

# ZON16-06 Rezoning Application 16480 North 59<sup>th</sup> Avenue

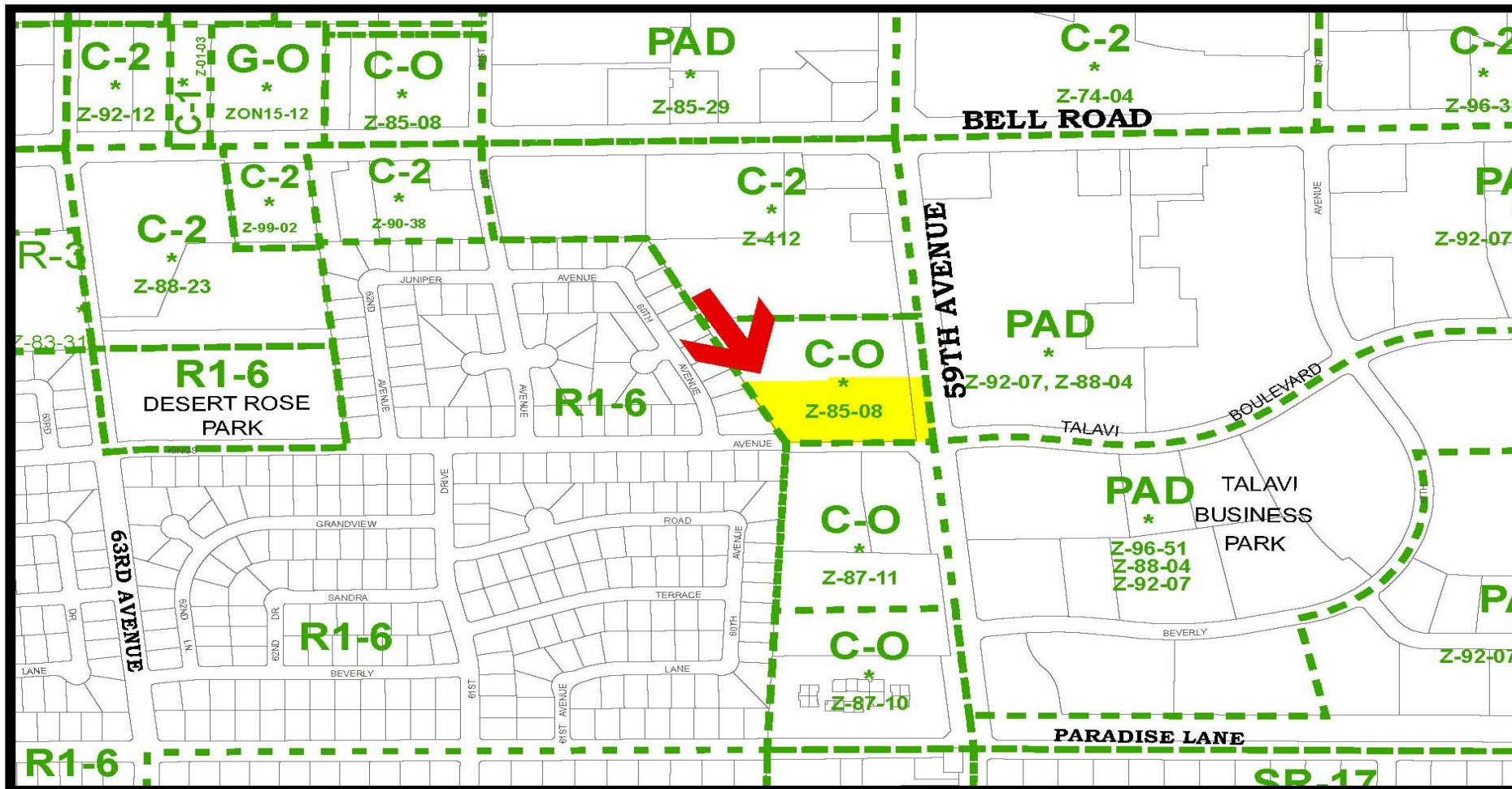
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City Council Voting Meeting  
January 10, 2017

