



Pre-Applications

Pre-Application Narrative

Pre-Application Cash Transmittal

## CITY COUNCIL ACTION REPORT



**TO:** MAYOR AND CITY COUNCIL **DATE:** 8/15/89  
**FROM:** PLANNING & ZONING/PROJECT COORDINATION  
**SUBJECT:** CASE 31-Z-89

AGENDA ITEM NO. 12  
CONNIE PADIAN

DICK CREW *[Signature]*  
STAFF

**REQUEST:** Rezone from R1-10 (Single-Family Residential) to S-R (Service Residential)

**LOCATION:** 6210 East Oak Street

**APPLICANT:** Blood Systems Inc.  
6210 East Oak Street  
Scottsdale, AZ

**OWNER:** Valley Field Riding and  
Polo Club  
4250 East Camelback Road  
Suite 175K  
Phoenix, AZ

**PLANNING COMMISSION RECOMMENDATION:** APPROVE subject to the attached stipulations by a vote of 7-0.

**STAFF RECOMMENDATION:** Per the Planning Commission

**CONCURRENCE:** None required

**PUBLIC COMMENT:** An adjacent neighbor to the west expressed opposition to the expansion of the non-residential use into the residential zoning district.

**GENERAL PLAN:** Does not conform (General Plan shows 2-4 du/ac residential)

**ZONING HISTORY:** Annexed as R1-10 with the Valley Field Riding Club as a nonconforming use. Case 41-Z-65 approved R-5 for the area surrounding the clubhouse for future additions. Case 1-UP-66 approved modifications to the clubhouse. Case 3-Z-69 approve SR on the adjacent parcel.

### SITE DETAILS

**USE:** Office

**PARCEL SIZE:** 9.4 acres

**GROSS FLOOR AREA:** 108,664 sq. ft.

**FLOOR AREA RATIO:** .26

**PARKING REQUIRED:** 382

**PARKING PROVIDED:** 391

**BUILDINGS:** 3 existing

**HEIGHT:** 18 ft.

**SETBACKS:** South - 56'  
West - 92'

### DISCUSSION:

The request is for the rezoning of approximately 1.4 acres zoned R1-10 (Single Family Residential) to SR (Service Residential) for the future expansion of an existing office complex, Blood Systems, located on East Oak Street. The 60,000 square foot parcel, currently part of the vacant 20 acres Valley Field Riding Club property, is located directly north of the existing offices and will be incorporated into the office complex. To the west of the parcel is a patio home subdivision; to the east of the existing offices is the Scottsdale Elks Lodge. A National Guard facility and major city of Phoenix park are located south of Oak Street.

ACTION TAKEN

*[Signature]*

7-ZN-2020  
4/30/2020

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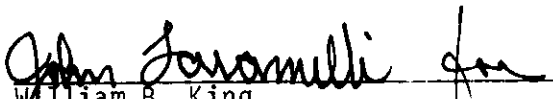
The existing facility, with 91,660 square feet of offices, is a non-profit corporation which operates blood banking facilities in the western states. The complex consists of three buildings centered about a courtyard with parking located around the perimeter of the site. The proposed addition of 1.4 acres will accommodate approximately 17,000 square feet of additional office space.


At this time, the corporation does not have immediate development plans. One option is to expand the existing structures and to use the additional land for parking. Another option is to construct a freestanding structure on the acquired parcel and expand the existing parking lots. In both scenarios, the new structures will not be closer to the adjacent residences than the existing buildings.

The proposed rezoning does not include a sixty foot wide strip along the western boundary, as it is owned by a party who has not expressed an interest to sell. The strip was the result of the abandonment of an unnecessary right-of-way.

### COMMUNITY IMPACT:

The proposed use will expand the existing facility, which has proved its compatibility with the adjacent neighborhood. The restrictions of the SR District will maintain structures of a residential scale and character on the site, as well as provide substantial open space.

