



# BioLife Plasma Services

## Conditional Use Permit

Application PL-18-0201

*Planning Commission Meeting*

*April 18, 2019*

**Avondale**

# Purpose

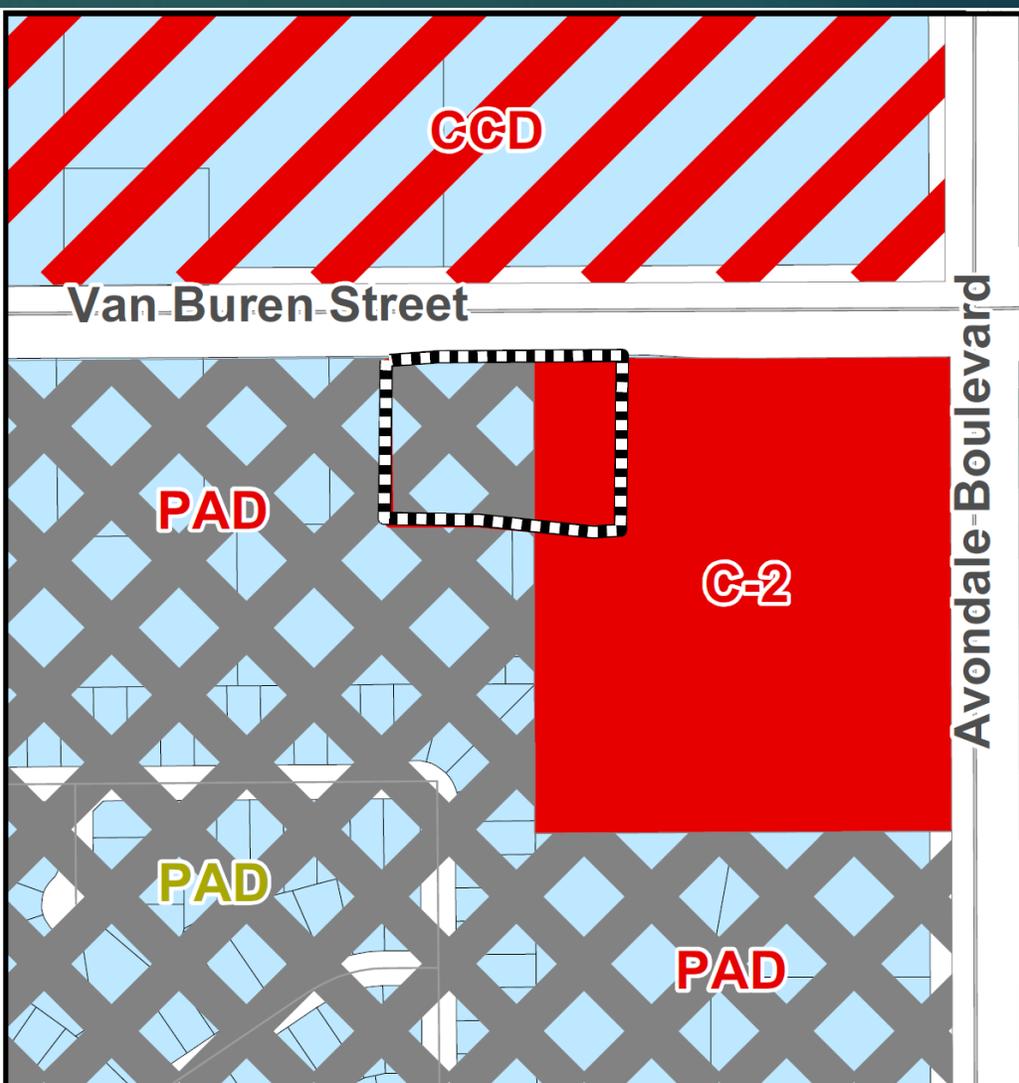
- ▶ Review a Conditional Use Permit (CUP) application request to operate a plasma center in the PAD (Planned Area Development) and C-2 (Community Commercial) Zoning Districts, conduct a public hearing, and forward a recommendation to the City Council



**Aerial Photograph**



Subject Property



**Zoning Vicinity Map**



Subject Property



# Background

- ▶ 1.8 acres
- ▶ Part of Coldwater Springs Promenade center
- ▶ 13,969 SF building constructed in 2008
  - ▶ Operated as a Fresh & Easy grocery store from 2008 -2014
  - ▶ Vacant building since 2014