# ZON16-06 | BioLife

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- The applicant's request is to rezone from the C-O (Commercial Office) Zoning District to the G-O (General Office) Zoning District
- Rezoning the site would allow a medical use greater than 5,000 square feet
- The site is approximately 2.59 acres in size
  - Currently vacant
  - New single story building proposed at approximately 16,692 square feet
  - 28% of the site will be landscaped, whereas the required area is 20%



## CASE NUMBER

ZON16-06



## REQUEST

REZONE FROM C-O (COMMERCIAL OFFICE) TO G-O (GENERAL OFFICE)

## LOCATION

16480 N. 59TH AVENUE





Aerial



**CASE NUMBER**  
**ZON16-06**



# ZON16-06 | BioLife

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- BioLife Plasma Services Center proposes a new plasma collection facility
  - Hours of operation would be 8:00 a.m. to 6:00 p.m. Monday through Saturday, closed on Sunday
- New off site street improvements are planned on both 59<sup>th</sup> Avenue and Kings Avenue
  - Includes new southbound right turn lane on 59<sup>th</sup> Avenue onto the site
  - Completion of curb, gutter and sidewalk adjacent to the site
- The building design will compliment the area. Building is positioned adjacent to 59<sup>th</sup> Avenue, approximately 200 feet east of nearby single family homes



KINGS PLAZA SHOPPING CENTER  
APH: 200-51-001Y  
ZONING: C-2

3 MTL

ACCESS GATE

MAINTENANCE ACCESS  
RAMP AND SPILLWAY

DRYWELL  
(TYP)

RETENTION  
BASIN

TOP OF BASIN

BOTTOM OF BASIN

FUTURE DEVELOPMENT  
NOT A PART

RETENTION EASEMENT PER DKT. 14725, PG. 31,  
DKT. 14725, PG. 89 & MODIFIED TO LANDSCAPE  
& RETENTION EASEMENT PER REC. NO. 98-0383364, M.C.R.

6" BRIGHT IRON  
SECURITY FENCE

PROPOSED PROPERTY LINE

20' BUILDING SETBACK

ACCESS GATE

CATCH BASIN  
(TYP)

BASIN  
OVERFLOW

LOT 25

LOT 27

SEWER LINE EASEMENT PER  
DKT. 14645, PG. 24, M.C.R.

LOT 28

LOT 29

EXISTING BLOCK WALL

16' LANDSCAPE BUFFER

22' BUILDING SETBACK

EXISTING 4' SIDEWALK

22' BUILDING SETBACK

KINGS AVENUE

RELOCATE  
TRAFFIC  
SIGNAL

EXISTING FIRE HYDRANT  
EXISTING CURB

6" GAS LINE EASEMENT PER  
DKT. 16300, PG. 1422, M.C.R.

FUTURE DEVELOPMENT  
NOT A PART

65' DESIGNATED COUNTY ROAD  
PER REC. 13, PG. 87, AND  
DKT. 3312, PG. 116, M.C.R.

EXISTING POWER POLE/  
STREETLIGHT

22' BUILDING SETBACK

PROPOSED 16.00' 15.00'

22' BUILDING SETBACK

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22' BUILDING SETBACK

PROPOSED 16.00' 15.00'

22' BUILDING SETBACK

PROPOSED 16.00' 15.00'

EXISTING 30' DRIVEWAY

EXISTING STREETLIGHT

SOUTH AVENUE

EXISTING FIRE HYDRANT

EXISTING STREETLIGHT

EXISTING FIRE HYDRANT

EXISTING STREETLIGHT

EXISTING FIRE HYDRANT

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EXISTING STREETLIGHT

TRAFFIC SIGNAL EASEMENT  
REC. NO. 98-0833315, M.C.R.  
541' 0" 15" 13.43' 10"  
541' 23' 25" 13.44' 10"



# ZON16-06 | Recommendation

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- Rezoning the site from C-O to G-O is consistent with the General Plan designation of OFC (Office)
- At their meeting of October 6, 2016 the Planning Commission unanimously recommended approval of this request, subject to 3 stipulations
- This request should be approved subject to the 3 stipulations found in the Ordinance

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