  
William B. King  
General Manager/Planning & Zoning

  
Jorge Carrasco  
City Manager

ATTACHMENTS: A - Stipulations  
#1 - Aerial  
#2 - Zoning Map  
#3 - Site Plan  
#4 - Narrative  
#5 - Planning Commission Minutes 8/8/89

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4/30/2020

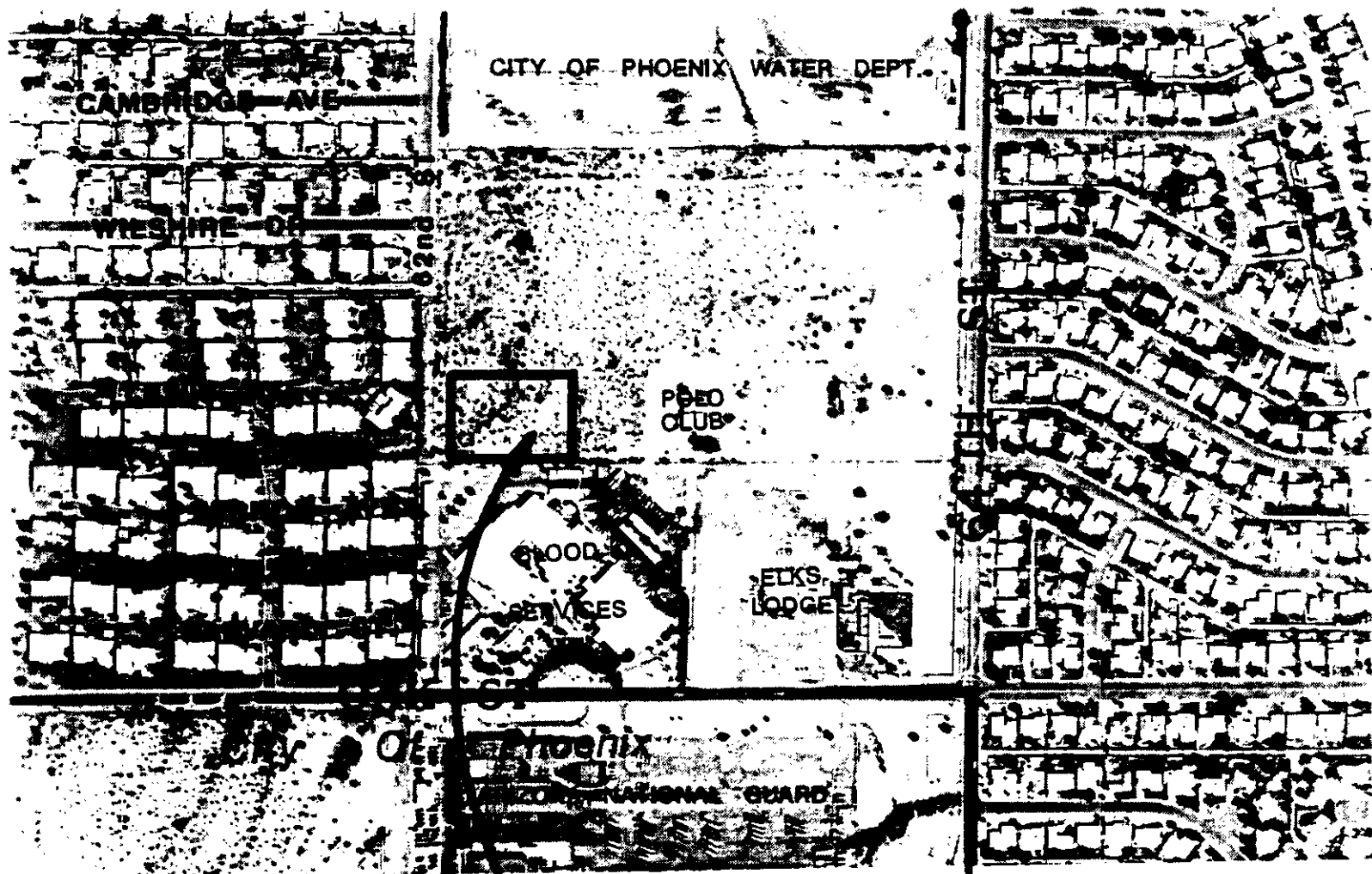
STIPULATIONS FOR CASE 31-Z-89

Zoning

1. A minimum 10' wide landscaping buffer around the perimeter of the parcel shall be provided as submitted on the development plan.
2. The building setbacks from the adjacent R-4 development shall be a minimum of 92 feet, to match the setbacks of the existing buildings.
3. The property shall be accessed only from Oak Street, through the existing complex.

