage will facilitate flexible living options for many residents. For instance, access to secure and convenient storage will allow those wishing to downsize the freedom to do so. Similarly, younger residents will have the option of living in smaller, more affordable housing options as they begin their careers.

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

The proposed development is an innovative use for the Site and area. Self storage will help provide greater land use variety in the area and offer support for the existing commercial and residential uses. Moreover, the proposed development will be a good neighbor because self storage is a quiet use. It will be a less intense use with respect to the low level of activity and minimal traffic generation.

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

The proposed development has been thoughtfully designed to fit the Site and surrounding area. For example, consideration has been given to ensuring adequate separation between the building and residential uses to the west.

**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.***

The proposed development on this vacant, infill Site will be supported by adequate utilities, transportation, and drainage. The surrounding area is largely developed with existing utilities and infrastructure already in place. The nearby streets – 59<sup>th</sup> Ave and Bell Rd are more than adequate to accommodate the minimal traffic generated by a self storage use.

**F. *Encourage development that is consistent with the policies and the guidelines established in any specific plan and the General Plan.***

See above discussion of how the proposed development furthers the policies of the General Plan.

#### **IV. PROPOSED PAD**

A major objective of the PAD zoning is to encourage innovative development or redevelopment concepts for all land use types to provide a greater variety and intensity of uses. The intent of this PAD is to accomplish that objective by zoning the Site to PAD for a high-quality climate controlled indoor self-storage facility within a mixed use existing shopping center

with commercial uses. The proposed PAD accomplishes the PAD zoning objective because the facility will provide additional land use variety within the surrounding area for the support and benefit of those living and working nearby. The PAD’s underlying zoning districts are C-1 and C-2.

**A. Permitted Uses**

Permitted uses for the proposed development are set forth in Table A:

<b>Table A: Permitted Uses</b>
<ul style="list-style-type: none"> <li>• Professional, administrative, or business offices.</li> <li>• Hospitals.</li> <li>• Business support services.</li> <li>• Personal service businesses, such as beauty shops and barber shops.</li> <li>• Financial institutions, real estate and insurance offices.</li> <li>• Medical and dental offices and clinics.</li> <li>• Commercial off-street parking not accessory to a permitted use.</li> <li>• Libraries and museums.</li> <li>• Business trade schools, provided that all facilities are within fully-enclosed structures.</li> <li>• Medical and clinical laboratories.</li> <li>• Retail stores integrated into office building, not to exceed five thousand (5,000) square feet.</li> <li>• Restaurants integrated into ground level of multi-story office structures, excluding drive-in and drive-thru facilities.</li> <li>• New or used automobile, motorcycle, boat, truck, and recreational vehicle sales and repair services.</li> <li>• Thrift stores, subject to the following conditions: <ul style="list-style-type: none"> <li>○ A storage area must be provided for all discarded items. All storage areas for individual items, including collection receptacles, shall be entirely enclosed or screened and not visible from the public right-of-way or from adjacent residential areas.</li> <li>○ All collection receptacles shall be secure from public access during nonbusiness hours.</li> <li>○ No material, goods, or merchandise may be stored outside of an approved collection receptacle unless it is within an approved screened area.</li> </ul> </li> <li>• Hotels and motels.</li> <li>• Convenience use.<sup>1</sup></li> <li>• Lodges or fraternal associations.</li> <li>• Recreational vehicle storage facility.</li> <li>• Private recreational clubs, YMCA, YWCA.</li> <li>• Plant nurseries, limited to retail sales only.</li> <li>• Commercial parking lots which include overnight parking.</li> <li>• Emergency medical care facility twenty-four (24) hour operations.</li> <li>• Nursing homes.</li> <li>• Any single retail use that is greater than seventy-five thousand (75,000) square feet of gross floor area existing prior to the effective date of the Zoning Code.</li> </ul>

<sup>1</sup> Limited to one convenience use within the development.

