

Glendale Planning and Development

May 15, 2007



Maricopa Association of
Governments
Planners Stake Holders Group



Planning Department

Organizational Setup

The Planning Department has four divisions and is managed by the following staff:

- ✓ Planning Director (Jon Froke, AICP)**
- ✓ Planning Administration (Erin O'Neil)**
- ✓ Long Range Planning (Ron Short, FAICP)**
- ✓ Current Planning (Jim May, AICP)**
- ✓ Zoning Administration (Ray Jacobs, AICP)**



Planning Department

Mission Statement

“To accommodate future growth, development and redevelopment in harmony with community values; ensure compatible land use relationships; and encourage quality site and building designs which maintain and enhance the character of the community.”



Background

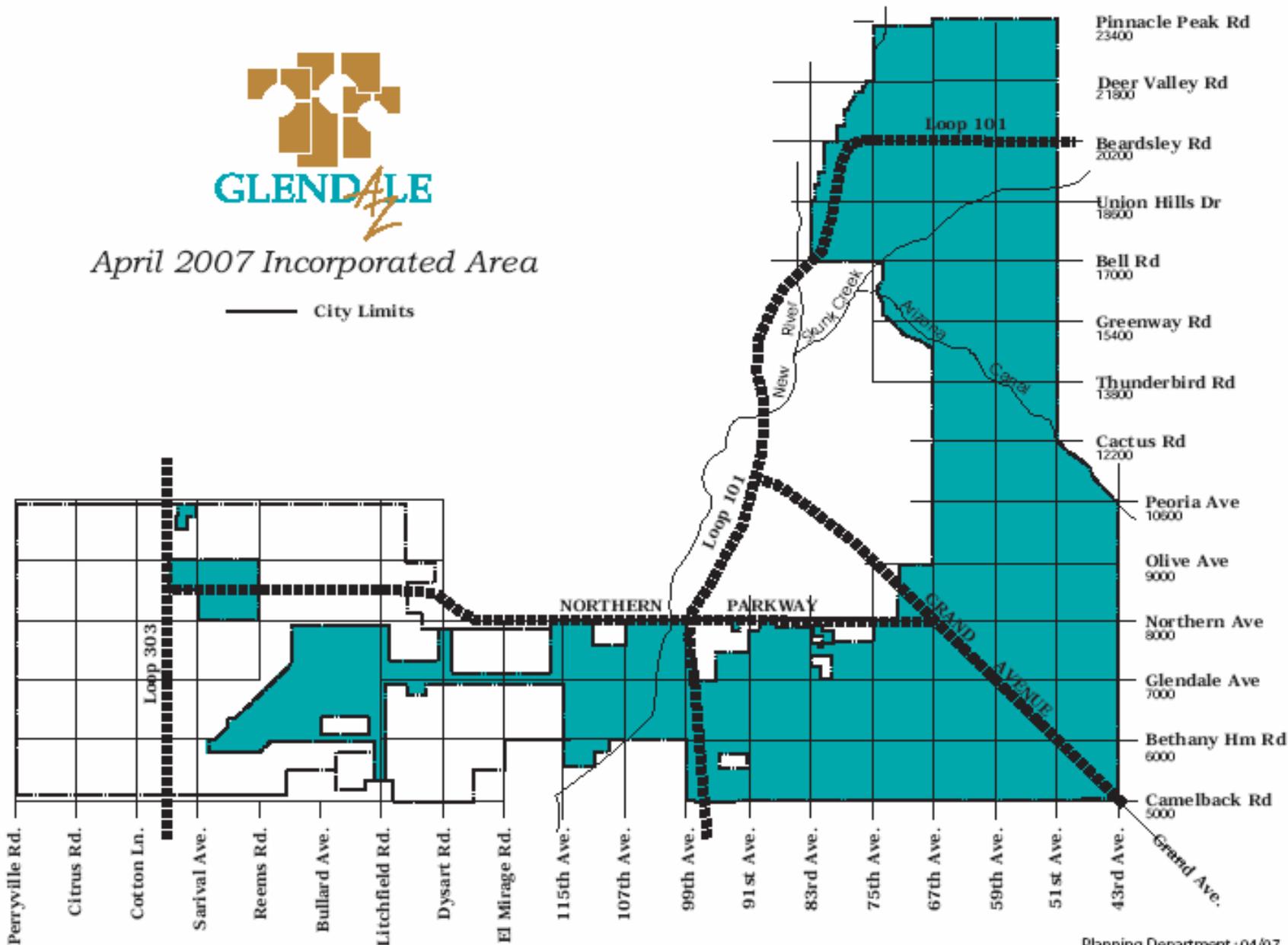
- ✓ **Glendale is the third largest city in Maricopa County and the fourth largest City in the state**
- ✓ **According to MAG (the Maricopa Association of Governments) the estimated population is approximately 245,780**
- ✓ **Our Municipal Planning Area (MPA) is approximately 100 square miles. To date, our corporate limits total 58 square miles**
- ✓ **Glendale has become a full service community offering many opportunities for it's residents and visitors**





April 2007 Incorporated Area

— City Limits



Planning Department Facts (cont.)

