



Village Planning Committee Meeting Summary Z-SP-6-18-3

Date of VPC Meeting	September 17, 2018
Request	C-2 (1.02 acres)
Request To:	C-2 SP (1.02 acres)
Proposed Use:	Blood plasma center and all underlying C-2 uses.
Location	Southwest corner of 32nd Street and Greenway Road
VPC Recommendation	Denied.
VPC Vote	9-5 (Cashman, Enright, Gubser, Mazza and Sparks).

VPC DISCUSSION

2 speaker cards were submitted in opposition, wishing to speak.

Ms. Brkovic provided an overview of the request identifying the existing zoning designation, proposed zoning designation, surrounding zoning and land uses, the General Plan Land Use Map designation, overview of the site plan and elevations and staff findings and recommendation.

Ms. Cassandra Ayers, Beus Gilbert, PLLC, representing the applicant, GRD Phoenix, LLC, provided an overview of the request, identified operation details for the blood plasma center and provided elevations of other blood plasma centers in Arizona, operated by the applicant. She noted that the facility would be open from 8 AM to 6 PM and would have 50 employees, 60 beds maximum and a maximum of 6 donors at a time. She explained that no cash would be held on site and that all donors must provide identification and pass a physical exam.

Mr. Eric Cashman brought up concerns in regard to parking on the site and asked if there would be adequate parking for the Taco Bell.

Ms. Ayers noted that the site operated on a shared parking model which included a total of 343 parking spaces and noted that there was adequate parking for the entire shopping center.

Ms. Jennifer Hall asked staff for clarification in regard to the separation requirement for blood plasma centers.

Ms. Brkovic noted that the special permit zoning district required a 900-foot spacing requirement from certain uses such as schools. She stated that the applicant would be

required to pursue a variance for the subject site due to Greenway Middle School being located to the south and west.

Mr. Alan Sparks asked if hazardous waste would be held on site and how it would be disposed.

Jason Harder, Build to Suite, representative of the developer, noted that hazardous waste would be kept on the site and in a room that was regulated by the state. He also noted that the waste would be hauled away by a licensed hauler on a regular basis. He noted that hazardous waste would not be thrown out in the retail center dumpsters.

Ms. Hall asked if registered nurses would be drawing blood and or plasma.

Mr. Harder noted that blood would be drawn by licensed phlebotomists.

Mr. Gubser asked if the facility would be run on an appointment only basis.

Mr. Harder noted that appointment based is highly encouraged but that some walk-ins were welcome to the extent of the waiting room capacity.

Mr. Cashman asked if their facility was similar to United Health Services with the exception of providing payment for donors.

Mr. Harder noted that were aspects of the facility which ran the same.

Ms. Peggy Neely, a resident of Paradise Valley Village spoke in opposition of the request. She stated that the proposal was near Palomino which was recognized as a high crime area while she served on the city council. She also identified concerns with the proximity of a liquor store to the site. She noted that the facility should be run on an appointment only basis and have added security. She stated that the proposed facility was not appropriate for the area.

Mr. Jim Kemmeries, a resident of the Paradise Valley Village, spoke in opposition of the request. He identified that his experience with blood plasma centers involved people loitering around the building. He stated that an added number of people would have access to the site since it was located along a major bus route. He identified that he had concerns in regard to the use without proper security.

Ms. Ayers noted that if those with concerns visited one of the operating facilities in the valley to see how well the facility is run, their concerns would be alleviated.

Mr. Ulibarri asked if the applicant was inclined to accept a stipulation to require that the facility run on an appointment only basis.

Ms. Ayers noted that the applicant was not willing to make that requirement at the moment.

Ms. Toby Gerst asked if the applicant was inclined to accept a stipulation to require security on the premises.

Ms. Ayers noted that the applicant was not not willing to accept that requirement at the moment. She noted that she believed that the site would have adequate security.

Ms. Hall noted that it is important to recognize that the Zoning Ordinance had requirements for setbacks for specific uses and stated that she has a hard time supporting the request considering that the site was in close proximity to Greenway Middle School. She noted that although the applicant reached out to the superintendent, she believed that the school and the kids needed to be protected.

Mr. Eric Cashman noted that he goes through the area on a regular basis and stated that Palomino was on 29th Street, half a block north of Greenway. He noted that the school did not have access off of Greenway and stated that the school traffic would not be on 32nd Street. He noted that individuals getting to the site would more than likely stay on the 32nd Street corridor and not enter onto the school zones.

Chairman Avrhami noted that the 32nd Street Policy Plan had a vision for revitalizing the corridor and that it had seen success south of Shea Boulevard. He stated that development was starting to push north in hopes that it would extend to Greenway. He indicated that he did not see the project as adaptive reuse or a use that would inspire other great retail to be built on the site such as a high end coffee shop. He noted that he had concerns in regard to the proximity to the school regardless if there was access directly onto the school site. He noted that there would be added pedestrian traffic and also expressed concerns with the facility being in close proximity of the liquor store. He noted that he was vehemently opposed of a blood plasma center on 32nd street and although he believed that it served a good use he did not believe that it was at an appropriate location.

MOTION:

Mr. Robert Goodhue made a motion to deny Z-SP-6-18-3.

Ms. Toby Gerst seconded the motion.

VOTE:

The motion to deny was approved, Vote: 9-5

Yes: Avrhami, Hall, Barnett, Belous, Cantor, Gerst, Goodhue, Pennock and Ulibarri

No: Cashman, Enright, Gubser, Mazza and Sparks.

STAFF COMMENTS REGARDING VPC RECOMMENDATION & STIPULATIONS:

None