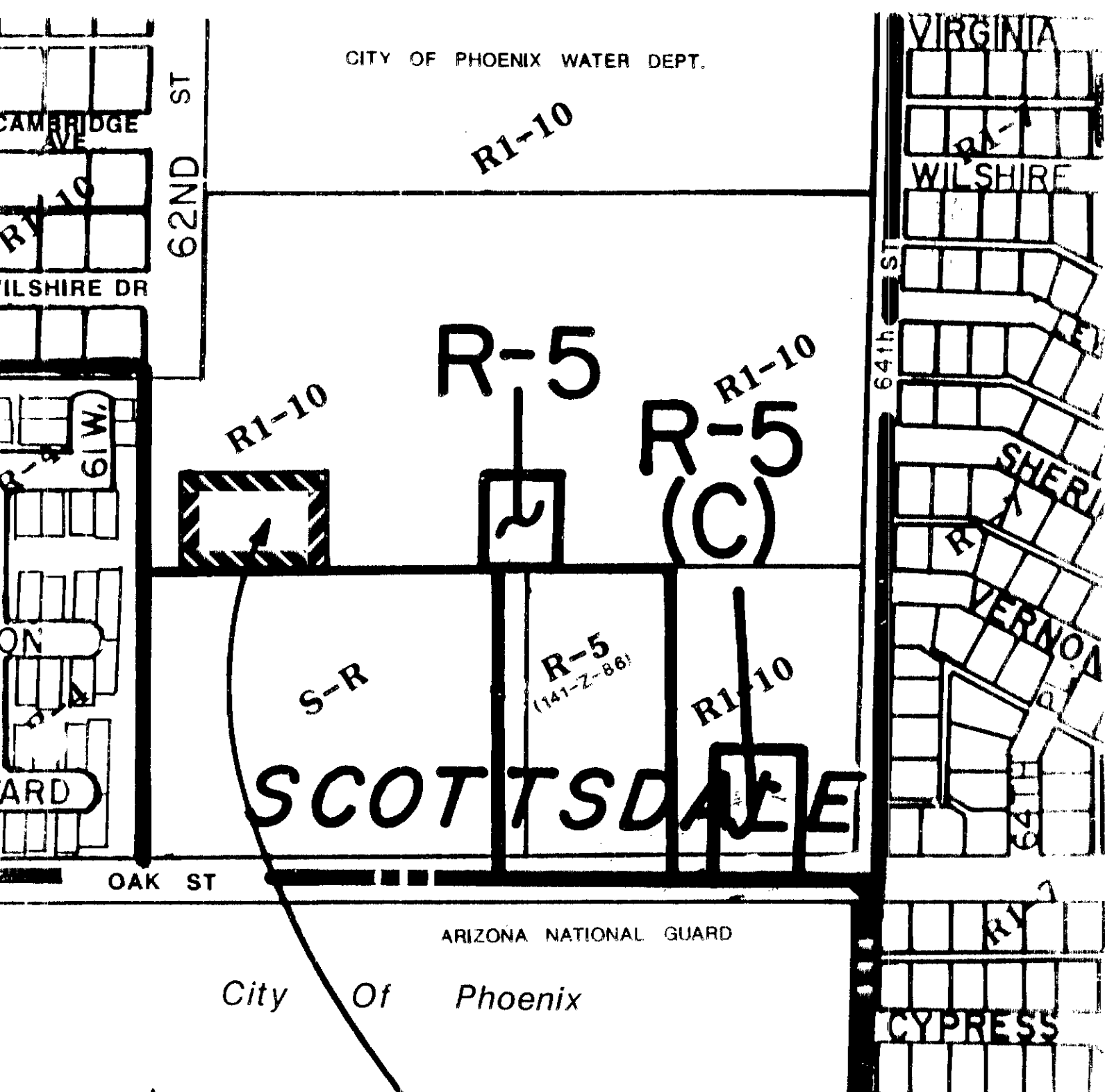
ATTACHMENT A

7-ZN-2020  
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1"=400'  
1988

31-Z-89

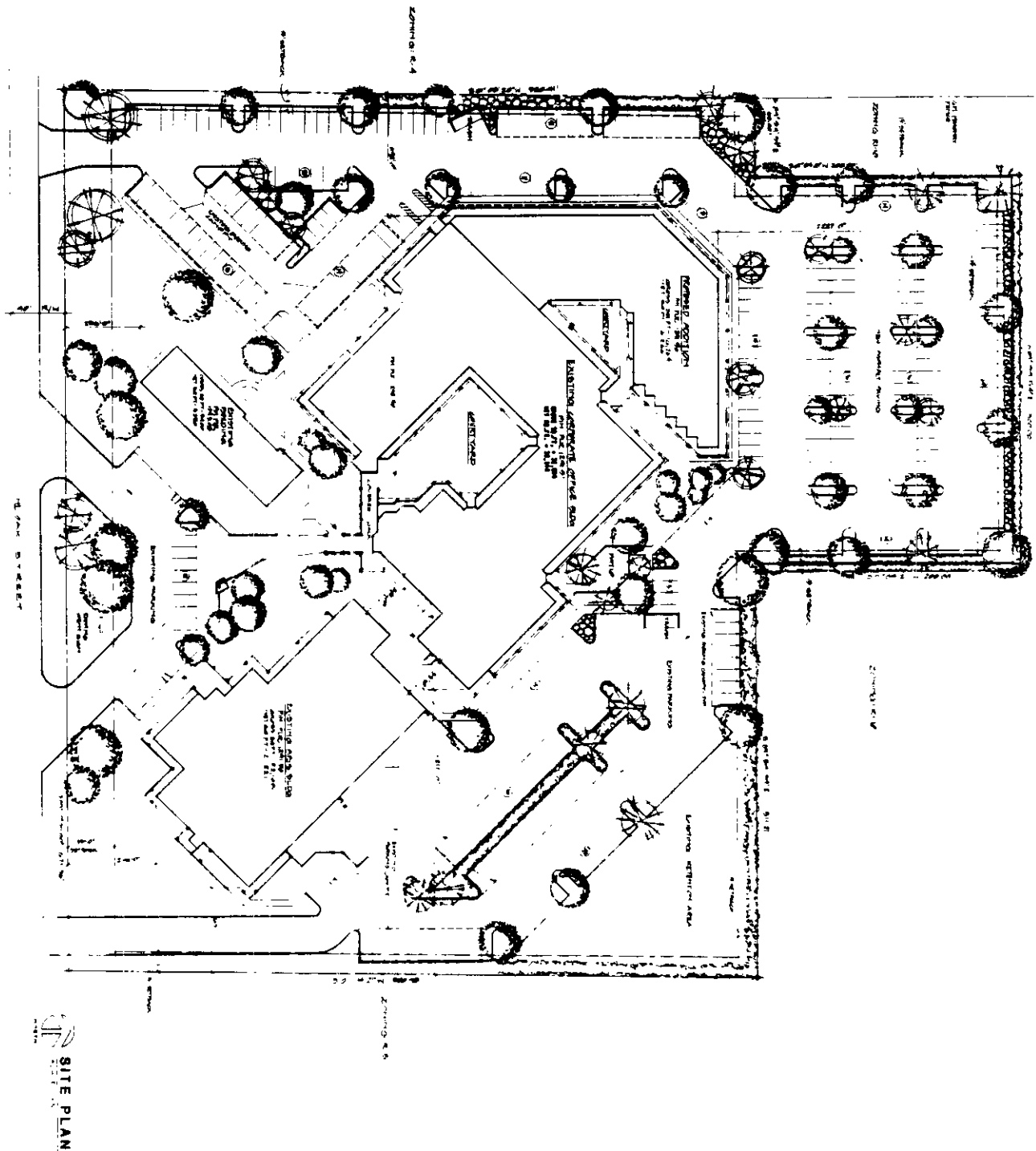


City Of Phoenix

NO SCALE

Existing Zoning

31-Z-89



# City of Scottsdale PROJECT NARRATIVE



<input checked="" type="checkbox"/> Rezoning	<input type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Use Permit	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Variance	<input type="checkbox"/> Abandonment
<input type="checkbox"/> Development Review	<input type="checkbox"/> Other
<input type="checkbox"/> Signs	

Project # 31-2-89 578 -M- 88  
 Project Name Blood Systems, Inc.  
 Location 6210 East Oak Street Scottsdale  
 Applicant Blood Systems, Inc.