- ✓ **We work with MAG and report on population growth**
- ✓ **Our housing stock is diversified**
- ✓ **According to the 2000 Census there are:**
 - **49,887 owner occupied units**
 - **26,613 renter occupied units**
 - **3,967 vacant units**
 - **82,708 dwelling units total in Glendale.**
- ✓ **Current 2006 housing estimate is 86,783 dwelling units**



Planning Department Services

- ✓ **Manage the review of all land use applications**
- ✓ **Some require a public hearing, some are administrative**
- ✓ **Attend approximately 80 public hearings, workshops and neighborhood meetings annually**
- ✓ **Public Hearing Items:**
 - ✓ **General Plan Amendments, rezoning applications, conditional use permits, variances and subdivision plats**
- ✓ **Administrative Items:**
 - ✓ **Residential and commercial design review**



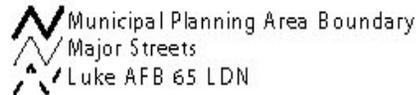
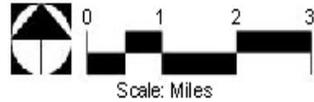
Planning Department Services **(cont.)**

- ✓ **Process annexation requests**
- ✓ **Maintain the City's General Plan**
- ✓ **Administer the City's Zoning Ordinance**
- ✓ **Maintain the Historic Preservation Plan**
- ✓ **Administer the City's award winning Citizen Participation Ordinance**

