



Legislation Details (With Text)

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Title:	COUNCIL ITEM OF SPECIAL INTEREST – DONATION DROP-OFF BOXES & FLAG POLE REGULATIONS Staff Contact and Presenter: Sam McAllen, Director, Development Services Staff Presenter: Jon M. Froke, AICP, Planning Director				

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COUNCIL ITEM OF SPECIAL INTEREST - DONATION DROP-OFF BOXES & FLAG POLE REGULATIONS

Staff Contact and Presenter: Sam McAllen, Director, Development Services
Staff Presenter: Jon M. Froke, AICP, Planning Director

Purpose and Policy Guidance

At the February 3, 2015 Council Workshop, Councilmember Aldama identified a Council Item of Special Interest asking about the potential of regulating donation drop-off boxes throughout the city.

Staff provided City Council with a presentation on this topic at their April 7, 2015 Council Workshop. A consensus was reached to have staff discuss this topic with industry leaders. On July 23, 2015, the Development Services Department hosted a neighborhood meeting. Those in attendance were in favor of regulating donation drop-off boxes. Staff provided an update to Council at their September 15, 2015 Workshop. A consensus was reached to have staff continue to gather more information regarding donation drop-off boxes and to proceed.

On December 3, 2015, the Planning Commission initiated a Zoning Text Amendment so that staff could continue to work the donation drop-off box request and included other amendments including flag pole sizes for both businesses and residences. At the Council Workshop on May 17, 2016, Mayor Weiers requested that flag pole regulations and standards for residential and commercial properties be reviewed as a Council Item of Special Interest. This Zoning Text Amendment is responsive to that Council Item of Special Interest too.

Background

Zoning Text Amendment application ZTA16-01 proposes to regulate donation drop-off boxes, along with

addressing flag pole heights for model home complexes and commercial properties in Glendale. Some additional topics have been added to ZTA16-01.

The other amendments are intended to improve customer service and address common requests that Planning Staff receives from our customer base and stakeholders. These amendments would be related to administrative functions, the addition of some land uses and modify the definition of Medical Marijuana to comply with Arizona Department of Health Services regulations.

ZTA16-01 proposes the following amendments:

- a) Creation of a new code section relative to Temporary Use Permits as a means to regulate donation drop-off boxes. This section would outline how this land use would be regulated and establish where the boxes could be placed.
- b) Revisions to flag pole heights to allow a 60 foot height for commercial properties and model home complexes.
- c) Amend the definitions pertaining to Convenience Use, Donation Center, Donation Drop-Off Box, Medical Marijuana Dispensary Offsite Cultivation Location, and Mobile Home Subdivision.
- d) With respect to reapplication of cases that are denied, staff proposes the length of time before filing the same application be increased from six (6) to nine (9) months.
- e) Zoning District edits would include the following:
 - i. Hyphens removed from the GO and BP zoning districts to be consistent with the way that other zoning districts are identified.
 - ii. Assisted living facilities would be added as a permitted land use in the NSC zoning district.
 - iii. Propose adding the following land uses to C-3, M-1 & M-2: Auction houses and Breweries.
 - iv. Propose requiring a public art component to all new requests for PAD zoning.
 - v. Allow accessory structures to increase their height by 3 feet for architectural features.
 - vi. Glendale has three hospitals throughout the city. Various edits are proposed to the permitted signage for Major Medical Centers.

With respect to Convenience Uses, staff is seeking input on how water dispensing machines should be regulated. 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 Conditional Use Permit.

With respect to Mobile Home Subdivisions, it is proposed that Mobile Home Subdivisions would allow not only mobile homes, but also pre-manufactured homes to respond to the housing market.

To respond to a request from a local church, staff is seeking input regarding allowing digital signs for churches.

Analysis

The process to establish regulations regarding these topics can be achieved through a Zoning Text Amendment (ZTA).

The ZTA process offers additional citizen participation opportunities where citizens can provide input regarding placement of donation drop-off boxes within the city of Glendale.

Conclusion

Staff is seeking guidance from Council on how to proceed with this Zoning Text Amendment.