- Any single retail use greater than seventy-five thousand (75,000) square feet of gross floor area existing prior to the effective date of the Zoning Code that increases its gross floor area five (5) percent or more.
- Children’s residential care facility.
- Donation centers.
- Retail stores. General merchandising including food stores, apparel, and accessory stores.
- Personal services.
  - Barber shops and beauty salons.
  - Laundry, cleaning, and dry cleaning establishments, limited as follows:
    - 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.
    - Retail service to individual customers only and no wholesaling of any commodity or service shall be permitted.
  - Medical and dental offices, excluding veterinarians.
  - Child care center.
  - music or dance schools.
- Financial institutions, real estate and insurance offices.
- Restaurants-full service.
- Repair services for small appliances, bicycles, watches, musical instruments, and similar items.
- Churches.
- Professional and administrative offices.
- Business support services.
- Public utility facilities required for local service, provided that there are no offices, maintenance facilities, outdoor storage, or full-time employees related to the site.
- Adult Care Homes, Juvenile Group Homes and Group Homes for the disabled, subject to administrative review as described in Sections 7.501 and 7.502.
- Wireless communication facilities, subject to Section 7.600.
- Any single retail use that is greater than seventy-five thousand (75,000) square feet of gross floor area developed after the effective date of this ordinance.
- Any single retail use greater than seventy-five thousand (75,000) square feet of gross floor area existing prior to the effective date of this ordinance that increases its gross floor area five (5) percent or more.
- Satellite earth station
- Amateur radio tower
- Self-Storage that is indoor and air conditioned
- Wireless communication facilities, where they are building mounted antennas, rooftop mounted antennas, or alternative tower structure antennas, subject to Sections 7.506 and 7.600.

***Prohibited Uses***

- Billboards
- Digital billboards
- Tattoo parlors
- Check cashing facilities

- Minor/major auto service and repair
- Guest house
- Corn maze
- Bars and cocktail lounges
- Shelter care facilities
- Adult live entertainment
- Pawn shops

**B. *Proposed Development, Architecture, and Landscaping***

Dunamis' proposed development on the Site consists of a high-quality climate controlled indoor self-storage facility. A Conceptual Site Plan is provided at **Exhibit 2**. The development shall be in general conformance with the Conceptual Site Plan. Conceptual Building Elevations are provided at **Exhibit 3**. The 108,000 gross SF facility will be three stories. The Site will be thoughtfully designed to incorporate attractive architectural elements and landscaping and appropriate signage (there shall be no illuminated signage on the west side of the building). A Conceptual Landscape Plan is provided at **Exhibit 4**. All areas of the Site have easy access to the surrounding roadways and pedestrian sidewalks.

The Site will have vehicular access to/from 59<sup>th</sup> Avenue and a shared driveway/drive aisles to the properties north and south of the Site. The access from 59<sup>th</sup> Avenue will provide easy access to the loading area on the east side of the building while the access to the north and south will provide easy access to the loading area on the west side of the building. Emergency and customer vehicles will be able to circulate around the entire building from either entry point.

Paved pedestrian pathways will be provided on the eastern side of the development. A mostly detached sidewalk adjacent to 59<sup>th</sup> Avenue will connect to a paved pathway adjacent to the building. The areas on either side of the sidewalk will be attractively landscaped and the portion of the pathway crossing the drive aisle will be appropriately marked and identified. Pedestrians traveling from the adjacent businesses will be unhindered by fencing or walls because, with the exception of the existing 6-foot-high wall separating the Site from the residential properties to the west, the development is not anticipated to have perimeter fencing. The existing wall is of a sufficient height to screen the development from the residential uses to the west given the significant separation between the nearest residential use and the proposed building. The nearest house is more than 200 feet from the proposed building and separated by a large, landscaped retention area and enhanced landscaping along the existing wall and others are more than 300 feet away.

The development will include significant landscaping, particularly along the western edge of the drive aisle west of the building. As shown on Exhibit 4, that area will include a mix of trees, shrubs, accent plants, and ground cover. This large landscape area along with the even larger retention basin to the west will provide significant buffering and distance between the building and residential uses to the west. Another large landscape area will be provided between the front of the building and 59<sup>th</sup> Avenue to the east. That area will also provide a mix of trees, shrubs, accent plants, and ground cover which will not only act as a buffer but will also enhance the pedestrian experience of those walking, biking, etc. on the sidewalk.