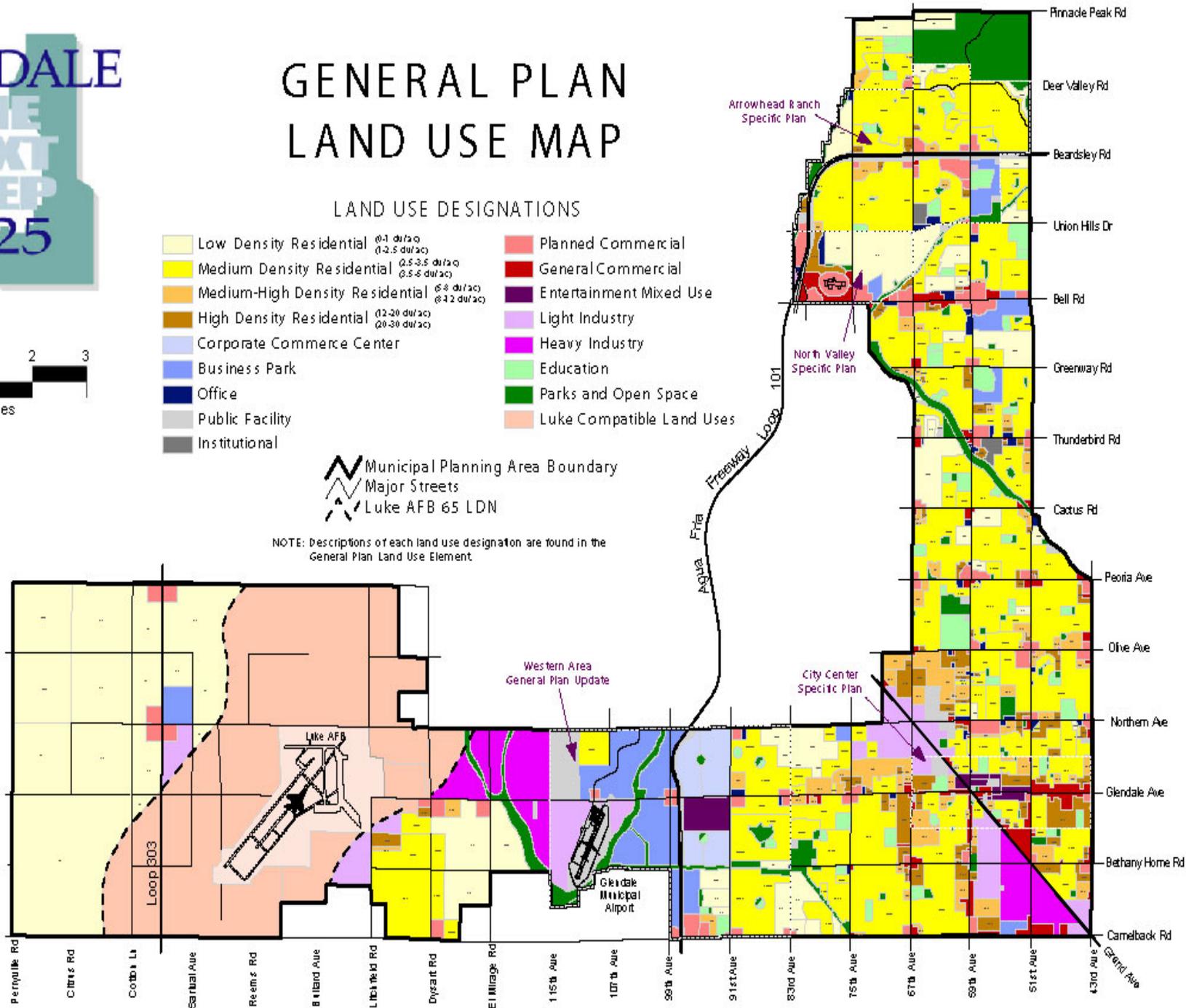


GENERAL PLAN LAND USE MAP

LAND USE DESIGNATIONS



NOTE: Descriptions of each land use designation are found in the General Plan Land Use Element





