



PLANNING COMMISSION REPORT

CASE: ZTA24-03 UNIFIED DEVELOPMENT CODE TEXT
AMENDMENT ACCESSORY USE CONDITIONS:
ACCESSORY DWELLING UNIT

CASE #: ZTA24-03

MEETING DATE: 11/14/2024

FROM: Sydney Tirella, Planner, Planning,
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SUBJECT

ZTA24-03 - A request by the City of Glendale Planning Commission to amend the text of the Unified Development Code (UDC), Zoning Text Amendment (ZTA24-03) pertaining to Accessory Use Conditions: Accessory Dwelling Unit, Section 35.3.204. The proposed draft changes will align with the Arizona Revised Statutes 9-461.18 House Bill 2720.

Presented by: Sydney Tirella, Planner

REQUEST

Amend the Unified Development Code Section 35.3.204 Accessory Use Conditions: Accessory Dwelling Unit to align with the Arizona Revised Statutes 9-461.18 House Bill 2720.

APPLICANT/OWNER

City of Glendale Planning Commission Initiated / City of Glendale

REQUIRED ACTION

The Planning Commission must conduct a public hearing and determine if this request is consistent with the City of Glendale General Plan and the Arizona Statutes 9-461.18 House Bill 2720.

SUMMARY

The purpose of the proposed Zoning Text Amendment, ZTA24-03, is to align section 35.3.204 of the Unified Development Code (UDC) with the Arizona Revised Statutes (ARS) House 9-461.18 Bill (HB) 2720. The UDC was adopted on January 12, 2024, prior to HB 2720 being signed by the Arizona State Governor on May 21, 2024. The proposed amendment to the UDC brings the UDC into conformance with ARS 9-461.18 and HB 2720.

BACKGROUND INFORMATION

On May 21, 2024, Governor Katie Hobbs signed HB 2720 to amend ARS 9-461.18 relating to municipal planning accessory dwelling requirements.

The UDC is proposed to be updated to align with ARS 9-461.18 while including additional language unique to the City of Glendale specific to aesthetics of the unit. The definition for an Accessory Dwelling Unit (ADU) is also updated to reflect the allowance of a kitchenette in addition to a kitchen. The proposed draft modifications are included in the attached Draft Text Amendment document.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On October 8, 2024, the applicant mailed notification letters to interested parties. The applicant did not receive any responses regarding the request. 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 October 14, 2024. Notification postcards of the public hearing were mailed to interested parties on October 18, 2024.

STAFF FINDINGS AND ANALYSIS

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:

Goal LU-5: Glendale implements a cohesive land planning approach throughout the Municipal Planning Area.

Goal HE-2: Glendale has a wide variety of housing types, styles and options.

Goal HE-3: Glendale has housing options that meet the range of socioeconomic needs of the City's current and future residents.

Policy HE-5.2: The City shall encourage housing developments to incorporate the highest possible cost and quality effective level of amenities, sustainable design, durability, and architectural quality.

The City of Glendale General Plan, Envision 2040, promotes land planning through the Municipal Planning Area, which is supported with consistent regulations for ADUs citywide for single-family residential development (LU-5). Providing for a greater flexibility in ADU placement on a variety of lot sizes, the proposed text amendment allows for units to be placed throughout the City while ensuring the ADU may be used or rented at a rate appropriate to the area in which the unit is located (HE-2 and HE-3). The text amendment proposes to encourage ADUs to not conflict with the existing architectural characteristics of the primary residence which promotes a consistent theming on the property. In addition to existing homes, this encourages new build homes to provide a cohesive aesthetic (HE-5.2).

- 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.

Policy S-2.6: The City shall review new development applications to assess potential impacts to existing fire protection services and the need for additional and expanded services.

Goal S-5: Glendale is a safe community for residents and visitors.

The proposed text amendment supports the goal of the City of Glendale General Plan, Envision 2040, to encourage sound growth management throughout the Municipal Planning Area. Sound growth management (LU-1) may include an addressing system which accounts for multiple units on a single property. The proposed text amendment will not require ADUs to obtain a separate address from the primary residence but will assign a unit number (i.e. 5555 W Street Way Unit A and 5555 W Street Way Unit B) to water meters to allow emergency service providers means of differentiating which unit requires their attention (S-2.6 and S-5).

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:

Finding is not applicable to this proposal. The proposed text amendment does not impact the Zoning Map.

If applicable, Section 35.6.207(L) (1.) Adequate School Facilities - The provisions of this section shall apply only to applications for residential rezoning which will increase the projected number of students for any school district's school attendance area as a result of the proposed rezoning.

Staff Analysis:

Finding is not applicable to this proposal as the text amendment affects the entirety of the City of Glendale Municipal Planning Area. Should future applications for single-family residential developments be accepted, these applications will be reviewed separately and require Adequate School Facilities documentation on a case-by-case basis.

RECOMMENDATION

Should the Planning Commission recommend approval of ZTA24-03, it should be as written.

PROPOSED MOTION

Move to recommend approval of ZTA24-03, as written.

Narrative

HB 2720 Text

Draft Text Amendment

Citizen Participation Final Report

PowerPoint Presentation