

City Council Workshop

September 20, 2016

ZTA16-01 | Donation Drop-Off Boxes, Flag Pole Regulations & Miscellaneous Zoning Ordinance Amendments



ZTA16-01

- This request was initiated by the Planning Commission at their Workshop on December 3, 2015
- ZTA16-01 addresses the following topics:
 - Donation Drop-Off Boxes
 - Flag Pole Heights
 - Customer Service Enhancements
- The ZTA is city-wide and not specific to one City Council district



Donation Drop-Off Boxes

- Glendale does not regulate donation drop-off boxes
- It is common to find drop-off boxes throughout the city on commercial properties, schools, churches and fire stations
- Other municipalities recently began to regulate drop-off boxes:
 - Phoenix (2013)
 - Peoria (2015)
 - Surprise (2015)



Zoning Ordinance Components

	Peoria	Phoenix	Surprise
Temporary Use Permit (annual)	X	X	X
Permitted Locations	X	X	X
Number of Boxes	X	X	X
Site Restrictions	X	X	X
Box Identification	X	X	X
Pick up and Maintenance	X	X	X
Performance Standards	X	X	X



Donation Drop-Off Boxes

- Regulating donation drop-off boxes in Glendale is possible through a Zoning Ordinance Text Amendment (ZTA)
- The ZTA proposed to establish the following:
 - a) Provide a definition of donation drop-off boxes, bins, etc.
 - b) Identify which zoning districts donation drop-off boxes would be permitted
 - c) Criteria for where donation drop-off boxes could be located such as paved surfaces, outside of landscape buffers, outside of required building setbacks, etc.
 - d) Staff is proposing that donation drop-off boxes would be approved through a Temporary Use Permit that would last 3 years before expiring / renewed



Donation Drop-Off Boxes

- Donation Drop-Off Boxes are a Council Item of Special Interest (CIOSI)
- In response to the CIOSI, on July 23, 2015 the Planning Division held a neighborhood meeting to discuss this topic
- Three people attended the meeting and there is support from the industry for Glendale to regulate donation drop-off boxes
- Staff received guidance from Council to begin work on a Zoning Text Amendment



Flag Pole Regulations

- Flag Pole Regulations are a Council Item of Special Interest (CIOSI)
- Thirty feet is the current standard for flag pole heights
- After researching 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 PAD

- 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
- Donation Center - new definition
- Donation/Recycling Drop-off Box - new definition
- Medical Marijuana Dispensary Offsite Cultivation Location - existing definition amended to comply with regulations of the Arizona Department of Health Services
- Mobile Home Subdivision - amended to allow pre-manufactured homes, not just mobile homes
 - Encourage new investment in established neighborhoods

■ Re-application

- If an application is denied staff is proposing that the length of time before filing the same application be increased. Current standard is 6 months. Staff suggests increasing this to 9 or 12 months between filings
 - Additional time would allow affected neighborhoods a reprieve from new applications



Electronic Reader Panel Signs

- A local church has requested that the Zoning Ordinance be amended to allow electronic reader panel signs
- Staff is seeking input from City Council on this topic
- Staff will follow up with the City Attorney's Office



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



Other Proposed Edits (cont.)

- 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

- Floor Area Ratio (FAR):

- Propose eliminating this from the Zoning Ordinance
 - Property use would be regulated by zoning ordinance standards such as building setbacks, lot coverage and open space standards



Other Proposed Edits (cont.)

- 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
 - 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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