



PLANNING COMMISSION REPORT

CASE: ZON25-11 RAMSEY AUTO CENTER LOCATED WEST
OF THE NORTHWEST CORNER OF 51ST AVENUE AND
CAMELBACK ROAD
CASE #: ZON25-11
MEETING DATE: 12/11/2025
FROM: Sydney Tirella, Senior Planner, Planning,
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SUBJECT

ZON25-11, a request by Nicholas Cianciola to rezone 0.7-acres from M-2 (Heavy Industrial) to C-3 (Heavy Commercial). The site is located West of the northwest corner of 51st Avenue and Camelback Road and is in the Cactus District.

Presented by: Sydney Tirella, Senior Planner

REQUEST

Planning Commission recommendation to amend the Land Use Map classification for Ramsey Auto Center (ZON25-11).

APPLICANT/OWNER

Nicholas Cianciola

REQUIRED ACTION

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

SUMMARY

The applicant requests to rezone the property from M-2 to C-3. The 0.7-acre site is developed for office and service uses.

BACKGROUND INFORMATION

General Plan Designation:

The property is designated as GC (General Commercial).

Property Location and Size:

The 0.7-acre property is located West of the northwest corner of 51st Avenue and Camelback Road and is in the Cactus District.

History:

The City of Glendale annexed the subject property on October 4, 1962, and zoned

Heavy Industrial upon adoption. The property was developed in 1965 as an automotive repair shop and multi-tenant office building. The current commercial uses no longer align with industrial uses of the Unified Development Code.

The surrounding zoning districts and land uses include:

- North: PAD (Planned Area Development; ZON25-02); self-storage facility.
- South: City of Phoenix jurisdiction; Longhaven Estates Mobile Home Park.
- East: C-3; multi-tenant commercial, including a bar and cocktail lounge, barber shop, and stonecutting business.
- West: M-2; automotive repair shop.

Project Details:

The applicant proposes to rezone the property to C-3 to bring the existing uses into compliance with the current Unified Development Code and attract future tenants. The C-3 zoning is proposed to provide contiguity with commercially zoned properties to the East while eliminating industrial uses that are contextually inappropriate given the surrounding conditions.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On October 8, 2025, the applicant mailed notification letters to adjacent property owners and interested parties. Applicant and staff received no comments. On October 22, 2025, the applicant held a Neighborhood Meeting. There were no attendees at the Neighborhood Meeting. 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 19, 2025. Public hearing Notification postcards were mailed to adjacent property owners and interested parties on November 14, 2025. The property was posted on November 20, 2025.

STAFF FINDINGS AND ANALYSIS

Findings:

Section 35.6.207(I) Amendment to the Unified Development Code text and official Zoning Map of the City of Glendale shall be approved only if:

- a. The amendment is consistent with the policies and objectives of the Glendale General Plan;

Staff Analysis:

Policy CRR-2.5: The City should protect established areas/neighborhoods by promoting context-appropriate infill development, redevelopment, and rehabilitation; sensitive neighborhood and property assemblage; and innovative adaptive reuse of existing community resources and historic properties.

Goal ED-4: Locally-owned businesses thrive in Glendale.

The intent of the C-3 zoning district is to accommodate service uses with a focus on repair services. The property is locally owned and has consistently operated as such, with a mix of automotive repair services and professional offices, since development (Goal ED-4). Downzoning the property from heavy industrial is

contextually appropriate as the surrounding developments are also service oriented in nature. The size of the property cannot support intense industrial uses permitted in M-2. The size of property supports C-3 uses that are appropriate in nature and intensity with further entitlements required for more intense uses (Policy CRR-2.5).

- b. The proposed amendment furthers the public health, safety, and general welfare of the citizens of Glendale; and

Staff Analysis:

Goal LU-1: Development is guided by sound growth management.

Goal LU-2: There are transition and buffer areas between unrelated land uses.

Rezoning to C-3 avoids potential incongruent industrial redevelopment on a property located between commercial uses and aligns the zoning district with the General Plan Land Use Designation of GC (Goal LU-1). Adjacent residential uses render more intense industrial uses inappropriate due to potential detriments this proximity may cause (Goal LU-1).

- c. If the amendment is to the official Zoning Map, the proposed change will include any conditions necessary to mitigate any adverse impacts on businesses, persons, or properties adjacent to the requested amendment.

Staff Analysis:

Staff reviewed the application and determined no conditions beyond conformance with the project narrative are required. Redevelopment is not proposed at this time. Future development proposals will be reviewed accordingly.

RECOMMENDATION

Should the Planning Commission recommend approval of ZON25-11, it should be as written.

PROPOSED MOTION

Staff recommends Planning Commission forward a recommendation for approval of ZON25-11, as written.

Attachments

Narrative
Citizen Participation Final Report
Prop. 207 Waiver
Zoning Map
Aerial Map
PowerPoint Presentation