The development will incorporate an attractive color palette of grays and tans and quality building materials, such as brick, stone, and metal, to ensure the facility is aesthetically pleasing

and enhances the Site. Architectural features and enhancements, such as stone accents, horizontal articulation, and varied roof heights will help create visual variety and interest.

Great care and thought have gone into the design of Dunamis’ facility to ensure Dunamis develops an attractive and quiet facility that will act as a good neighbor to the area’s businesses and residents. The proposed development is appropriate for the Site and will be a good use for this vacant infill site.

**C. Development Standards**

The Development Standards are set forth in Table B, Development Standards

<b>Table B: Development Standards</b>	
<b>Development Standard</b>	<b>Requirement</b>
Min. Building Setback	
- Front	25 ft.
- Side	70 ft. to residential use; 15 ft. to nonresidential use
- Rear	70 ft. to residential use; 15 ft. to nonresidential use
Max. Building Height	42 ft., except non-occupied architectural embellishments may be constructed up to 49 ft.
Avg. Landscape Setback	15 ft.
Min. On-Site Landscaping (% of Net Site Area)	20%
Parking	1 space per 100 units. <sup>2</sup>
Min. Height of Perimeter Wall Adjacent to Residential Uses	6 ft; landscaping shall be provided along the western perimeter wall
Signage	There shall be no illuminated signage on the west side of the building.

**Deviation Justification**

Reducing the minimum required height for the western perimeter wall to 6 feet is appropriate. As discussed above, there is an existing 6-foot-tall wall along the western perimeter separating the Site from the residential uses to the west. Given the significant separation between the residential uses and the proposed building as well as the proposed enhanced landscaping adjacent to the wall, 6 feet is a sufficient height to screen the development from the residential uses to the west. As stated, the nearest house is more than 200 feet from the proposed

---

<sup>2</sup> This parking ratio applies to self-storage only; all other permitted uses will park in accordance with Section 7.403 of the Zoning Ordinance.

building and separated by a large, landscaped retention area and enhanced landscaping along the existing wall.

#### **V. INFRASTRUCTURE**

This development will be graded to create drainage back to the existing retention area, which will not impact adjacent properties. A Conceptual Grading and Drainage Plan is attached as **Exhibit 5**. The 100 year 2 hour storm event calculations will be incorporated as part of the final design for City approval. Given that this is an infill Site, utilities already exist in the area. The developer shall coordinate with the appropriate utility departments regarding appropriate water and sewer connections. Use of existing taps or lines shall be determined by load calculation, location, and discussions with the respective utility departments. As shown on **Exhibit 2**, there will be a 15-foot right-of-way dedication on 59<sup>th</sup> Avenue.

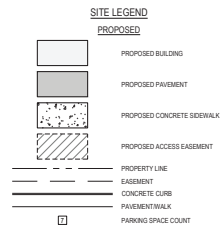
#### **V. CONCLUSION**

This development will be consistent and complementary of the other businesses along the Bell Road corridor. The proposed Minor GPA and PAD will facilitate the development of this vacant infill Site with a complementary use that fits into the City's vision and promotion of commercial development and will benefit area residents and businesses. We request your approval.

# **EXHIBIT 1**



# **EXHIBIT 2**



**CONCEPT PLAN NOTES**

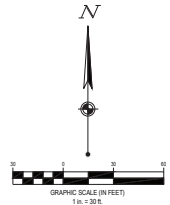
1. THIS CONCEPT PLAN WAS BASED ON A DESKTOP REVIEW OF PUBLICLY AVAILABLE DATA. THE LOCATION OF ACTUAL BOUNDARIES, INLAND METERS, WATERCOURSES, AND RELATED TOPOGRAPHIC DATA WILL BE UPDATED UPON THE PREPARATION OF A DETAILED SURVEY.
2. A DETAILED INVESTIGATION OF THE LOCAL ZONING SHALL BE PERFORMED TO CONFIRM PARKING & SETBACK REQUIREMENTS.
3. DESIGN INFORMATION PROVIDED IS BASED ON DATA AVAILABLE AT THE TIME OF CONCEPT PLAN CREATION AND SHOULD BE CONSIDERED PRELIMINARY. DESIGN INFORMATION TO BE UPDATED PER ALTA AND TOPOGRAPHIC SURVEY ONCE COMPLETED.

