



Tri-Color Auto Sales

ZON22-19

Planning Commission – December 8, 2022

Edward Vigil
Senior Planner





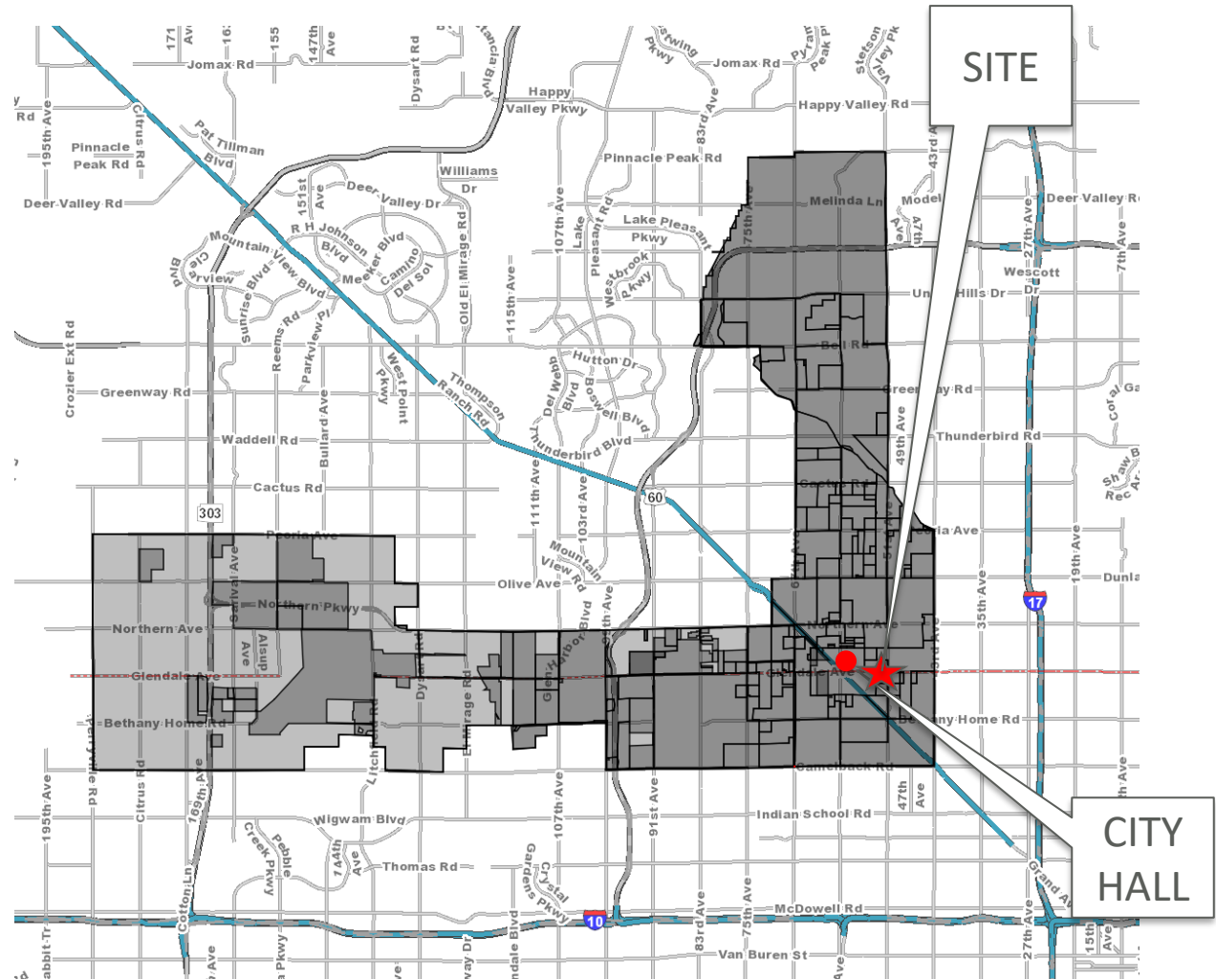
Request

A request to rezone approximately 1.05-acres from GCO (Glendale Centerline Overlay) to C-3 (Heavy Commercial).

