



PLANNING COMMISSION REPORT

CASE: Zoning Ordinance Text Amendment ZTA21-01
CASE #: ZTA21-01
MEETING DATE: 03/18/2021
FROM: Tabitha Perry, Special Projects Executive Officer, Planning,
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SUBJECT

Group Homes Zoning Text Amendment

REQUEST

Zoning Text Amendment to Section 7.502, Group Homes.

APPLICANT/OWNER

City of Glendale

REQUIRED ACTION

Planning Commission to make a recommendation on the text amendment to be forward to the City Council for a Final Vote.

BACKGROUND INFORMATION

A Group Homes is defined in the City of Glendale's Zoning Ordinance as a dwelling shared as a primary residence by at least six (6) but not more than ten (10) handicapped or disabled persons. For a Group home to be permitted, a distance separation of 1,320 feet between each group home is required.

The City of Glendale received a complaint from the Housing and Urban Development Department regarding the City's ordinance requiring a 1,320-foot separation with no process for relief from that requirement. Based on that complaint and advice from the City Attorney Office, the City Council directed staff to draft an ordinance for a "Disability Accommodation." December 8, 2020, City Council voted to approve ZTA 20-01 for "Disability Accommodation" to be inserted into the existing ordinance.

The Disability Accommodation ordinance did not entirely satisfy the complaint. The City needs to amend the definition of Group Homes and modify language for Disability Accommodation within Section 7.502.

On February 18, 2021, during a Special Planning Commission Workshop, Planning Commission initiated a Zoning Text Amendment (ZTA21-01) so that staff could proceed with the necessary amendments to Section 7.502, Group Homes.

STAFF FINDINGS AND ANALYSIS

Findings:

- The text amendment will provide the necessary language to satisfy the complaint.
- The proposal amendment furthers the public health, safety and general welfare of the citizen of Glendale.

Analysis:

- To establish regulations regarding this topic can be achieved through the adoption of this Zoning Text Amendment.
- The amendment is consistent with the policies and objectives of the General Plan.
- The proposed amendment will modify the definition for Group Homes and clarify the process for relief to satisfy the complaint regarding adequate process and procedures.
- The proposed language “as written” is acceptable to the Housing and Urban Development Department to satisfy the complaint.

RECOMMENDATION

The Planning Commission should recommend approval of request ZTA21-01 to be forwarded to City Council for a final vote.

PROPOSED MOTION

Planning Commission recommends approval of ZTA21-01, as written.

Attachments

ZTA21-01 Proposal

ZTA Final Citizen Participation Report