



PLANNING COMMISSION REPORT

CASE: ZTA24-04 UNIFIED DEVELOPMENT CODE TEXT AMENDMENT ZONING APPLICATION TIME LIMITS, PUBLIC HEARING REQUIREMENTS, AND HOUSING NEEDS ASSESSMENT

CASE #: ZTA24-04

MEETING DATE: 02/27/2025

FROM: Duane Hoskins, Principal Planner, Planning, dhoskins@glendaleaz.com,

SUBJECT

ZTA24-04 A request by the City of Glendale Planning Commission to amend the text of the Unified Development Code (UDC), Zoning Text Amendment (ZTA24-04) pertaining to zoning application time limits, public hearing requirements, and housing needs assessment, Sections 35.6.202, 35.6.204, 35.6.207, and the addition of Section 35.6.215. The proposed draft changes will align with the Arizona Revised Statutes 9-462.04, 9-462.10, and 9-469. Senate Bill 1162.

Presented by: Sydney Tirella, Senior Planner, on behalf of Duane S. Hoskins, Principal Planner

REQUEST

Amend the Unified Development Code Section 35.6.202 Common Procedures, Section 35.6.204 Public Notice, Section 35.6.207, and the addition of Section 35.6.215 Housing Needs Assessment to align with the Arizona Revised Statutes 9-462.04, 9-462.10, and 9-469. Senate Bill 1162.

APPLICANT/OWNER

City of Glendale Planning Commission Initiated

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 9-462.04, 9-462.10, and 9-469 Senate Bill 1162.

SUMMARY

The purpose of the Zoning Text Amendment, ZTA24-04, is to align Unified Development Code Sections 35.6.202, 35.6.204, 35.6.207, and Section 35.6.215 with Arizona Revised Statutes (ARS) Senate Bill 1162. The bill amends zoning laws in Arizona by requiring municipalities to adopt structured residential zoning practices, implement specific timelines for zoning applications, and conduct housing needs assessments. ARS 9-462.04, 9-462.10, and 9-469 and Senate Bill 1162.

BACKGROUND INFORMATION

On April 23, 2024, Governor Katie Hobbs signed Senate Bill 1162 to amend ARS 9-462.04, 9-462.10, and 9-469 requiring. The bill establishes requirements relating to zoning ordinances, public hearings, and housing needs assessments.

The UDC is proposed to be updated to align with ARS 9-462.04, 9-462.10, and 9-469; modifying the City's existing zoning application timelines, public hearing requirements, and establishing housing needs assessments and reporting requirements.

CITIZEN PARTICIPATION TO DATE:

Applicant's Citizen Participation Process:

On December 23, 2024, the applicant mailed notification letters to interested parties. The applicant received one response regarding the request. The comment did not pertain to ZTA24-04. 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 February 7, 2025. Notification postcards of the public hearing were mailed to interested parties on January 31, 2025.

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:

Policy CoD-2.1 The City shall review and revise codes and development schedules to ensure a fair and cost-effective exaction regime.

The proposed zoning text amendment supports the goal of the City of Glendale General Plan, Envision 2040 to ensure the codes and development scheduled to ensure fair and cost effective process. (CoD-2.1) The amendment would establish defined timelines for the submission and review of application materials, helping applicants understand expectations and reduce delays. The provision for written notices of deficiencies ensures transparency by outlining specific issues that need to be addressed, which promotes fairness and clarity for applicants. By enforcing timely decisions (within 180 days) and offering limited extensions, the text amendment also prevents unnecessary project delays, enhancing efficiency in the review process.

- b. The proposed amendment furthers the public health, safety, and general welfare of the citizens of Glendale; and

Staff Analysis:

Policy LU-1.1: The City shall ensure that sufficient infrastructure is in place for desired land uses.

Policy LU-2.3: The City should use spatial transitions, design buffers or similar techniques between incompatible land uses.

Policy HE-4.4: The City shall promote safe, efficient, and affordable housing and neighborhoods that support aging in place.

The proposed zoning text amendment established a Housing Needs Assessment and Annual Report. This amendment supports public health, safety, and general welfare by identifying and addressing deficiencies in housing across all income levels, which ensures that all citizens have access to adequate, safe, and affordable housing.

It considers projected population and job growth, which will help the City plan for the necessary infrastructure (e.g., water, sewage, transportation networks) and ensures safe and functional living conditions (LU-1.1). The assessment will also include information regarding the need for additional housing and may influence future zoning decisions, encouraging the development of buffers or proper spatial transitions (LU-2.3). This helps maintain the health and safety of residents by reducing exposure to environmental hazards and/or noise. In addition, the amendment will assist to identify housing gaps across all income levels and for various demographics, including senior populations (HE-4.4).

- 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.

RECOMMENDATION

Should the Planning Commission recommend approval of ZTA24-04, it should be as written

PROPOSED MOTION

Move to recommend approval of ZTA24-04, as written.

Attachments

Narrative

Senate Bill 1162

Draft Text Amendment

Citizen Participation Final Report

Presentation