## SITE DETAILS

PROPOSED/EXISTING ZONING: <u>SR</u>	PARKING REQUIRED: <u>/</u>
USE: <u>SR Expansion</u>	PARKING PROVIDED: <u>/</u>
PARCEL SIZE: <u>Approximately 1.4</u>	# OF BUILDINGS: <u>/</u>
<input type="checkbox"/> GROSS FLOOR AREA <input type="checkbox"/> TOTAL UNITS: <u>/</u> acres	HEIGHT: <u>/</u>
<input type="checkbox"/> FLOOR AREA RATIO <input type="checkbox"/> DENSITY: <u>/</u>	SETBACKS: N- <u>/</u> S- <u>/</u> E- <u>/</u> W- <u>/</u>

In the following space, please describe the project or the request.

Parcel of land containing approximately 60,000 square feet (dimensions of 200' by 300') is being purchased by Blood Systems, Inc. from the Valley Field Riding and Polo Club to accomodate future expansion of corporate offices. Conceptual drawings are enclosed with project application. Blood Systems Inc. corporate offices are located at 6210 East Oak Street in Scottsdale, Arizona. Blood Systems is a not for profit corporation that operates blood banking facilities serving over 900 hospitals in fourteen states (including all of the Scottsdale and Phoenix hospitals).

ATTACHMENT #4



REGULAR AGENDA

31-Z-89      Rezone from R1-10 (Single-Family  
Residential) to S-R (Service  
Residential) ~ 6210 East Oak Street

Staff recommended approval subject to the attached stipulations.

Commissioner Hall asked if there would be no two-stories allowed on the new addition. Ms. Padian replied affirmatively.

Commissioner Hall asked if the addition is moved into the northern area, what will the setback be from the property line to the building. Ms. Padian replied that they are recommending that the setback be maintained as it is.

The Applicant did not wish to make a presentation but only answer any questions.

PUBLIC TESTIMONY

Orme Lewis, Jr., an officer of the Valley Field Riding and Polo Club, stated that the club has enjoyed an ongoing relationship with Blood Systems, Inc., for twenty years, and feels they are good neighbors. He stated that they have gone to great lengths to maintain the property in the manner in which the City can be proud. He feels the City can rely on that history as well as the stipulations which have been worked out between staff and the applicant.

Jack Allison, 2513 North 61st Place, represented the homeowners at Heritage East, who live along the eastside which borders the Polo Club on the west. He stated that the homeowners object to this application on the basis of the continuing encroachment and decline of single-family zoning, and permitting commercial use to continue to encroach.

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ATTACHMENT #5

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Commissioner Wood asked if the speaker could give any kind of history as to the kind of neighbor Blood Systems is. Mr. Allison replied that they are good neighbors.

Commissioner Laraway asked if this property is currently zoned R-5. Ms. Padian replied that the R-5 surrounds the clubhouse; the R1-10 is the remainder area.

Chairman Cosentino closed the public testimony.

Ted Grainger, with Blood Systems, felt that staff had done a good job of describing what is being anticipated.

Commissioner Hall stated that she is sympathetic to the homeowners, and asked why the applicant is not considering building onto the east from the present location instead of the north. Mr. Grainger replied that to the east they are as close to the line of the Elk's Club as they are allowed for the zoning. The present site is fully built, and the only place to expand is to the north.

Commissioner Hall pointed out that 62nd Street dead ends, and asked if there are plans to continue it. Ms. Padian replied negatively.

Commissioner Wood felt that this application was an appropriate and acceptable use, a piece of property that virtually has no other use, and he moved to forward case 31-2-89 to the City Council with a recommendation for approval. The motion was seconded by Commissioner Laraway, and passed unanimously, 7-0.

27-UP-39      Use permit for a commercial ranch --  
Lot 17, Scottsdale Heights

7-A-89        Abandonment of a certain portion of  
68th Street and Peak View Road --  
Southeast corner of 68th Street and  
Peak View Road