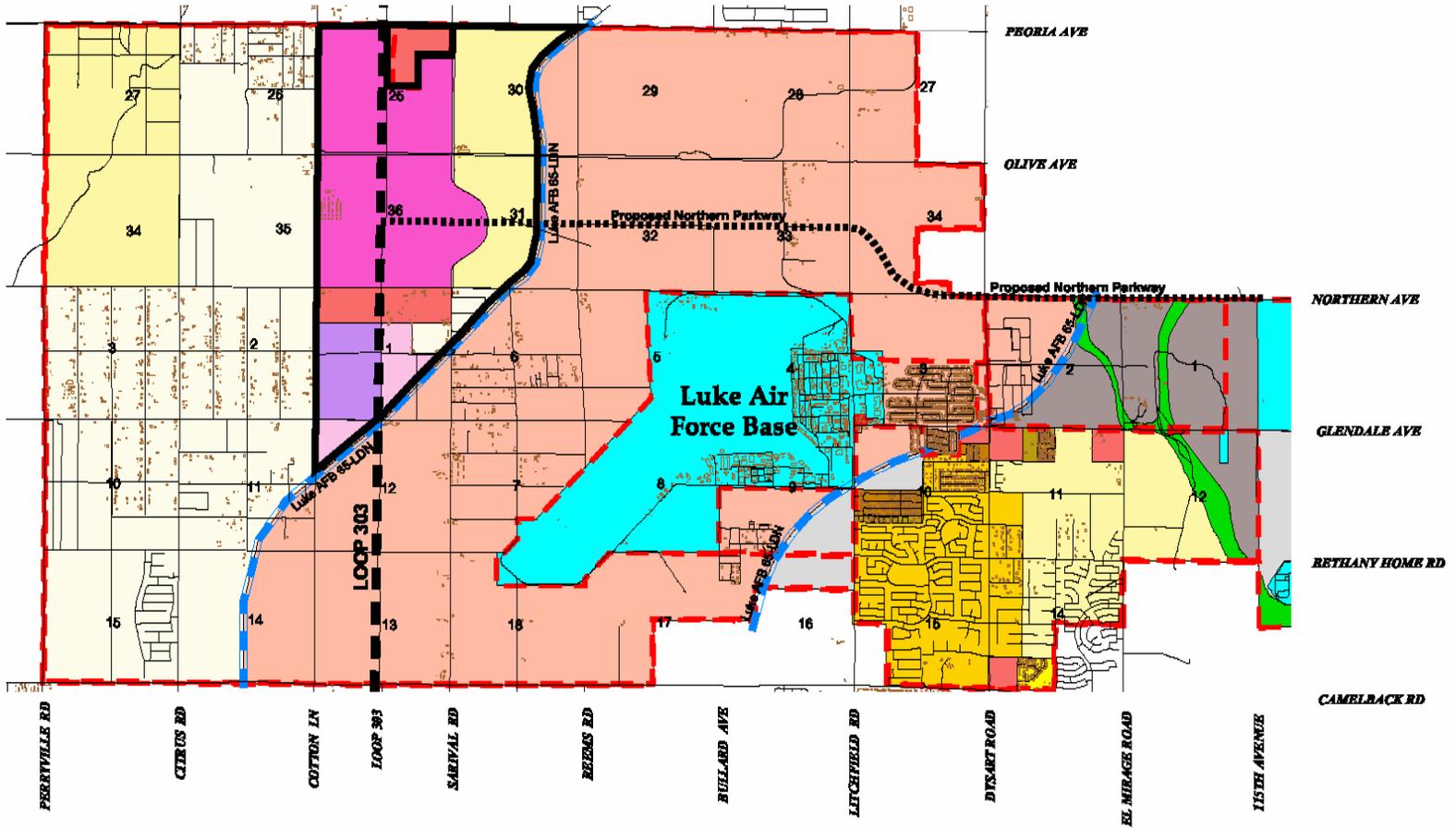
September 2005



GPA05-06: Approved 11/22/05 Major General Plan Amendment Effective: 12/21/05

Land Use Designations:

- GenPlan_LAFB
- CityLimit.shp
- Business Park
- Entertainment Mixed-Use
- Heavy Industrial
- High Density Residential: 12.0 - 20.0 du/ac
- Light Industrial
- Low Density Residential: 0 - 1 du/ac
- Low Density Residential: 1 - 2.5 du/ac
- Luke Compatible Land Use Area
- Medium Density Residential: 2.5 - 3.5 du/ac
- Medium Density Residential: 3.5 - 5.0 du/ac
- Medium-High Density Residential: 5.0 - 12.0 du/ac
- Office
- Parks and Open-Space
- Planned Commercial
- Public Facility



Boards & Commissions

The Planning Department acts as a liaison to the following Boards & Commissions:

- ✓ City Council**
- ✓ Planning Commission**
- ✓ Board of Adjustment**
- ✓ Historic Preservation Commission**



Major Planning Projects

- **Western Area General Plan Update.**
 - ✓ **Completion of a 10 square mile planning endeavor in West Glendale in 2002.**

- **Glendale 2025 - The Next Step.**
 - ✓ **A state mandated comprehensive update of the City's 1989 General Plan.**
 - ✓ **First planning endeavor in Glendale that encompassed the entire MPA.**
 - ✓ **Ratified on the November 5, 2002 General Election.**

- **Northern Crossing (Valley West Mall / Manistee Town Center).**
 - ✓ **Ongoing redevelopment of the 55 acre semi-regional commercial center.**



Major Planning Projects (cont.)

- **Historic Preservation Plan.**
 - ✓ Preparation and adoption of the Historic Preservation Plan. Adopted in 2003.

- **Residential Design & Development Manual.**
 - ✓ An update of the Single Family and Multiple Residence Design Guidelines. Completed in 2004.

- **Western Area Growth Corridor.**
 - ✓ Westgate & Zanjero Planned Area Developments.

- **Loop 303 General Plan Amendment & Annexation.**
 - ✓ Work on a 4.5 square mile planning endeavor in the Loop 303 Corridor. Annexation discussion, zoning and implementation is underway.



