



Legislation Details (With Text)

File #:	16-658	Version:	1	Name:	REZONING (ZON) APPLICATION ZON16-06 (ORDINANCE): BIOLIFE PLASMA SERVICES CENTER
Type:	Public Hearing - Land Development Actions	Status:			Failed
File created:	12/13/2016	In control:			City Council
On agenda:	1/10/2017	Final action:			1/10/2017
Title:	ORDINANCE NO. O17-01				

AN ORDINANCE OF THE COUNCIL OF THE CITY OF GLENDALE, MARICOPA COUNTY, ARIZONA, REZONING PROPERTY LOCATED AT 16480 NORTH 59TH AVENUE FROM C-O (COMMERCIAL OFFICE) TO G-O (GENERAL OFFICE); AMENDING THE ZONING MAP; PROVIDING FOR AN EFFECTIVE DATE; AND ORDERING THAT A CERTIFIED COPY OF THIS ORDINANCE IS RECORDED.

Staff Contact: Jon M. Froke, AICP, Planning Director

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance No. O17-01 with Exhibit A, 2. Planning Staff Report, 3. PowerPoint

Date	Ver.	Action By	Action	Result
1/10/2017	1	City Council	denied	Fail

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Staff Contact: Jon M. Froke, AICP, Planning Director

Purpose and Recommended Action

This is a request for City Council to conduct a public hearing, waive reading beyond the title, and adopt an ordinance for ZON16-06 subject to the stipulations as recommended by the Planning Commission. The applicant is requesting to rezone approximately 2.59 acres of land from C-O (Commercial Office) to G-O (General Office). The site is located on the northwest corner of Kings and 59th Avenues.

Background

The site is vacant. The area around the site is built out with commercial, office and residential development. To the north is vacant land, zoned C-O; to the east is the Talavi Town Center, zoned PAD (Planned Area Development), across 59th Avenue; to the south is a Social Security Office, zoned C-O; and to the west is the

Spyglass II Subdivision, zoned R1-6 (Single Residence).

Rezoning the site to G-O would allow the operation of a medical use of approximately 16,692 square feet. The existing C-O zoning allows medical uses not to exceed 5,000 square feet.

BioLife proposes to construct a new single story office building which will be consistent with the City's ordinances, codes, standards, and design guidelines. The applicant will dedicate additional right-of-way along 59th Avenue, which will provide room for a new southbound deceleration lane and a new concrete sidewalk on the west side of the street. The applicant will also dedicate additional right-of-way along Kings Avenue for a proposed driveway, new fire hydrant, and a new storm water catch basin on the north side of the street. This will provide complete streets and a streetscape that will meet City standards.

Architectural design of the building will utilize high quality building materials throughout the site and will add new features such as public art, outdoor seating, lush landscaping, and new storm water retention facilities.

Analysis

This undeveloped site is presently zoned C-O (Commercial Office). The City of Glendale General Plan designates the site as Office (OFC), which permits professional offices that are adjacent to both commercial and residential land uses. The proposed medical use will be compatible with the adjacent professional offices and medical offices found in the immediate area. The rezoning request will allow any of the permitted land uses in the G-O zoning district.

Previous Related Council Action

The site was rezoned to C-O in 1985 (Rezoning Application Z-85-08).

Community Benefit/Public Involvement

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 responses regarding the request. The majority of these responses were not against the rezoning of the property, but were opposed to the proposed 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 a smaller medical facility would still be permitted at this location.

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 by the applicant on September 16, 2016.

At the Planning Commission meeting on October 6, 2016, 12 people spoke about their concerns regarding the proposed land use. The Planning Commission recommended approval of the rezoning request, subject to three stipulations.

This item was removed from the November 22, 2016 City Council voting meeting agenda.

The applicant held a second neighborhood meeting on December 14, 2016 to allow further discussion on the proposed development. Approximately 10 residents attended the meeting along with the applicant's development team, Councilmember Malnar and city staff.