**SITE DESIGN REQUIREMENTS**

EXISTING ZONING:	C-O (COMMERCIAL OFFICE ZONING DISTRICT)
PROPOSED ZONING:	PAD (PLANNED AREA DEVELOPMENT)
PERMITTED USES (S.194):	SELF-STORAGE (WAREHOUSE USES ARE SUBJECT TO A CONDITIONAL USE PERMIT WITHIN THE C-2 DISTRICT)
LOT MINIMUM (S.194):	AREA = NA WIDTH = NA DEPTH = NA
BULK MAXIMUM (S.194):	HEIGHT = 42 FT IMPERVIOUS AREA = 1.56 AC.
YARD MINIMUM (S.194):	FRONT = 25 FT SIDE = 15 FT (60' FOR RESIDENTIAL USES) REAR = 60 FT (60' FOR RESIDENTIAL USES)
PARKING LOT (7.402):	MINIMUM STALL = 10 FT WIDE x 20 FT LONG MINIMUM AISLE = 23 FT
REQUIRED PARKING:	7 SPACES

**DESIGN INFORMATION**

AREA OF PROPOSED BUILDINGS:	36,000 SF
TOTAL SITE AREA:	120,597 SF (2.768 AC.)
TOTAL SITE IMPERVIOUS:	1.41 AC. (60.93%)



FORTY EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY GEORGIA UTILITY PROTECTION SERVICE AT 811 OR (800) 762-6348 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF ARIZONA 811.

**PROPOSED DEVELOPMENT**  
**DUNAMIS**  
BELL RD AND 69TH AVE  
GLENDALE, AZ 85308

Revisions / Submissions  
ID Description Date

Project Number: 761183  
Scale: SEE PLAN  
Drawn By: DPC  
Checked By: JCL  
Date: 12/06/2022  
Issue: PRELIMINARY  
Drawing Title: CONCEPT SITE PLAN

**SITE**

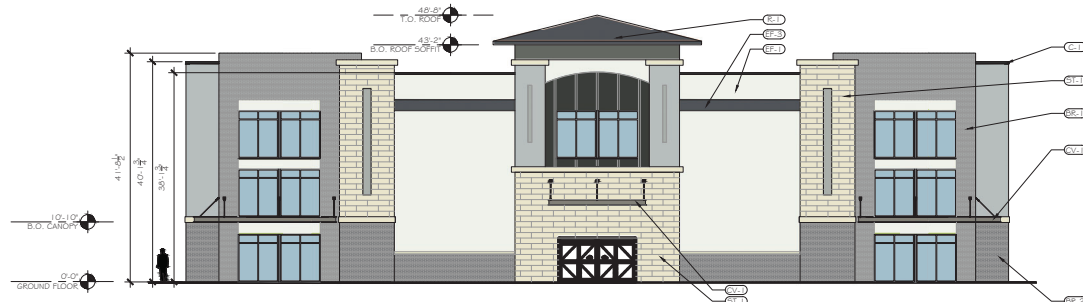
W:\PROJECTS\2022\01\18301 - Dunamis - BWC Bldg Redesign - 12/06/22 - Jami L Lee

