



**ZONING APPLICATION TIME LIMITS,  
PUBLIC HEARING REQUIREMENTS, AND  
HOUSING NEEDS ASSESSMENT  
ZTA24-04**

**Planning Commission Hearing – February 27, 2025**

**Duane Hoskins  
Principal Planner**





# Request

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Amend the Unified Development Code (UDC) Section 35.6.202 Common Procedures, Section 35.6.204 Public Notice, Section 35.6.207, and add Section 35.6.215 Housing Needs Assessment to comply with the Arizona Revised Statutes 9-462.04, 9-462.10, and 9-469. Senate Bill 1162 (2024).

Applicant/Owner:

Planning Commission Initiated / City of Glendale



# Amendment Overview

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## Key Highlights:

- Amends the UDC to require zoning applications to be complete within 180 days.

### Exceptions:

- One-time 30-day extension by staff.
- Unlimited 30-day extension requests from the applicant.
- Historical preservation districts and properties, PADs, and PRDs.
- Establish a five-year housing needs assessment and annual housing development and needs report.



# Public Involvement

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- Notification Letters: December 23, 2024
- Hearing Notices: February 7, 2025
- Published in *The Arizona Republic*: February 5, 2025

One comment was received via email; did not pertain to the ZTA24-04.



# Findings & Analysis

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- The proposed amendment supports the goals of the General Plan ensuring codes and development continue to have fair and cost-effective process and assist the City plan for future growth that is consistent with Section 9-462.04, 9-462.10, and 9-469 of the Arizona Revised Statute.



# Recommendation

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Staff recommends Planning Commission forward a recommendation for approval of ZTA24-04, as written.



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