



Citizen Participation
Final Report

Zoning Text Amendment
Section 7.502, Group Homes
ZTA21-01

City-Wide

Dated, March 5, 2021

COMPLETED

Glendale Planning Division

Description of the proposed Text Amendment:

A Zoning Text Amendment to amend the zoning ordinance to amend the regulations regarding Group Homes to satisfy a complaint the City received from HUD and improve customer service.

The draft verbiage for the proposed text amendment reads as follow:

That the Zoning Ordinance of the City of Glendale, Arizona, Article 7, Section 7.502 is hereby amended to read as follows:

7.502 - Group Homes.

A RESIDENTIAL HOME OR BUILDING(S) FOR 6 OR MORE UNRELATED INDIVIDUALS PROVIDING LIVING FACILITIES AND SLEEPING ROOMS AND WHICH ALSO PROVIDES LIMITED SERVICES, SUCH AS, BUT NOT LIMITED TO MEALS, SERVICES TO PROMOTE EMOTIONAL SUPPORT, LIFE SKILLS DEVELOPMENT AND /OR EMPLOYMENT TRAINING. ~~Adult Care Homes, Juvenile Group Homes, Group Homes for the Disabled, and Supervisory Care Facilities (for purposes of this Section 7.502, such uses are collectively referred to as ("Group Homes"))~~ shall be permitted, provided that:

A. No Group Home is located on a lot within one thousand three hundred twenty (1,320) feet, measured by a straight line in any direction, from the lot line of another Group Home, unless a disability accommodation is authorized under this section:

1. Disability Accommodation

a. A disability accommodation from a development standard or separation requirement shall not be authorized unless the Board of Adjustment shall find upon sufficient evidence all of the following:

i. The requested accommodation is requested by or on the behalf of one (1) or more individuals with a disability protected under federal and Arizona fair housing laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.);

ii. The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling;

iii. The standard or requirement unduly restricts the opportunity for a person with a disability from finding adequate housing within the City of Glendale;

iv. The requested accommodation does not fundamentally alter the nature and purpose of the Zoning Ordinance of the City of Glendale;

v. The requested accommodation will not impose an undue financial or administrative burden on the City, as "undue financial or administrative burden" is defined in federal ~~and~~ **OR** Arizona fair housing laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.) and interpretive case law;

b. The profitability or financial hardship of the owner/service provider of a facility shall not be considered in determining whether to grant a disability accommodation.

c. The requested accommodation must comply with all applicable building and fire codes.

d. The requested accommodation must not, under the specific facts of the application, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

e. ~~The requested accommodation shall require submittal of an application, including the required fee, as published in the fee schedule, and comply with all public notification requirements.~~ **THE REQUESTED ACCOMMODATION SHALL BE MADE IN ANY FORM. HOWEVER, UPON RECEIPT, THE CITY MAY REQUIRE THE REQUESTOR TO COMPLY WITH THE PROCEDURES ORDINARILY FOLLOWED, INCLUDING THE SUBMITTAL OF AN APPLICATION, INCLUDING THE REQUIRED FEE, AS PUBLISHED IN THE FEE SCHEDULE, AND COMPLY WITH ALL PUBLIC NOTIFICATION REQUIREMENTS.**

B. Where legally required, the Group Home is licensed by, certified by, approved by, registered with, or under contract with a Federal, State, or local government and evidence of such is provided to the Planning Department within sixty (60) days of approval of the Planning Department;

C. No exterior change which would alter its residential character shall be made to the exterior of the building(s) and the grounds;

D. The location of the Group Home has been approved by the Planning Department; and

E. An administrative record of each Group Home shall be maintained with the Planning Department.

Public Notification Technique:

The City of Glendale has determined that a virtual meeting to discuss the Zoning Text Amendment for the subject amendment is the most appropriate public notification technique for this project. Staff planned a zoom meeting to discuss the Zoning Text Amendment on March 1, 2021, at 6:00 PM. Interested Parties had until March 4, 2021, to provide feedback.

On February 19, 2021, staff mailed notification letters advising a forthcoming zoom meeting to the district interested parties list and the city-wide interested parties list on February 19, 2021. The letter provided a draft description of the Zoning Text Amendment and provided options to interact with staff with questions or comments on the proposed text amendment (a copy of the notification letter is attached as Exhibit A). Also, citizens can review the proposed text amendment language on the City's Planning Division webpage.

Planning Division has a list of all persons notified via the district interested parties list and the city-wide interested parties list. Planning Division did not identify any other persons or agencies requiring notification.

A schedule with estimated dates for completion of your Citizen Participation Process:

2/19/2021 – Citizen Participation Plan

3/01/2021 – Virtual Zoom Meeting.

3/4/2021 – Deadline to receive comments.

3/5/2021 – Citizen Participation Final Report.