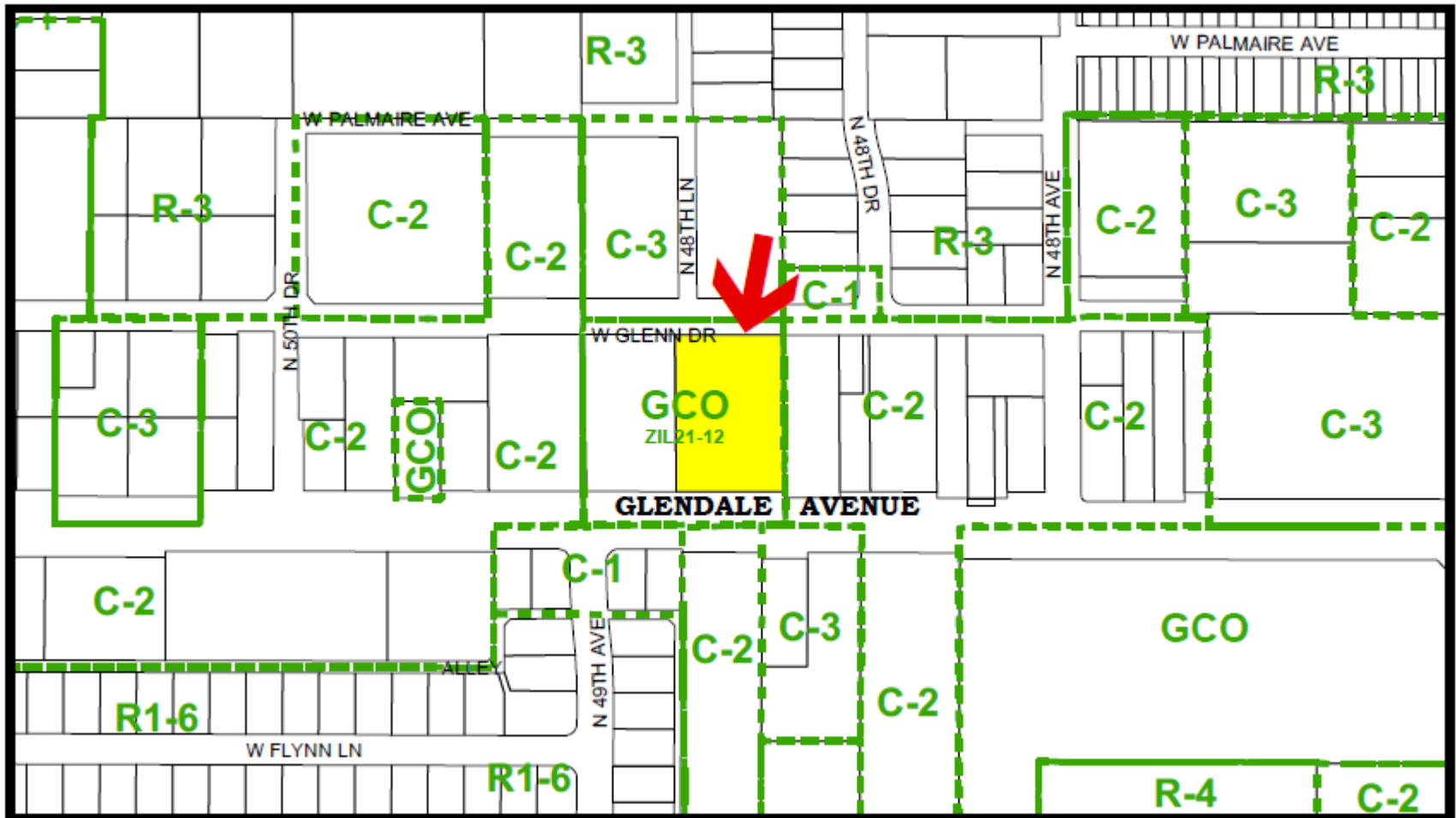
Applicant: Jason Sanks with Iplan Consulting, LLC., on behalf of High Chaparrel Estates, LLC.

Vicinity Map

Located at 4850 W.
Glendale Avenue



Zoning Map





Current Site





Public Notice

- Public Notice mailed October 25, 2022.
- Request advertised in *The Arizona Republic* on November 16, 2022.
- Hearing notices mailed on November 9, 2022.
- Property posted on-site November 18, 2022.
- One letter received with general questions on the rezoning.



Findings

- . The amendment is consistent with the policies and objectives of the Glendale General Plan;
- . The proposed amendment furthers the public health, safety and general welfare of the citizens of Glendale; and
- . If the amendment is made to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on the businesses, persons, or properties adjacent to the site.



Analysis

- The proposed zoning district remains consistent in substance with the General Commercial land use designations and objective of the General Plan.
- The proposed zoning designation of C-3 (Heavy Commercial) is appropriate for the area as other nearby properties are also zoned C-3.
- Circulation and access for this site has already been approved and constructed.
- All applicable city departments have reviewed the application and have recommended approval.



Recommendation

Should the Planning Commission motion to recommend approval of ZON22-19, it should be subject to the following stipulations:

1. Development shall be in conformance with the project narrative dated November 15, 2022.
2. Any proposed development to existing structures and/or the site shall require a Design Review application to be submitted to the Planning Division.



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