



# BioLife Plasma Services

## Conditional Use Permit

Application PL-19-0187

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*Planning Commission Meeting*

*November 21, 2019*

**Avondale**

# Purpose

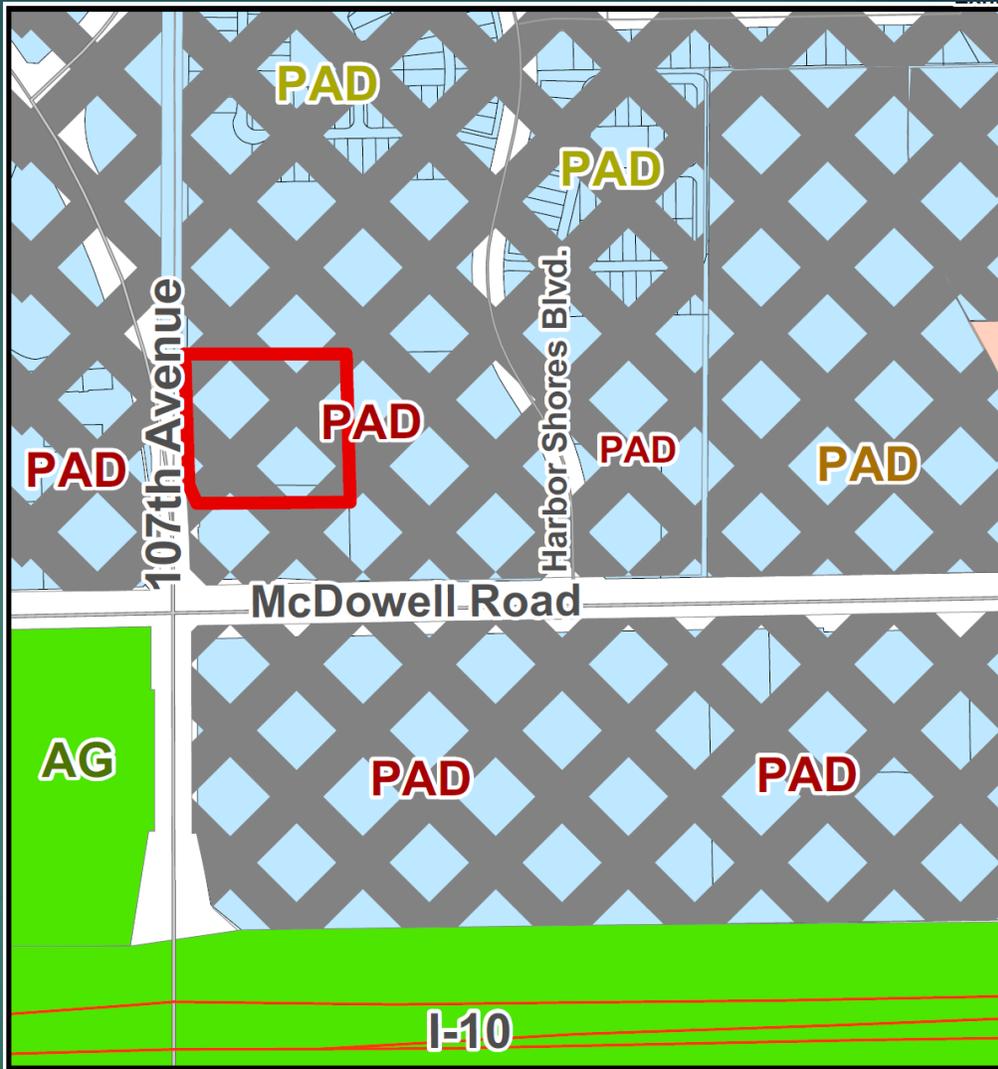
- ▶ Review a Conditional Use Permit (CUP) application request to operate a plasma center in the PAD (Planned Area Development) zoning district, conduct a public hearing, and forward a recommendation to the City Council



