



Introduction

The City of Glendale, Arizona was initially settled in the late 1800s, and while the City is a mature, full-service community, it is also an exciting and evolving community. Built on its rich cultural heritage, beautiful neighborhoods, and superior public and post-secondary education, the City of Glendale has grown and thrived. But more than a great place to live, it is a great place to work and visit. Glendale is the home to many national and regional firms and also to Luke Air Force Base (AFB), the preeminent fighter training installation in the United States. The community is also known nationally for the Glendale Sports and Entertainment District, home of the Arizona Cardinals and Arizona Coyotes, plus host to national events from the Super Bowl to college championships.

In a broad sense, this General Plan is designed to answer two key policy concerns: maintaining the excellence of the existing community while continuing to evolve to changing needs as the community grows.

This **Envision Glendale 2040 General Plan** document (also referred to as “Envision Glendale 2040” or simply the “General Plan”) will guide Glendale’s future relative to land use planning, public services, infrastructure and resource management. This General Plan will help guide the changes of the future while retaining the community’s distinctive character and culture.

To introduce the General Plan’s Themes and Elements—the organizing features of the General Plan—this section is made up of the following components:

- 1.1 Preface
- 1.2 What is the General Plan?
- 1.3 Brief History / City Context
- 1.4 Glendale Today
- 1.5 Glendale’s Values and Vision
- 1.6 Planning Assumptions
- 1.7 Planning Principles
- 1.8 General Plan Administration

1.1 Preface

The **Envision Glendale 2040 General Plan** is a long-range, comprehensive, community-driven expression of the future vision for the City. As presented, the General Plan conforms to the letter and spirit of “Growing Smarter Plus” legislation established by the State of Arizona to guide municipal planning and growth management.

Envision Glendale 2040 updates and builds upon the former general plan document called “Glendale 2025: The Next Steps”, including the addition of three new elements: Military and Aviation, Energy, and Neighborhood Preservation.

The General Plan is designed as a policy and reference document to guide future development, projects, and programs. It is used to determine how and where growth should occur, ways to wisely invest capital improvements, and techniques for enhancing and sustaining Glendale’s quality of life. Using a holistic approach, this plan looks to achieve a citizens’ directive for moderate, well-managed growth.

The General Plan covers all land within Glendale’s Municipal Planning Area (MPA), which encompasses the existing city limits and unincorporated land that the City has some degree of influence over and the potential for future annexation (see Figure 1). Coordinating with agencies of county, state, and federal governments, plus adjacent jurisdictions and private landowners is critical to the creative, compatible development needed to allow Glendale opportunities to achieve civic goals.



Infrastructure Criteria

Land use changes and amendments to the General Plan can have a range of impacts on public infrastructure. Substantial additional demand for public infrastructure alone should not be the basis for determining a proposed amendment to be “major.” However, a General Plan amendment and rezoning request that would place significant cost burdens on regional, municipal or private utility systems may be considered a major amendment. That is, where available capacities or funded capital investments for expansion (e.g., roads, water, sewer, power) are insufficient to support the proposed development, the applicant would be required to pay for necessary improvements. Major amendment would be called for if infrastructure needs are not demonstrated to be covered.

General Plan Major Map Amendment Process

The City of Glendale, in accordance with State statutes, will consider General Plan major map amendments at a single public hearing during the calendar year the proposal is made. The Planning Director is responsible for determining major and minor map amendment status if the parcel is less than the minimum area listed in **Table 1, General Plan Map Amendment, Major/Minor** but infrastructure demands are not off-set by private investment or extensions to public system and there would a substantial impact on the neighborhood.

Application for a General Plan Major Map Amendment will be in accordance with City policies and procedures. The Planning Department is the lead agency to process the amendment request. This Department will provide the necessary forms and information.

Public participation is critical to the processing of a major map amendment. The current Citizen Participation Ordinance will be followed to achieve a high level of citizen participation.

The following is the basic process for a General Plan Major Map Amendment:

- Applicants will attend a pre-application meeting prior to submitting an application.
- ~~Applications will be accepted from March 1 to April 30 for processing within that calendar year.~~
- DURING THE FIRST QUARTER OF EACH CALENDAR YEAR, THE PLANNING ADMINISTRATOR SHALL PUBLISH DATE RANGES FOR MAJOR GENERAL PLAN AMENDMENT SUBMITTALS AND THE CITY COUNCIL HEARING.
- At least sixty days before the major map amendment is noticed for the first Planning Commission Public Hearing, the Planning Department will transmit the proposal to the Planning Commission and City Council and submit a copy, for review and further comment, to Maricopa County Planning and Development Department, adjacent municipality(s), Maricopa Association of Governments , Arizona Commerce Authority, Arizona Department of Water Resources (if appropriate), Luke Air Force Base (if appropriate) and anyone who requests it.
- All major map amendments require two Planning Commission public hearings at different locations prior to the City Council public hearing.
- ~~City Council public hearings to consider major map amendments will occur between October 1 and December 31 with the calendar year the application was submitted.~~
- State Statutes require a two-thirds majority vote by City Council to approve a major map amendment.

General Plan Minor Map Amendment

General Plan Minor Map Amendments may be processed concurrently with applications for rezoning subject to City policies and procedures. Minor map amendments are all General Plan map amendments not deemed as major using the land use and infrastructure criteria. Minor map amendments include any residential density subcategory change within the same residential category.