

City Council Workshop

August 15, 2017

Council Item of Special Interest

Zoning Text Amendment | Flag Pole Regulations &
Miscellaneous Zoning Ordinance Amendments

Planning Division | Development Services Department



Zoning Text Amendment

- This topic is a Council Item of Special Interest
- The ZTA addresses the following topics:
 - Flag Pole Heights and locations on commercial properties
 - Customer Service Enhancements on topics that are frequently discussed with our customers
- The ZTA is city-wide and not specific to one City Council district



Flag Pole Regulations

- Flag Pole Regulations have not been amended since 1993
- Thirty feet is the current standard for flag pole heights on commercial properties
- After benchmarking other cities, flag pole regulations are proposed to be amended as follows:
 - Commercial properties - proposed height of 60 feet
 - Model home complexes - proposed height of 60 feet



Flag Pole Regulations | Other Cities

- Other cities allow the following:
 - Avondale - 60 feet unless varied by a PAD
 - Buckeye - no restrictions
 - Chandler - 100 feet
 - Glendale - 30 feet
 - Mesa - American flag 60 feet, other flags less than 60 feet
 - Phoenix - 45 feet, but can be increased in a PAD



Flag Pole Regulations | Other Cities (cont.)

- New Glendale subdivisions:
 - Glendale is experiencing in-fill development at numerous locations
 - Many sites are located interior to the section
 - The intent is that the flag pole would be removed once the model homes are sold



Other Proposed Edits

- Definitions – Amended & Proposed:
 - Convenience Use - clarification proposed
 - Medical Marijuana Dispensary Offsite Cultivation Location - existing definition amended to comply with current regulations of the Arizona Department of Health Services
 - Mobile Home Subdivision - amended to allow pre-manufactured homes, not just mobile homes
 - Would encourage new investment in established neighborhoods such as Casa Campana and Granada Estates



Other Proposed Edits (cont.)

- Design Review
 - Amend Section 3.600 Design Review to require a minor review of exterior color changes to existing multi-family, office, commercial and industrial projects
 - Would allow a staff review of proposed color changes before a property is repainted
- Definitions – Disk Jockey
 - The Zoning Ordinance does not provide a definition for a Disk Jockey. Proposed to add a definition of Disk Jockey to pertain to relevant activities of such a person
 - This would provide clarity to the types of entertainment that are provided at certain establishments in Glendale



Other Proposed Edits (cont.)

- Re-application
 - If an application is denied staff is proposing that the length of time before filing the same application be increased from 6 months to 12 months
 - Additional time would allow affected neighborhoods a reprieve from new applications
- Office Districts
 - Addition of a new heading: Section 5.500 Office Districts at the beginning of the section
 - This would provide consistency with how other types of land uses are introduced in the Zoning Ordinance



Other Proposed Edits (cont.)

- Zoning Districts:
 - Hyphens removed from GO and BP zoning districts
 - Would provide consistency with other zoning districts
 - Assisted living facilities – proposed as a permitted land use in the NSC zoning district
 - Would provide integrated development, mixed use and walkability
 - Propose adding the following land uses to C-3, M-1 & M-2: Auction houses, Brewery and Data Centers



Other Proposed Edits (cont.)

- Allow accessory structures to increase their height by 3 feet for architectural features
- Propose various edits to the permitted signage for Major Medical Centers
- Responds to recent requests for these unique land uses
- Zoning Districts:
 - Propose requiring a public art component to all new requests for PAD zoning
 - This would provide additional visual interest to the built environment



Other Proposed Edits (cont.)

- Lot Coverage:
 - Propose increasing the lot coverage in the R1 districts to 50%
 - Current standard varies from 40% to 45%. Increase to 50% responds to current market trends
- Convenience Uses:
 - Staff is seeking input on how water and ice dispensing machines should be regulated. Should a CUP be required?



Other Proposed Edits (cont.)

- With the advent of quick serve take home food and small storefront grocery stores, staff is proposing that such restaurants and stores not require a CUP
- Zoning Districts:
 - Allow accessory structures to increase their height by 3 feet for architectural features
 - Applicants often wish to enhance the design with a cupola, pergola or other similar features



Other Proposed Edits (cont.)

- Propose various edits to the permitted signage for Major Medical Centers
 - Glendale has 3 hospitals in the city
 - Proposed edits:
 - Increase maximum sign area from 600 to 800 square feet
 - Allow 3 freestanding signs per project. 1 currently allowed
 - Directional sign area would increase from 6 to 12 square feet and the height would increase from 3 to 6 feet. Text or symbol would be allowed on 50% of the sign area. 25% currently allowed



Conclusion

- A neighborhood meeting was held on August 24, 2016 to introduce the ZTA to the public
- Planning Staff is seeking guidance from the City Council on the draft Zoning Ordinance edits
- The edits will be brought back to the City Council at a future voting meeting in the form of an Ordinance



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