# **EXHIBIT 3**

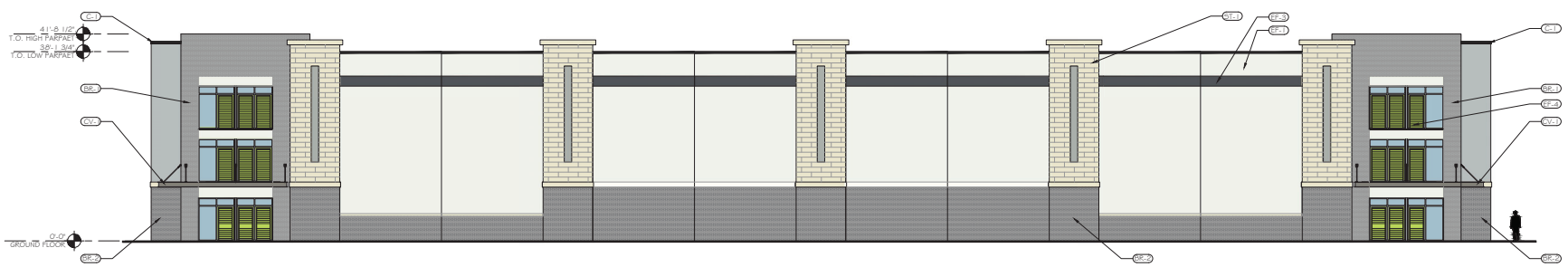
BUILDING MATERIAL KEY			
TAG	MANUFACTURER	COLOR	DESCRIPTION
BR-1		LIGHT GRAY	LIGHT GRAY BRICK
BR-2		GRAY	GRAY BRICK
ST-1		TAN	STONE TO MATCH ADJACENT BUILDING
CV-1		GRAY	METAL CANOPY
C-1		GRAY	METAL COPING
R-1		DARK GRAY	STANDING SEAM METAL ROOF



18180 THORNTON BLVD. SUITE 400, AVONDA, OH 44010  
PHONE: (440) 940-0001 FAX: (440) 940-0006



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



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

PROPOSED DEVELOPMENT

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

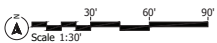
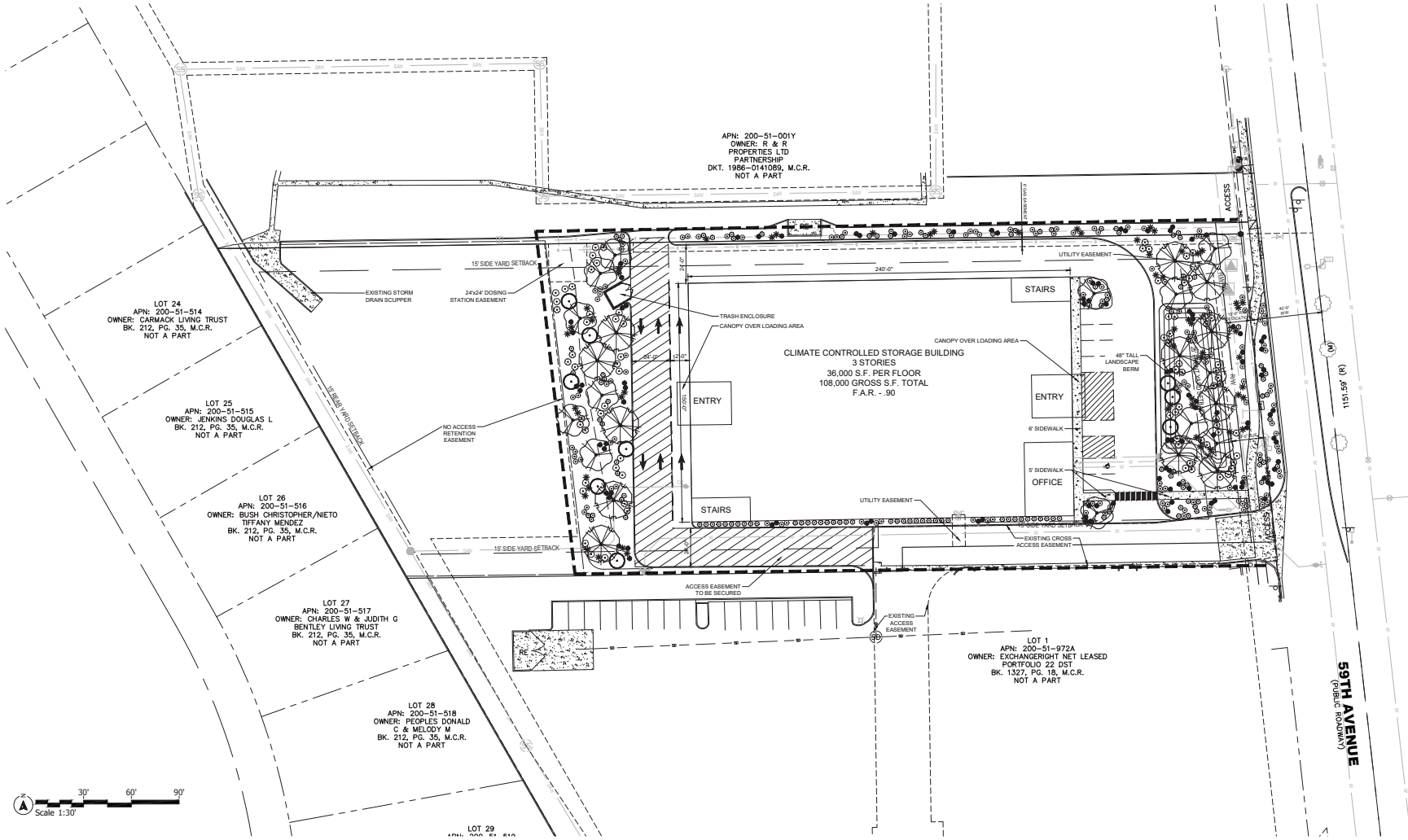
Project No.	
Client	
Drawn	
Checked	
Date	
Issue	
Drawing Title	