## Aerial Photograph



 Subject Property



## Zoning Vicinity Map

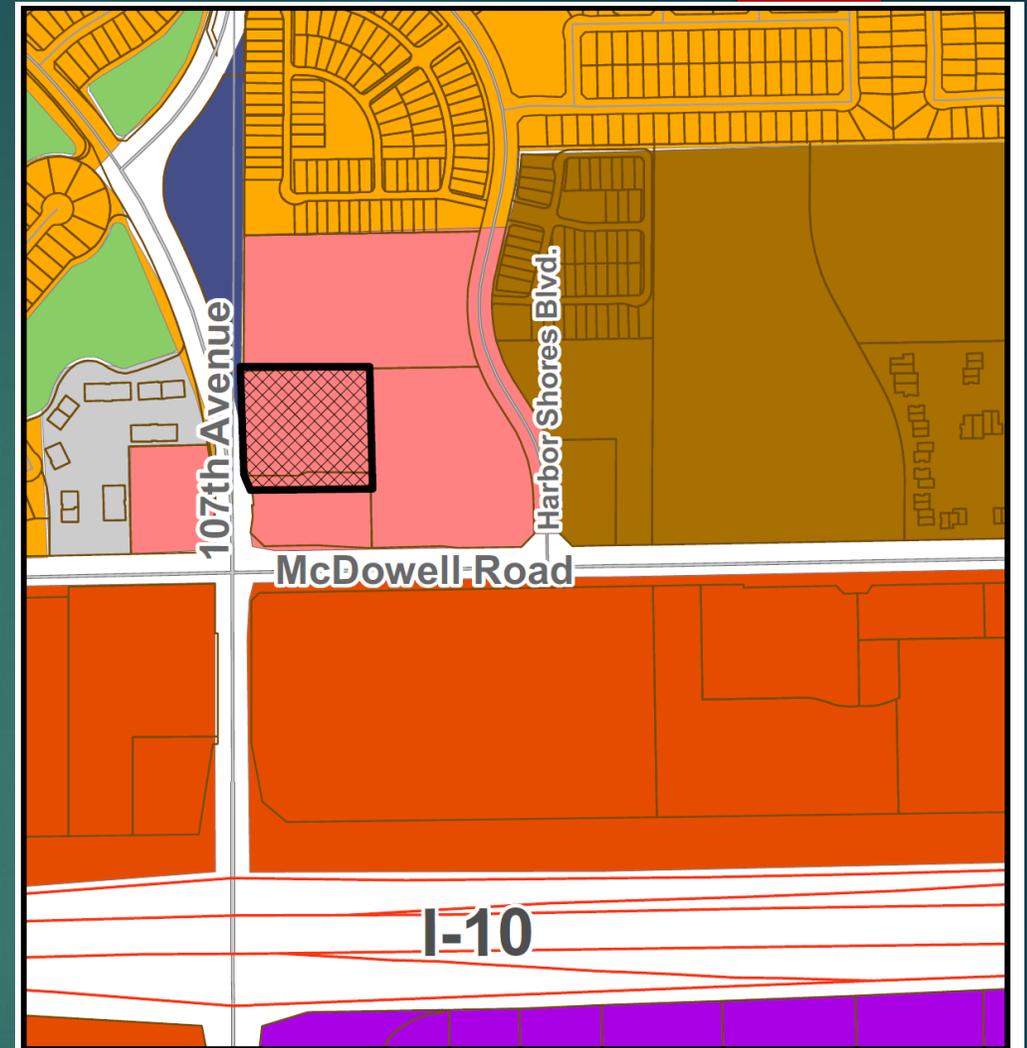


 Subject Property



# Background

- ▶ 2.95 gross acres, undeveloped
- ▶ Annexed February 1985
- ▶ Local Commercial GP Land Use Designation
- ▶ Zoned Planned Area Development, part of 113.1-acre Harbor Shores PAD, in May 1985
- ▶ Located in North Avondale Specific Plan Area and Avondale Health-Tech Corridor
- ▶ CUP required for plasma center use in Harbor Shores PAD/C-2 zoning



# Request

- ▶ What is a plasma center?
- ▶ Single-story, 14,662 square foot medical facility
  - ▶ Reception area, exam rooms, donor floor, plasma processing and storage areas, and various offices
- ▶ 113 parking spaces (73 required)
- ▶ Access to 107<sup>th</sup> Avenue and McDowell Road



# Request (Cont'd)

- ▶ 50 employees (12-15 on site at a time)
- ▶ 150-250 donors per day; serves donors within a 7-mile radius
- ▶ Approximate hours of operation from 6:00 AM to 7:00 PM
- ▶ Donors receive payment in the form of pre-paid debit card
- ▶ Donors are required to have an appointment
- ▶ Donors must wait inside lobby; no loitering permitted
- ▶ Donors are required to show proof of residence, pass a physical exam, and pass random drug screenings
- ▶ Security cameras monitor premises

# Public Participation/Notice

- ▶ All required notifications completed
  - ▶ Site posting, legal advertisements in the Arizona Republic, and property owners within 1,000 feet were notified via postcards
- ▶ Neighborhood Meeting – October 30, 2019
  - ▶ Seven attendees
  - ▶ Topics: Loitering, Safety, Operations, Design
- ▶ aVOICE: 6 viewers; 0 comments
- ▶ 100 signatures in support (Petition and Letters)

# Analysis

- ▶ Proposed BioLife Plasma Services plasma center use meets all five required findings:
  - ▶ Consistent with GP Land Use Map designation
  - ▶ Furthers objectives for development in North Avondale and the Health-Tech Corridor
  - ▶ Compatible with and not detrimental to surrounding uses
  - ▶ Proposed site plan meets all City requirements (parking, setbacks, landscaping, etc.)
  - ▶ Site has appropriate access to streets
  - ▶ Adverse effects mitigated through conditions of approval

# Staff Recommendation

**Approval of Application PL-19-0187**

BioLife Plasma Services

Conditional Use Permit

Subject to three (3) recommended conditions