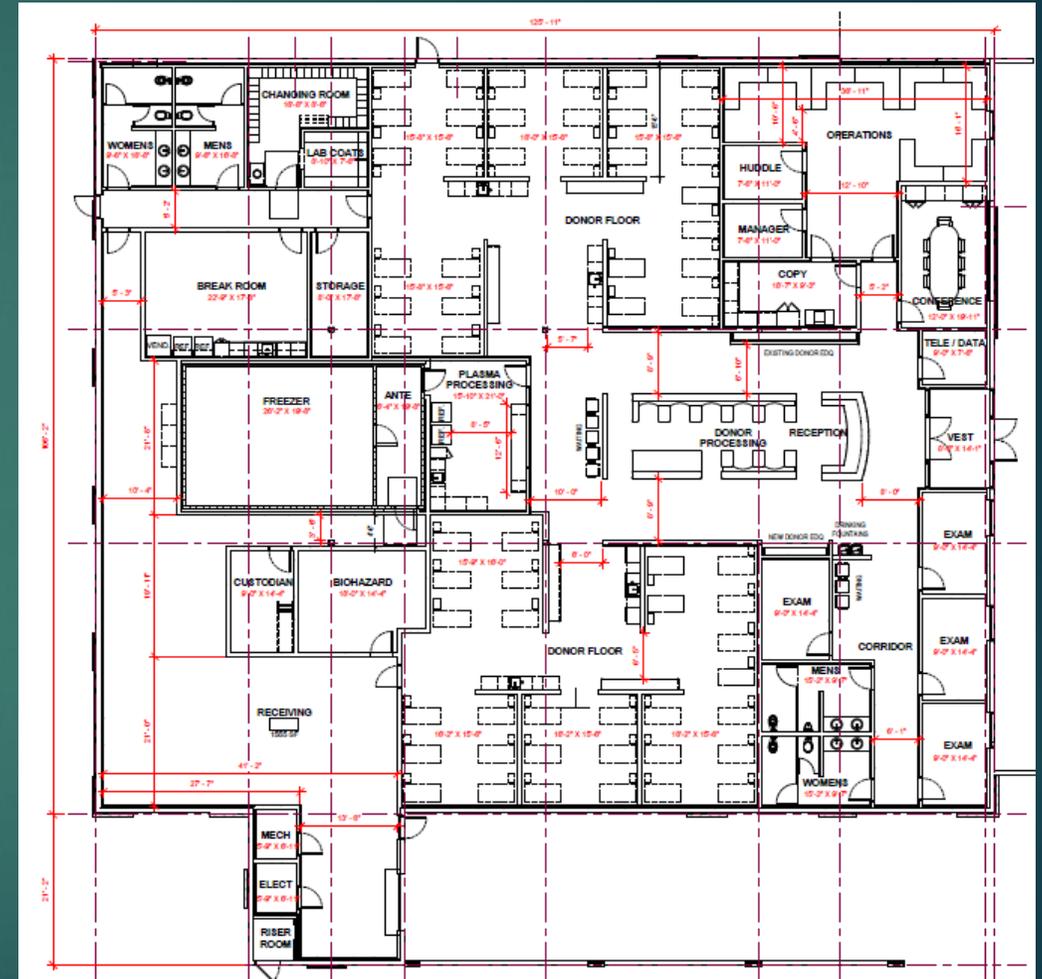
# Request

- ▶ Approval of a Conditional Use Permit for a plasma center (BioLife Plasma Services) in the PAD and C-2 Zoning Districts



# Plasma Center Use

- ▶ What is a plasma center?
- ▶ 50 employees (12-15 on site at a time)
- ▶ Caters to donors within a 7-mile radius
- ▶ 150-250 donors per day
- ▶ Staff recommends a condition limiting hours to 7-6, closed on Sundays



# Public Participation/Notice

- ▶ All required notifications completed
  - ▶ Site posting, legal advertisements in the Southwest Valley Republic, and property owners within 1,000 feet were notified via postcards
- ▶ Two Neighborhood Meetings
  - ▶ No general public, two Council Members attended
- ▶ aVOICE: 2 comments opposed to use
- ▶ Correspondence: Letters/Petition in support (33 persons); Letters in opposition (1 person)

# Analysis

- ▶ All CUPs must meet five findings for approval
- ▶ Proposed plasma center use does not meet Findings #1 and #2
  - ▶ Inconsistent with GP Land Use Map designation
  - ▶ Inconsistent with objectives for development of the City Center
- ▶ Proposed plasma center use does meet Findings #3, 4, and 5
  - ▶ Subject property adequately accommodates use and does not create traffic concerns
- ▶ Conditions recommended (if forwarded with a recommendation of approval)

# Staff Recommendation

*Proposal does not meet required findings 1 or 2*

**Denial of Application PL-18-0201**

BioLife Plasma Services

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