



PLANNING COMMISSION REPORT

CASE: ZON22-19 TRI COLOR AUTO SALES LOCATED AT 4850
W. GLENDALE AVENUE
CASE #: ZON22-19
MEETING DATE: 12/08/2022
FROM: Edward Vigil, Senior Planners, Planning,
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SUBJECT

ZON22-19 TRI COLOR AUTO SALES: A request by Jason Sanks with Iplan Consulting on behalf of Irene Levi and High Chapparal Estates LLC to rezone approximately 1.05-acres from GCO (Glendale Centerline Overlay) to C-3 (Heavy Commercial). The site is located at 4850 W Glendale Avenue and is in the Cactus District. Staff Contact: Edward Vigil, Senior Planner, 623-930-3071.

REQUEST

This is a request to rezone approximately 1.05 acres from GCO (Glendale Centerline Overlay Midtown District) to C-3 (Heavy Commercial) in order to enable the development of a used auto dealership.

APPLICANT/OWNER

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

REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this request is in the best long-term interest of this neighborhood and consistent with the General Plan.

SUMMARY

The property owner is requesting to rezone the property located at 4850 W. Glendale Avenue to C-3 (Heavy Commercial) to allow the land use of used auto sales to operate a used car dealership.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as GC (General Commercial).

Zoning:

The current zoning is GCO (Glendale Centerline Overlay Midtown District).

Property Location and Size:

The subject property includes approximately 1.05 acres located at 4850 W. Glendale Avenue. The proposed rezoning is located in the Cactus District.

Adjacent Uses and Zoning:

North: Glenn Drive and C-3 (Heavy Commercial)
East: C-2 (General Commercial)
South: Glendale Avenue
West: GCO & C-2 (General Commercial)

History:

This property was a used auto dealership in the past. The property was recently rezoned from the original C-3 (Heavy Commercial) zoning district to GCO (Glendale Centerline Overlay) Midtown District. The property was then sold to a new owner with the intention of continuing the used auto dealership, however, the property owner did not realize the GCO zoning district did not allow used auto sales. The new property owner would like to sell used autos on this site and is requesting a rezoning back to the original C-3 (Heavy Commercial) zoning district.

Project Details:

The applicant is proposing to rezone the property located at 4850 W. Glendale Avenue from its current zoning designation of GCO (Glendale Centerline Overlay-Midtown District) back to the original C-3 (Heavy Commercial) zoning district to allow a used auto dealership. The site has 3 existing buildings on site that were constructed more than 20 years ago and are considered to be legal but non-conforming to the current zoning ordinance. The applicant is not proposing any modifications to the existing buildings or to the site with this rezoning application and would like to continue the use of a used auto dealership.

CITIZEN PARTICIPATION TO DATE:

Applicant’s Citizen Participation Process:

On October 25, 2022, the applicant mailed notification letters to adjacent property owners and interested parties. There were no oppositions received by the applicant or staff. The applicant’s Citizen Participation Final Report is attached.

Planning Commission Public Hearing:

A Notice of Public Hearing was published in *The Arizona Republic* on November 16, 2022. Notification postcards of the public hearing were mailed to adjacent property owners and interested parties on November 9, 2022. The property was posted on November 18, 2022.

STAFF FINDINGS AND ANALYSIS

Staff Findings:

- The rezoning is consistent with the policies and objectives of the Glendale General Plan and the land use designation;
- The proposed rezoning will further 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 requested amendment.

Staff Analysis:

- The property was historically zoned C-3 and operated as a used car dealership.
- The proposed C-3 zoning district is appropriate for the area since there are other nearby properties also zoned C-3.
- The proposed project will provide economic viability to the community by revitalizing a site with a new tenant.
- All applicable city departments have reviewed the application and recommend approval of the application.

RECOMMENDATION

Should the Planning Commission choose to move forward with a recommendation for approval, staff suggests the following stipulations:

1. Development shall be in substantial 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 for review.

PROPOSED MOTION

Move to recommend approval of **ZON22-19**, subject to the stipulations contained in the staff report.

Attachments

- Project Narrative
- Citizen Participation Plan Final Report
- Prop 207 Waiver
- Zoning Map
- Aerial Map
- PowerPoint Presentation