3/18/2021 – Planning Commission Public Hearing

4/13/2021 – City Council Public Hearing

All legal requirement for a public hearing(s) will be adhered too.

Public Response from the Notification Letter via the virtual zoom meeting or direct contact to staff:

The zoom meeting started at 6:00; there was zero participation in the zoom meeting. Additionally, there were no questions or comments received regarding the proposed zoning text amendment.

Summary of Citizen Participation Process:

The staff made every reasonable effort to be transparent. Staff met the Citizen Participation Process's intent by ensuring opportunities for the City of Glendale citizens to obtain additional information, have questions answered, and provide feedback to staff on the proposed Zoning Text Amendment.

The Zoning Text Amendment application is necessary to provide transparency, a broader definition for Group Homes, and flexibility in the application process.



February 19, 2021

RE: Proposed Zoning Text Amendment

Dear Interested Party:

The City of Glendale is processing a Zoning Text Amendment (ZTA21-01) to amend Group Homes, Section 7.502, of the City's Zoning Ordinance.

The Zoning Text Amendment, if approved, would:

- Provide a definition for Group Homes
- Amend language for Disability Accommodation

The draft verbiage for the proposed text amendment reads as follow:

7.502 - Group Homes.
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- i. The requested accommodation is requested by or on the behalf of one (1) or more individuals with a disability protected under federal and Arizona fair housing laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.);
- ii. The requested accommodation is necessary to afford an individual with a disability equal opportunity to use and enjoy a dwelling;

- iii. The standard or requirement unduly restricts the opportunity for a person with a disability from finding adequate housing within the City of Glendale;
 - iv. The requested accommodation does not fundamentally alter the nature and purpose of the Zoning Ordinance of the City of Glendale;
 - v. The requested accommodation will not impose an undue financial or administrative burden on the City, as "undue financial or administrative burden" is defined in federal ~~and~~ **OR** Arizona fair housing laws (42 U.S.C. § 3600 et seq. and A.R.S. § 41-1491 et seq.) and interpretive case law;
- b. The profitability or financial hardship of the owner/service provider of a facility shall not be considered in determining whether to grant a disability accommodation.
 - c. The requested accommodation must comply with all applicable building and fire codes.
 - d. The requested accommodation must not, under the specific facts of the application, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.
 - e. ~~The requested accommodation shall require submittal of an application, including the required fee, as published in the fee schedule, and comply with all public notification requirements.~~ **THE REQUESTED ACCOMMODATION SHALL BE MADE IN ANY FORM. HOWEVER, UPON RECEIPT, THE CITY MAY REQUIRE THE REQUESTOR TO COMPLY WITH THE PROCEDURES ORDINARILY FOLLOWED, INCLUDING THE SUBMITTAL OF AN APPLICATION, INCLUDING THE REQUIRED FEE, AS PUBLISHED IN THE FEE SCHEDULE, AND COMPLY WITH ALL PUBLIC NOTIFICATION REQUIREMENTS.**
- B. Where legally required, the Group Home is licensed by, certified by, approved by, registered with, or under contract with a Federal, State, or local government and evidence of such is provided to the Planning Department within sixty (60) days of approval of the Planning Department;
 - C. No exterior change which would alter its residential character shall be made to the exterior of the building(s) and the grounds;
 - D. The location of the Group Home has been approved by the Planning Department; and
 - E. An administrative record of each Group Home shall be maintained with the Planning Department.

A Virtual Neighborhood Meeting to discuss the Zoning Text Amendment for Group Homes is scheduled for Monday, March 1, 2021, at 6:00 PM. If you are interested in participating in the virtual neighborhood meeting, the please use the following virtual meeting information:

Join Zoom Meeting

<https://us02web.zoom.us/j/82274388511?pwd=OUxTZU8rVnorYmFJQ3BSVmxiZBCdz09>

Meeting ID: 822 7438 8511

Passcode: 85301

One tap mobile

+1-669-900-9128, 82274388511#,,,,*85301# US (San Jose)

+1-253-215-8782, 82274388511#,,,,*85301# US (Tacoma)

Dial by your location

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 822 7438 8511

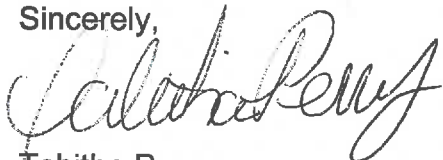
Passcode: 85301

Find your local number: <https://us02web.zoom.us/j/82274388511>

If you are unable to attend the virtual meeting, please email me at tperry@glendaleaz.com or call (623) 930-2596 if you have questions or comments.

If possible, all questions and comments need to be received by March 4, 2021. This deadline will allow adequate time to review and consider all information provided for forthcoming public hearing dates.

Sincerely,



Tabitha Perry

Executive Officer, Special Project

Development Service Department-Planning Division