**CONCEPTUAL ELEVATIONS**

Drawing No. **A1.1**

# **EXHIBIT 4**

© Copyright, Coleman Design Group, PLLC. This plan document set is the sole property of CDC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized CDC employees.



PLANT SCHEDULE				
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CAL
	13	Cercidium floridum Blue Palo Verde	36"box	Cal 4"
	12	Prosopis velutina Velvet Mesquite	24"box	Cal 2.0"
	9	Sophora secundiflora Texas Mountain Laurel	24"box	Cal 2.0"

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	43	Caesalpinia pulcherrima Red Bird Of Paradise	5 gal	
	36	Leucophyllum langmaniae 'Rio Bravo' TM Rio Bravo Langman's Sage	5 gal	
	124	Ruellia peninsularis Desert Ruellia	5 gal	
ACCENTS	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	58	Dasyliiron wheeleri Grey Desert Spoon	5 gal	
	102	Hesperaloe parviflora Red Yucca	5 gal	

GROUNDCOVER	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	137	Lantana x 'New Gold' New Gold Lantana	5 gal	
MISCELLANEOUS	QTY	BOTANICAL / COMMON NAME	TYPE/SIZE	REMARKS
	28,942 sf	Rock Mulch Santa Fe Slate - Mixed (OAE)	1/2" Screened 2" Deep	

**COLEMAN DESIGN GROUP**  
Landscape architecture  
Irrigation Consulting and Design  
111 E. DUNAP AVENUE, SUITE 1-107  
PHOENIX, AZ 85020  
602-432-5507  
www.colemandesigngroup.net

REGISTRATION:  
DESIGNED: CM  
DRAWN: CM  
APPROVED: BC  
PROJECT NO.: 22-034

**GLENDALE DUNAMIS STORAGE**  
59TH AVE AND BELL ROAD  
GLENDALE, ARIZONA 85308

PREPARED FOR:  
DUNAMIS DEVELOPMENT, LLC  
127 N. MERIDIAN STREET  
LEBANON, IN 46052  
BART JACKSON  
BJACKSON@JACKSONIG.COM

PRELIMINARY LANDSCAPE PLANS  
DATE: NOVEMBER 3, 2022

REVISIONS:

NO.	DATE	ITEM

CITY NUMBERS:

