



Planning Staff Report

DATE: October 6, 2016

TO: Planning Commission

FROM: Tabitha Perry, Assistant Planning Director
PRESENTED BY: Martin Martell, Planner

SUBJECT: **REZONING (ZON) APPLICATION ZON16-06: BIOLIFE PLASMA SERVICE CENTER – 16480 NORTH 59TH AVENUE**

REQUEST: Rezone from C-O (Commercial Office) to G-O (General Office).

APPLICANT/OWNER: Rick Engineering Company / 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 this neighborhood and consistent with the General Plan.

RECOMMENDATION: The Planning Commission should recommend approval subject to stipulations.

PROPOSED MOTION: Move to recommend approval of ZON16-06 subject to the stipulations contained in the staff report.

SUMMARY: The applicant is requesting to rezone property located at the northwest corner of 59th and Kings Avenues from the C-O (Commercial Office) zoning district to the G-O (General Office) zoning district. By changing the zoning to the G-O zoning district it would allow a medical use greater than 5,000 square feet, which is the maximum floor area for medical and clinical laboratories in the C-O zoning district.

COMMISSION ACTION: Motion made by Commissioner Gallegos to recommend **APPROVAL** of ZON16-06 subject to staff report stipulations. Motion seconded by Commissioner Harper. The motion was **APPROVED** with a vote of 5 to 0.

DETAILS OF REQUEST:

General Plan Designation:

The property is designated as OFC (Office).

Property Location and Size:

The property is located south of the southwest corner of 59th Avenue and Bell Road (16480 North 59th Avenue) and is 2.59 acres in size.

Design Review:

A design review application has been submitted concurrently with the rezoning application.

Project Details:

The property is currently vacant and is in the C-O zoning district, which has a maximum permitted square foot limit for all medical and clinical laboratories. Since the proposed medical use on the property will exceed the maximum square foot limit for medical and clinical laboratories, the applicant is requesting to rezone the property to G-O.

The proposed building will be 16,692 square feet. Pedestrian access to the proposed facility will be provided by a new sidewalk along 59th Avenue. The applicant's site plan depicts a 120 foot wide buffer of parking and landscaping between the existing single family homes to the west and the proposed facility. Selected colors and materials are proposed to complement the surrounding area and all rooftop equipment will be screened from street view. The site will be well landscaped with drought tolerant vegetation and attractive hardscape elements. Parking areas will be screened from street view by an attractive three foot high wall. This project will match the high quality offices that exist to the south and southeast of the site.

The proposed company to occupy this new building that will be developed on this site is BioLife Plasma Services, which collects plasma from donors and processes this collected plasma into a variety of plasma-based therapies. The donors are pre-screened by examinations before they are admitted and then compensated for their donation by a pre-paid credit card. The daily hours of operation will be from 8:00 a.m. to 6:00 p.m. and will employ approximately 50 to 60 staff members, which may grow as the number of donations increase. The applicant estimates that on a weekly basis approximately 1,000 to 2,000 plasma donors will visit the site.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On June 14, 2016, the applicant mailed notification letters to adjacent property owners and interested parties notifying them of a neighborhood meeting. Planning and the applicant received six (6) responses regarding the request. The majority of these responses were not against the rezoning of the property, but were opposed to the planned land use. On June 27, 2016, a neighborhood meeting was held and a total of 18 individuals attended. The majority of the attendees were against the proposed end user, but were not opposed to the rezoning of the subject site. The majority of the attendees are aware that even with the current zoning in place

on the property a smaller plasma donation facility would still be a permitted land use. The applicant's Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Glendale Star* on September 15, 2016. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on September 16, 2016. The property was posted on September 16, 2016.

STAFF FINDINGS AND ANALYSIS:

Findings:

- The proposed amendment is consistent with the policies and objectives of the General Plan.
- The proposal will be compatible with other existing and planned development in the area.
- The proposal will meet the City's Commercial Design Expectations regarding site planning, architecture, landscaping, building materials and colors, and screening of mechanical equipment.
- The proposal will result in a quality facility serving a community need.

Analysis:

- The proposed rezoning of this property to G-O will be consistent with the policies and objectives of the Office General Plan Designation.
- The future land use proposed on this site as a medical office is compatible with the offices located to the south and the medical offices located southeast of the subject property.
- The quality of the development on this site will exceed many of the standards for commercial development and will be evaluated via the City's Design Review process.
- Although the rezoning request would allow any of the permitted land uses in the GO zoning district, the specific identified business will result in a quality facility serving a community need.
- All applicable City departments have reviewed the application and recommended approval of the application.

RECOMMENDATION:

The Planning Commission should recommend approval of this request, subject to the following stipulations:

1. Development shall be in substantial conformance with the narrative and site plan, both date completed August 24, 2016.
2. Dedication of additional right-of-way on 59th Avenue to provide for a total half-street width of 60 feet shall be made prior to issuing a Certificate of Occupancy.
3. Dedication of additional right-of-way on Kings Avenue to provide for a total half-street width of 30 feet shall be made prior to issuing a Certificate of Occupancy.


ATTACHMENTS:

1. Applicant's Narrative, date completed August 24, 2016.
2. Applicant's Site Plan, date completed August 24, 2016.
3. Citizen Participation Final Report (without mailing labels), date completed August 24, 2016.
4. Neighborhood Opposition Petition with Signatures.
5. Vicinity Zoning Map.
6. Aerial Photograph, dated October 2014.

PROJECT MANAGER:

Martin Martell, Planner (623) 930-2597
mmartell@glendaleaz.com

REVIEWED BY:


Planning Director

MM/df


Development Services Department Director



COMPLETED

29 AUG 16

Glendale Planning Division

16480 N 59th AVE

Glendale, AZ

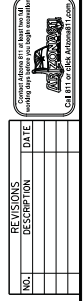
Project Narrative

BioLife Plasma Services is an industry leader in the collection of high-quality plasma that is processed into life-saving plasma-based therapies. BioLife operates and maintains numerous state-of-the-art plasma collection facilities in more than half the states throughout the United States - collecting around five million liters of plasma per year. BioLife strives to provide the highest-quality plasma to their customers, ensuring the availability of life-saving therapies for patients. Plasma is processed into a wide variety of life-saving therapeutics, including blood clotting proteins to treat hemophilia, immune support therapies, blood volume replacements and surgical sealants that benefit thousands of people every day. BioLife Plasma Services Center is proposed to be located on an approximate 2.59 acre site at the northwest corner of 59th Avenue and Kings Avenue in Glendale, Arizona. BioLife Plasma Services proposes to rezone the south property from C-O (Commercial Office) to G-O (General Office), which has no restrictions on the amount of floor space a medical use can have. The site is located within close proximity to single family housing and commercial developments. The property is bounded by Kings Plaza Shopping Center to the North, Social Security Administration Building to the South and Office Buildings, Motor Vehicle Department (MVD) and a Wal-Mart to the West. The site is currently vacant land.

BioLife Plasma Services building materials are both durable and have low maintenance requirements with all building sides reflecting continuity in architectural detail and character. The building is composed mostly of brick with stone accents at window head and sill as well as encompassing the entry giving a distinctive change in material as a visual cue of importance. Individual window openings are placed within the field brick with clear anodized framing. All rooftop mechanical systems have screening integrated into the design. A matte finish metal composite panel encompasses the front and central clerestory glazing separating itself from the major brick component below. The color palette is complimentary to the adjacent architecture and natural surrounds in terms of color and texture while having hints of its own variation. Brick being the major color component plays the important role in the building pallet with stone giving a complimenting hue. The remaining matte grey colored clerestory separates itself above the horizontal line of brick below. BioLife is confident the architectural design proposed for this 16,692 square-foot building will be compatible with the site and the surrounding area. The site plan focuses on creating a pedestrian-oriented environment by providing safe walking routes from the building to the street and surrounding parking lot area.

BioLife's proposed Site Plan, Building Elevations, Landscape Design, Site Lighting and other design-related materials and information are intended to be in accordance with City of Glendale's Development Standards. BioLife recognizes Rezoning Approval and Design Review approval is required through the City's approval processes and looks forward to a successful relationship with the City of Glendale.

PROJECT NO: 4693
DATE: 06-JUN-2016
RICK
ENGINEERING COMPANY
PHOTOGRAPH



- SCALE: 1" = 40'



CITIZEN PARTICIPATION FINAL REPORT

for



16480 North 59th Avenue
Glendale, Arizona 85308
(Northwest Corner of 59th Ave and Kings Ave)
CASE #: ZON16-06 / DR16-13

Submitted: May 20, 2016

Revised: June 14, 2016

Final Report: August 5, 2016

Prepared by:



Rick Engineering Company
6150 North 16th Street
Phoenix, AZ 85016



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ATTACHMENTS

- 1) Neighborhood Meeting Letter Package
- 2) Neighborhood Meeting Agenda
- 3) Neighborhood Meeting Sign-In Sheet
- 4) Affidavit of Mailing
- 5) Email Correspondence from Neighbors
- 6) Follow-Up Letter

APPENDIX

- 1) Homeowners Mailing List
- 2) “Interested Parties” Mailing List
- 3) Additional Notification Mailing List

1. Project Description

BioLife Plasma Services Center is proposed to be located on an approximately 2.59 acre site at the northwest corner of 59th and Kings Avenues in Glendale, Arizona. The existing site is zoned Commercial Office (C-O) and is located within close proximity to single family housing and commercial developments. The property, currently consisting of vacant land that is bounded by Kings Plaza Shopping Center to the North, the Social Security Administration Building to the South and Motor Vehicle Department (MVD) further South, and a Wal-Mart to the East.

The proposed medical office center will incorporate the use of all-sided architecture, high-quality and durable materials, complimentary colors, code-compliant landscaping, appropriate rooftop and other screening and security in this new development. BioLife is confident the architectural design proposed for this 16,692 square-foot building will be compatible with the site and the surrounding area.



Figure 1: Proposed BioLife Plasma Services Center Building

BioLife is requesting the rezoning of the existing site from Commercial Office (C-O) to General Office (G-O), which will allow for the development of the proposed medical facility. The reason for this request is because this proposed new medical facility will be greater than 5,000 square feet, which is the maximum permitted size for medical uses in the current C-O Zoning District. According to the City of Glendale Zoning Ordinance, a zoning designation of General Office (G-O) includes any building that provides professional office uses, including medical, and the zoning district is to provide for “major employment concentrations with projects designed to be compatible with surrounding residential uses.” (Ord. No. 1772, 6-23-93)

2. Overview of Citizen Participation Plan

The Planning Division determined that a notification letter and a neighborhood meeting are the most appropriate public notification techniques for this project. A notification letter was mailed out to the individuals on the mailing lists provided by the City of Glendale on June 17, 2016. A neighborhood meeting was held on June 27, 2016. A follow-up letter to the neighbors was mailed out to the surrounding neighbors on August 4, 2016.

Pages 3 through 6 intentionally left blank

Martin Martell, Planner
Planning
5850 W. Glendale Avenue, Suite 212
Glendale, AZ 85301

Diana Figueroa, Senior Secretary
Planning
5850 W. Glendale Avenue, Suite 212
Glendale, AZ 85301

7. Total Number of Individuals Notified and Number that Participated

There were a total of 132 invitations mailed out. Of the 132 invitations mailed out, 18 individuals attended the Neighborhood meeting. There were 6 emails received regarding the rezone.

8. Major Issues Discussed

The major issues discussed were traffic circulation, residential buffers and plasma centers.

9. How are Issues being addressed

To ensure that all public concern is addressed, the owner/developer's address and phone number was provided during the Neighborhood Meeting. Any individual or interested party may contact the owner/developer regarding any concerns.

The BioLife project team took measures to address such potential concerns in the design phase for the BioLife building and surrounding infrastructure. A 20-foot landscape buffer is provided for the neighbors immediately adjacent to the BioLife project. Additionally, the architectural design of the building and landscape areas for the proposed site include color palettes, materials, and plant species which complement the existing surroundings and offer an agreeable aesthetic environment for the area.

10. Addressing Potential Public Concern

The design team for BioLife Plasma Services has considered the project from the likely perspective of the surrounding property owners and all interested parties. A potential concern for said parties may involve changes to traffic, privacy, and appearance of the proposed building.

11. Informing the Public of Changes

Should there be any amendments to the proposed development after the initial public notification and the neighborhood meeting, the surrounding property owners and other interested parties will be mailed an additional notification letter discussing the changes.

**NEIGHBORHOOD MEETING LETTER
AND ATTACHMENTS**

CITIZEN NOTIFICATION LETTER



Developer:

Jason Harder
Build to Suit, Inc.
1805 State Street, Suite 101
Bettendorf, IA 52722
Phone: (563)355-2022
jasonh@buildtosuitinc.com

June 14, 2016

Dear Neighbor:

This letter is to inform you that Build to Suit, Inc. is applying to rezone a parcel with the City of Glendale. The property is located at 16480 North 59th Avenue, Glendale, Arizona 85308, which is south of the southwest corner of 59th Avenue and Bell Road in the Sahuaro District.

BioLife is requesting the rezoning of the existing site from Commercial Office (C-O) to General Office (G-O), which will allow for the development of the proposed medical facility. The reason for this request is because this proposed new medical facility will be greater than 5,000 square feet, which is the maximum permitted size for medical uses in the current C-O Zoning District. According to the City of Glendale Zoning Ordinance, a zoning designation of General Office (G-O) includes any building that provides professional office uses, including medical, and the zoning district is to provide for "major employment concentrations with projects designed to be compatible with surrounding residential uses." (Ord. No. 1772, 6-23-93).

The applicant will be hosting a neighborhood meeting at the below listed time and place. A map identifying the meeting location is attached. Discussion at the meeting will include an overview of BioLife project and the Rezoning request.

Neighborhood Meeting for BioLife

Location: Thunderbird Executive Inn

Address: 15249 North 59th Avenue, Building 101 (Honor Council Rooms)

Date: Monday, June 27, 2016

Time: 6:00 p.m.

A Site Plan is included as an attachment to this Notification Letter for your review. Please provide any comments to this rezone request by June 22, 2016. Please write or call me at the above address or

CITIZEN NOTIFICATION LETTER

phone number. If you have questions or are unable to attend, you may also contact Martin Martell with the City of Glendale Planning Division at (623) 930-2597, or mmartell@glendaleaz.com.

Sincerely,

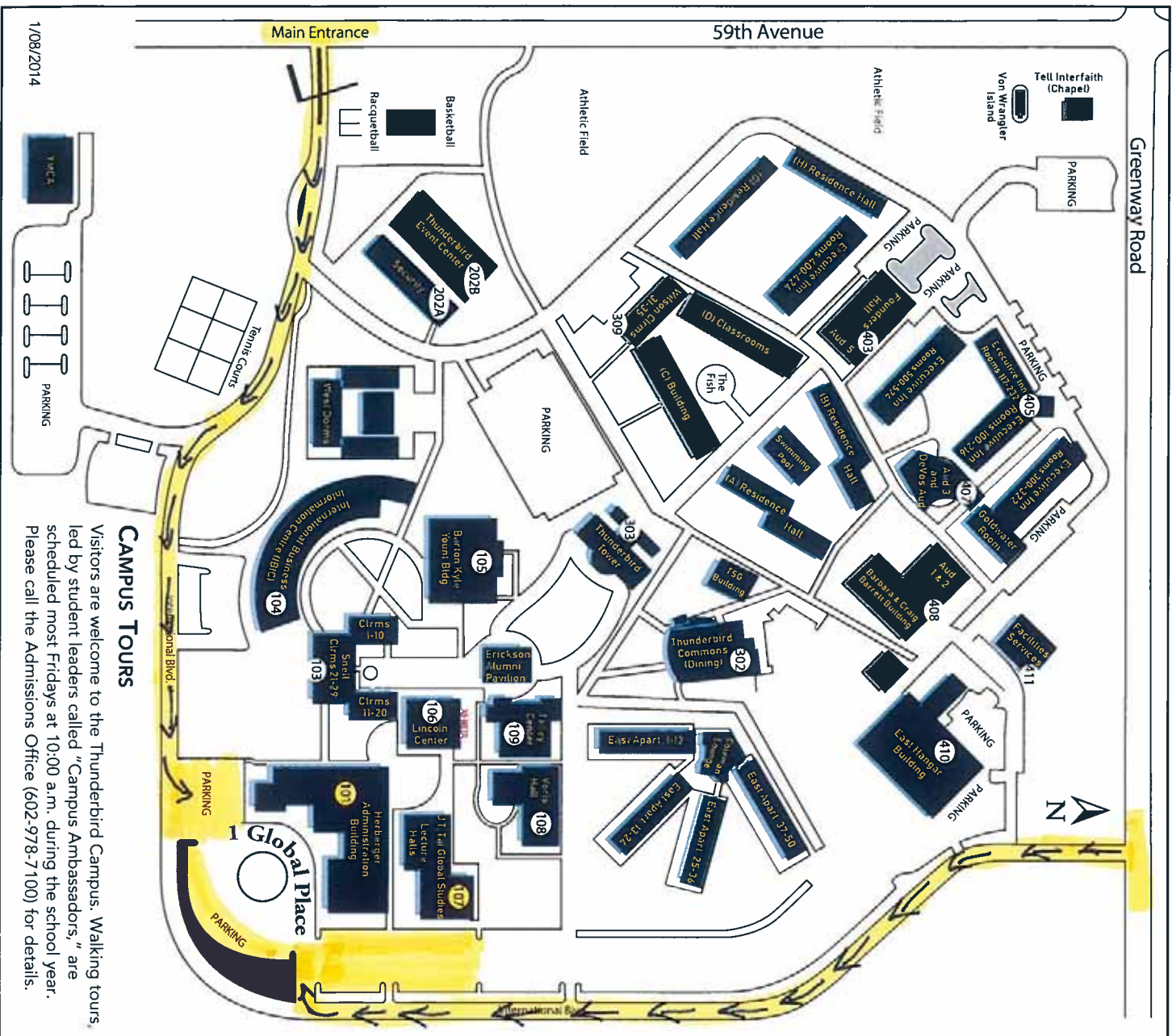
A handwritten signature in blue ink, appearing to be 'JH' or similar, with a horizontal line extending to the right.

Jason Harder, PE
Build to Suit, Inc.
Manager

Attachments:

- 1) Map
- 2) Site Plan

CAMPUS MAP



CAMPUS TOURS

Visitors are welcome to the Thunderbird Campus. Walking tours, led by student leaders called "Campus Ambassadors," are scheduled most Fridays at 10:00 a.m. during the school year. Please call the Admissions Office (602-978-7100) for details.

101 - Herberger Administration

1st Floor

Academic Technical Services
Admissions
AT&T Auditorium
Central Reception
Faculty Offices
Recruiting
Student Affairs
Student Support Center
• Financial Aid
• International Students and Scholars Office (ISSO)

2nd Floor

Accounting (Business Office)
Bursar
Finance
Human Resources
Office of the President
Registrar

103 - Snell Classrooms

104 - International Business Information Centre (IBIC)
Library
Writing Center

105 - Barton Kyle Yount Bldg.

Broadcast Studio
Distance Learning Classroom(DLC)
GMI Research Rooms
Najafi Global Mindset Institute
Yount Auditorium

106 - Lincoln Center

IT Administrative Services
IT Network Systems
IT Help Desk
Xerox Document Center

107 - J.T. Tai Global Studies Building

Faculty Offices
The Garvin Center for Languages and Cultures of Global Management
The Benjamin F. Brown IV Lecture Hall 53
The Clarke and Betty Nelson Lecture Hall 54
The Pfizer Inc Lecture Hall 55

108 - Voris Hall

Academic Operations
Executive MBA in Global Mgmt
Family Business
Global MBA for LatAm Managers
Online Global MBA
Thunderbird for Good
Walker Center for Global Entrepreneurship

109 - Talley Center

Marketing & Communications

202 A - Security

202 B - Thunderbird Event Center

302 - Thunderbird Commons

Commons Dining Room (TC4)
Executive Dining Room (TC1,2,3)
Rethore Family Dining Hall

303 - Thunderbird Tower

Pub
ThunderShop
Tower Conference Room

309 - Wilson Classrooms

403 - Founder's Hall

Alumni Central
Auditorium 5

405 - Executive Inn Hotel

Conference Services
Goldwater Room
Student Housing Office

407 - Auditoriums

Auditorium 3
Devos Auditorium

408 - Barbara and Craig Barrett Building

Auditoriums 1 & 2

Career Management Center (CMC)
Executive Education
Thunderbird Online

410 - East Hangar Building

Chartwell's Food Services
Mail Services
Omega World Travel
Thunderbird Archives

411 - Facilities Services

NEIGHBORHOOD MEETING AGENDA

AGENDA

for

BioLife Neighborhood Meeting

1. Introduction of Team – Kathi Walp
 - a) Joe Cirone – Project Manager/EOR
 - b) Jason Harder – Built to Suit
 - c) David Taufatofua – BioLife
 - d) Martin Martell – Planner
 - e) Councilman Ray Malnar

2. Description of the Project – Joe Cirone

3. About BioLife –
 - a) Jason Harder
 - b) David Taufatofua

4. Questions / Answers

AFFIDAVIT OF MAILING



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) ZON16-06

Project Name: BioLife Plasma Services

I, Kathleen Walp 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: Kath M Walp

STATE OF ARIZONA ARIZONA

SS.

COUNTY OF MARICOPA



The foregoing instrument was acknowledged before me this 20th day of June, 2016.

Jodie M. Dukerich
Notary Public

My Commission Expires:

Nov 11, 2018

EMAIL CORRESPONDENCE FROM NEIGHBORS

Kathi Walp

From: Martell, Martin <MMartell@GLENDALEAZ.COM>
Sent: Thursday, June 23, 2016 10:10 AM
To: Kathi Walp
Subject: Re: BioLife Plasma services.

Good morning Kathi,

I hope all is well.

Yesterday I received the e-mail below concerning the neighborhood meeting. Keep this for your CP Final Report. This responder did mention that he will attend the meeting and you may want to prepare answers for his concerns, the majority of which looks like a misunderstanding of the rezoning request.

Regards,

Martin Martell
Planner
City of Glendale
623.930.2597

From: Mark Rudder <mark@signsok.com>
Sent: Wednesday, June 22, 2016 6:16 PM
To: Martell, Martin
Subject: BioLife Plasma services.

Martin,

re: The proposed rezoning of the BioLife property at Kings and 59th ave.
I live just off 61st Drive, 1 Block South of Kings,
therefore this zoning change request impacts my neighborhood.

I read that the current zoning of C-O allows for 5,000 square feet of building.
The proposed size of the BioLife building is 16,692 square feet.
That is over 3 times the current zoning.
I feel that is an unreasonable increase in building size.
This will also increase traffic near and through our neighborhood,
specifically along Kings Ave. which connects to 67th ave..
The South entrance of the proposed BioLife property is also on Kings Ave.

Additionally, plasma services are similar to retail locations in that there is a constant flow of traffic to and from these locations due to the nature of the business.

I believe these factors will adversely impact the property values in our neighborhood,
and therefore I oppose this zoning change.

I will attend the neighborhood meeting.

Mark Rudder
602-539-2500

Kathi Walp

From: Martell, Martin <MMartell@GLENDALEAZ.COM>
Sent: Friday, June 24, 2016 8:09 AM
To: Kathi Walp
Subject: FW: rezoning of property located @ 16480 N 59th ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Kathi,

I also received this e-mail yesterday evening that will need to be placed in your CP Final Report.

Regards,

Martin Martell
Planner
City of Glendale, AZ
(623) 930-2597
mmartell@glendaleaz.com

From: Hermmoz [<mailto:hermmoz@aol.com>]
Sent: Thursday, June 23, 2016 3:58 PM
To: Martell, Martin
Subject: Fwd: rezoning of property located @ 16480 N 59th ave.

-----Original Message-----

From: Hermmoz <hermmoz@aol.com>
To: mmartell <mmartell@glendale.az.com>
Sent: Wed, Jun 22, 2016 8:55 am
Subject: rezoning of property located @ 16480 N 59th ave.

Sir:
Please do not allow this rezoning to pass. A plasma center is not "designed to be compatible with surrounding residential uses".

I was a nurse manager of a plasma center in downtown Phoenix for many years. .

80% of the clientele are homeless, addicted to iv drugs or alcohol or both. Most do not drive. After the clients are paid they get their substance of choice and then return to the center parking lot. We called police for passed out people daily. And constantly found used syringes on our property. Businesses surrounding the center were broken into frequently.

Is this what you want to bring into a residential area, whose home values have just recently risen?? We live in the neighborhood behind the proposed building. There are many young families with children, well as retired people who take daily walks. They should locate to a more commercial area.

Thank you for your concern. Niki & Herman Mozart

Kathi Walp

From: Jason Harder <jasonh@buildtosuitinc.com>
Sent: Sunday, June 26, 2016 6:55 PM
To: Kathi Walp; Joe Cirone
Subject: Fwd: Biolife PLASMA Services

FYI

Sent from my iPhone

Begin forwarded message:

From: Nellie Navarro <eltaxi23@icloud.com>
Date: June 26, 2016 at 8:21:46 PM CDT
To: jasonh@buildtosuitinc.com
Subject: BioLife PLASMA Services

To whom it may concern; As a resident in the proposed area of this building , I appreciate the fact that you decided to hand out homemade flyers literally hours before your meeting . These unattractive tactics have played out time & time again. We as a neighborhood ,understand that what comes with plasma services ,transients, the homeless, & drug users! It will be a pleasure hearing your people give our neighbors the flat out truth about a plasma center!

Kathi Walp

From: Martell, Martin <MMartell@GLENDALEAZ.COM>
Sent: Monday, June 27, 2016 9:13 AM
To: Kathi Walp
Subject: FW: rezoning of parcel at 16480 N 59th Ave Glendale, AZ 85308

Good morning Kathi,

I received another neighborhood response form a letter recipient with concerns about the future use of the site for your CP Final Report.

Thanks,

Martin Martell
Planner
City of Glendale, AZ
(623) 930-2597
mmartell@glendaleaz.com

From: Terry Johnson [mailto:dancemom_2@hotmail.com]
Sent: Sunday, June 26, 2016 4:40 PM
To: Martell, Martin
Subject: rezoning of parcel at 16480 N 59th Ave Glendale, AZ 85308

Dear Mr. Martell,

I live on Kings Ave, approximately 1 block west of the above parcel. I am unable to be at the neighborhood meeting scheduled for June 27 at 6 pm.

I am opposed to the rezoning and building of this plasma services business at this location. This parcel is closely adjacent to a quiet residential neighborhood and I feel that a plasma donation center will bring unwanted traffic and people to this area. The entrance to this business would be on Kings Ave which is a residential street and would promote more people travelling through our neighborhood. I do not feel this is an appropriate business to have direct access to a residential street. I have researched the location of several other donation centers in Glendale, Goodyear, Mesa and these centers are located in commercial areas with no residential access.

Also, there is a United Blood Services 1 mile away at 59th Ave and Union Hills who takes plasma, blood, etc donations. I feel we do not need another of the same business within 1 mile.

I appreciate your time and taking my opinions into account. If you have an questions, please feel free contact me.

Thank you,
Theresa Johnson
6027 W. Kings Ave
Glendale, AZ 85306

602-334-9558

Kathi Walp

From: Martell, Martin <MMartell@GLENDALEAZ.COM>
Sent: Tuesday, July 05, 2016 1:35 PM
To: Kathi Walp
Subject: FW: Zone Change Request for Biolife Plasma Services

Good afternoon Kathi,

I received the e-mail below concerning BioLife of Glendale for your records and for the CP Final Report.

Thanks,

Martin Martell
Planner
City of Glendale, AZ
(623) 930-2597
mmartell@glendaleaz.com

From: Steven Parker [<mailto:steven.parker01@icloud.com>]
Sent: Monday, July 04, 2016 11:10 PM
To: Martell, Martin
Subject: Zone Change Request for Biolife Plasma Services

Dear Mr. Martell,

I live about a block from the proposed site for the new Biolife Plasma center. I attended the informational meeting held at Thunderbird School of Global Management on June 27th.

It is my understanding that the zoning change request is being made to allow Biolife to build a larger facility than current zoning rules would allow. ***I am writing to ask that this request be denied.***

I share some of the concerns about this project that were expressed by several of my neighbors who also attended the meeting. Specifically, I have two issues:

- 1) Increased traffic through our neighborhood. The estimated vehicle increase of 36 per day that was offered by the Biolife representatives seems very low, given that their own figures estimate about 1400 clients per week.
- 2) Biolife may be different, but plasma centers have a reputation for attracting people who are associated with property and drug crimes. The possibility of increased crime can have a negative effect on our property safety and value.

I am aware that if the zone change request is denied by the City of Glendale, Biolife may still build on this site. But at least that building would be slightly smaller and the numbers of clients and vehicles would be reduced accordingly.

Thank you for considering my concerns.
Sincerely,

Steven Parker
6002 W. Juniper Ave
602-938-5905

"So teach us to number our days that we may get a heart of wisdom."
Psalm 90:12

Kathi Walp

From: Martell, Martin <MMartell@GLENDALEAZ.COM>
Sent: Wednesday, July 13, 2016 10:54 AM
To: Kathi Walp
Subject: FW: Biolife

Good morning Kathi,

I received the following e-mail today from a neighbor that lives behind where the BioLife Facility will be here in Glendale for your records. If you could contact her at jarvi_brown_harty@cox.net with a contact for BioLife Plasma Services that will be great or you can send that information to me and I'll pass that information along to Jarvi.

Thanks,

Martin Martell
Planner
City of Glendale, AZ
(623) 930-2597
mmartell@glendaleaz.com

From: jarvi_brown_harty [mailto:jarvi_brown_harty@cox.net]
Sent: Wednesday, July 13, 2016 8:47 AM
To: Martell, Martin
Cc: rmainer@glendaleaz.com
Subject: Biolife

Hi Martin,

I would like to know the government agency that regulates the plasma collection facility (not the safety of the blood product, which i know is the FDA). If you have a contact at Biolife Plasma that can provide this information, it would be helpful for my research on the rezoning proposed for Biolife.

My research indicates that this is not under any government agency, which is a very large concern to the purposed Biolife facility and rezoning request proposed at 16480 n 59th ave, Glendale 85308.

I have spoken to many US government, Arizona government, County and local Government agencies (of which i have names and contact information for, namely us.gov.com, FDA, US Dept of Health and Human Services, AZ dept of health services including Lab services, Maricopa Dept of public health, and many more), and there seems to be no regulation on plasma centers involving the actual collection of blood.

If there is no government regulation the collection of blood outside of a lab or hospital namely plasma centers, there is no way they could be classified as a medical facility. If that is the case, i strongly urge you to reconsider this rezone at 16480 n 59th ave, and more importantly allowing this or any other facility like it to relocate into the City of Glendale period.

I have also spoken to the City of Glendale's economic development department who emphatically told me that plasma centers were not being actively recruited by the City. He also gave me a series of medical facilities that have located to the City of Glendale and there was NO mention of plasma centers.

In addition, I have advised United Blood Services national offices that the city is proposing a competitive business to be located within a mile of their location. I'm not sure how that fosters relationships with current businesses in the City of Glendale, which was one of the highlighted principles of the general plan?

In any case, i have included Ray on this email as well. I would like to address this issue with the Glendale City Council at the next available meeting. Please let me know when that is and the steps to be included on the agenda.

Please let me know if you have any questions or require additional information.

Also, please let me know at your earliest convenience the information that i have requested.

Thank you, Jarvi Brown-Harty

Sent from my Sprint Samsung Galaxy S7.

FOLLOW-UP LETTER

CITIZEN NOTIFICATION LETTER



Developer:

Jason Harder
Build to Suit, Inc.
1805 State Street, Suite 101
Bettendorf, IA 52722
Phone: (563)355-2022
jasonh@buildtosuitinc.com

August 2, 2016

Dear Neighbor:

This letter is a follow-up to inform you that Build to Suit, Inc. is applying to rezone the southern 2.59 acres of the parcel located at the northwest corner of 59th and Kings Avenue (16480 N. 59th Avenue) from C-O (Commercial Office) to G-O (General Office) with the City of Glendale.

The applicant hosted a neighborhood meeting on June 27, 2016. During the neighborhood meeting, it was apparent that the purpose for the rezone request was not fully understood. Build to Suit, Inc. proposes to rezone the property from C-O (Commercial Office) to G-O (General Office), which has no restrictions on the amount of floor space a medical use can have. The rezone request is not regarding the size of the building allowed, but the amount of floor space within the building that will be utilized as "medical use", which is 5,000 square feet in the C-O zoning district. The City of Glendale Zoning Ordinance describes a zoning designation of General Office (G-O) as any building that provides professional office uses, including medical, and the intent of this zoning district is to provide for "major employment concentrations with projects designed to be compatible with surrounding residential uses." (Ord. No. 1772, 6-23-93).

If you have questions you may contact myself at the address above, you may also contact Martin Martell with the City of Glendale Planning Division at (623) 930-2597, or mmartell@glendaleaz.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "JA", with a stylized flourish extending from the end.

Jason Harder, PE
Build to Suit, Inc.
Manager

Petition to Stop the Building




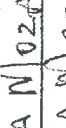



Petition summary and background	Say NO to BioLife Plasma Compensated Donation Center (NW Corner of 59th Ave. & Kings)
Action petitioning for	(1) Plasma centers are NOT blood banks & are NOT accredited by the American Association of Blood Banks (AABB). (They are not allowed to be because they BUY plasma) (2) Plasma Centers are NOT medical facilities. Plasma centers are NOT regulated under ANY Federal, State, County or City entity because they are not considered a Hospital OR a laboratory. (Hospitals and Labs are governed by the US. And AZ Departments of Health Services.) (3) People will come from all parts of the surrounding areas, (as many as 250 people each day, by Biolife's estimate,) increasing not only foot traffic, loitering, unwanted vehicle movement and the propensity for the use and distribution of illegal drugs. (4) Our properties and surrounding businesses could begin to experience theft, property damage, and unwanted nefarious behaviors and activities including shoplifting while our property values could drop, and many neighborhood streets will be used for business purposes instead of neighborhood traffic. Please help us to alert our Glendale city council that we are not a proponent of this plasma donation center and DO NOT want BIOLIFE to utilize the property at 16480 N. 59th Avenue for these reasons.

Printed Name	Signature	Address	Comment	Date
Harry Boone	<i>Harry Boone</i>	16463 N. 60th Ave		8/7/2016
Debbie Boone	<i>Debbie Boone</i>	16463 N. 60th Ave		8-7-16
Chuck Bontex	<i>Chuck Bontex</i>	16439 N. 60th Ave		8-7-16
Don Eagles	<i>Don Eagles</i>	16437 W. 60th Ave		8-7-16
JOHN PONGRAN	<i>John Pongran</i>	5937 W. KINGS AVE		8-7-16
Jerry Wenzel	<i>Jerry Wenzel</i>	6003 W. Kings Ave		8-7-16
Richard Moon	<i>Richard Moon</i>	1015 W. Kings Ave		8-7-16
Theresa Johnson	<i>Theresa Johnson</i>	6027 W. Kings Ave		8/07/16
Douy Jenkins	<i>Douy Jenkins</i>	16451 W 60th Ave		8/07/16
CAROL HILL	<i>Carol Hill</i>	6004 W. Kings Ave		8/7/16
EDWARD SEBACH	<i>Edward Sebach</i>	6016 W. Kings Ave		8/7/16
Scotty Adkins	<i>Scotty Adkins</i>	16408 W. Kings Ave		8/7/16
JOAN SALDO	<i>Joan Saldo</i>	16434 N. 60th Ave		8/7/16
Kenneth & Debra Kennen	<i>Kenneth & Debra Kennen</i>	16434 W 62nd Ave		8/7/16
Paul Buchanan	<i>Paul Buchanan</i>	16440 N 60th Ave		8/7/16

Printed Name	Signature	Address	Comment	Date
Roger A. Sharp	<i>[Signature]</i>	16441 N 62nd Ave		8-7-16
Gail Sharp	<i>[Signature]</i>	16441 N 62nd Ave		8-7-16
Dennis Reeves	<i>[Signature]</i>	16462 NW 60th Ave		8-7-16
TARA PATTROSS	<i>[Signature]</i>	16462 N 60th Ave		8-7-16
Kelly Kane	<i>[Signature]</i>	16444 N 60th Ave		8-7-16
Belli Hart	<i>[Signature]</i>	16447 N 62 Ave		8-9-16
Purdy J. Hart II	<i>[Signature]</i>	16447 N 62 Ave		8-9-16
VINCE THOMAS	<i>[Signature]</i>	6103 W. JUNIPER AVE		8-9-16
ESTHER THOMAS	<i>[Signature]</i>	6103 W. Juniper Av.		8-9-16
Patricia Mick	<i>[Signature]</i>	6109 W. Juniper Ave.		8-11-2016
Sue m. moreno	<i>[Signature]</i>	16427 N 60 Ave		8-11-2016
Kwisa Lagato	<i>[Signature]</i>	16427 N 60th Ave		8-18-16
Marissa Lagato	<i>[Signature]</i>	16427 N 60th Ave		8-18-16
LUBE MORENO	<i>[Signature]</i>	16427 N 60 Ave		8-18-16
Eric Rutherford	<i>[Signature]</i>	16456 N 60 Ave		8-28-16
NANCY E. RISCO	<i>[Signature]</i>	16468 N 60th Ave		8-21-16
TIM POLANS	<i>[Signature]</i>	6005 W. Juniper Ave		8-21-16
Anthony Amstrong	<i>[Signature]</i>	6023 W. Juniper Ave		8-21-16
LARRY GAINES	<i>[Signature]</i>	6115 W Juniper Ave		8-21-16
JUDY GAINES	<i>[Signature]</i>	6115 W Juniper Ave		8-21-16
LIZ MARES	<i>[Signature]</i>	16458 N 62nd Ave		8-21-16
Salvador Bucheio	<i>[Signature]</i>	6128 W. Juniper Ave		8-21-16
CONNIE JOSEY	<i>[Signature]</i>	6016 W. JUNIPER AVE		8-21-16
Connie Mayer	<i>[Signature]</i>	6016 W Juniper Ave		8-21-16
STEVEN PARKER	<i>[Signature]</i>	6002 W. Juniper Ave		8-23-16
Kathryn Parker	<i>[Signature]</i>	6002 W Juniper Ave		8-23-16
DENNIS YACKELL	<i>[Signature]</i>	16481 N 60th Ave		8-23-16

Petition to Stop the Building

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Printed Name	Signature	Address	Comment	Date
Neda Mozart		16449 N. 61st Ave	NOT RIGHT FOR OUR NEIGHBORHOOD	8/7/16
Lucia Mozart		16449 N. 61st Ave	NOT HERE!	8/7/16
Hernan Mozart		16449 N. 61st Ave	Will downgrade neighborhood	8/7/16
Micrrelle Mozart		6017 W Juniper Ave	Decrease Property values!	8/7/16
Taylor Davis		6017 W Juniper Ave	would cause trespassing	8-7-16
DAVID PADRICK		16436 N 61st Ave	NOT INTERESTED	8/7/16
Kevin Richards		16442 N. 61st Ave	Too much traffic now	8/7/16
Kim Richards		16442 N. 61st Ave	"	8/7/16
Bill Hutzler		16443 N 61st Ave	I DON'T WANT IT	8-20-16
Bridgette Rosenthal		16443 N 61st Ave	I Do NOT WANT IT Toxic	8-25-16
Mark de Wit		16455 N. 61st Ave	No!	8-20-16
PATRICIA McDONALD		16430 N 61st Ave	NO!!	8-21-16
Juanita Lacke		16481 N 60 Ave	I do not want it	8-23-16



Aerial Date: October 2014



CASE NUMBER
ZON16-06