Family and Entertainment District

Glendale Avenue & Loop 101



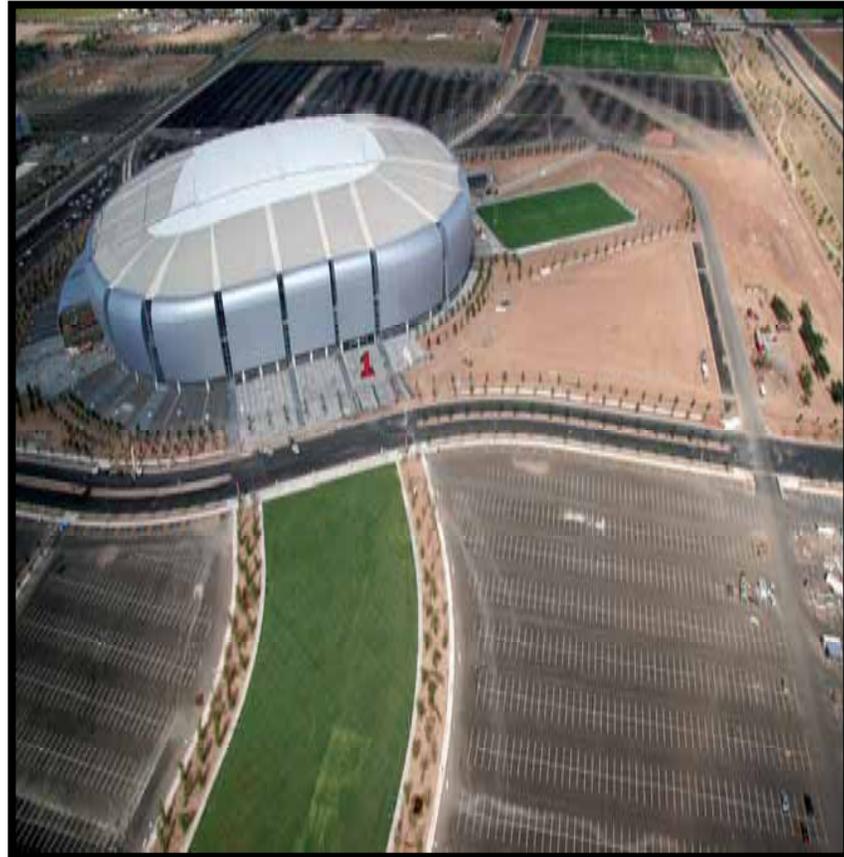
Sports Venues

- **Glendale Arena-**
 - ✓ Located at the NEC of Maryland Avenue and 95th Avenue
 - ✓ City owned multi-purpose facility
 - ✓ Opened December 2003
 - ✓ Seats 17,500
 - ✓ Home to the National Hockey League Phoenix Coyotes and the National Lacrosse League Arizona Sting



Sports Venues

- **Cardinals Stadium-**
 - ✓ Located at the SEC of Maryland Avenue and 95th Avenue
 - ✓ State owned multi-purpose facility
 - ✓ Opened August 2006
 - ✓ Seats 63,000
 - ✓ Home of the NFL Arizona Cardinals and Fiesta Bowl



Partners & Tenants

- Westgate & Glendale Arena-



- Cardinals Stadium-



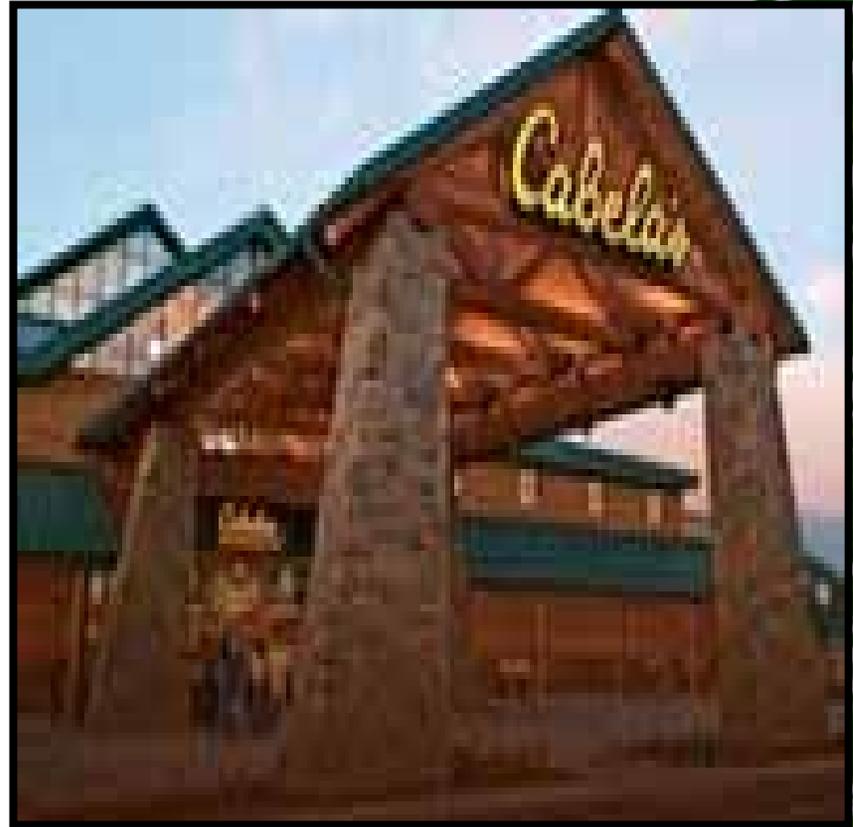
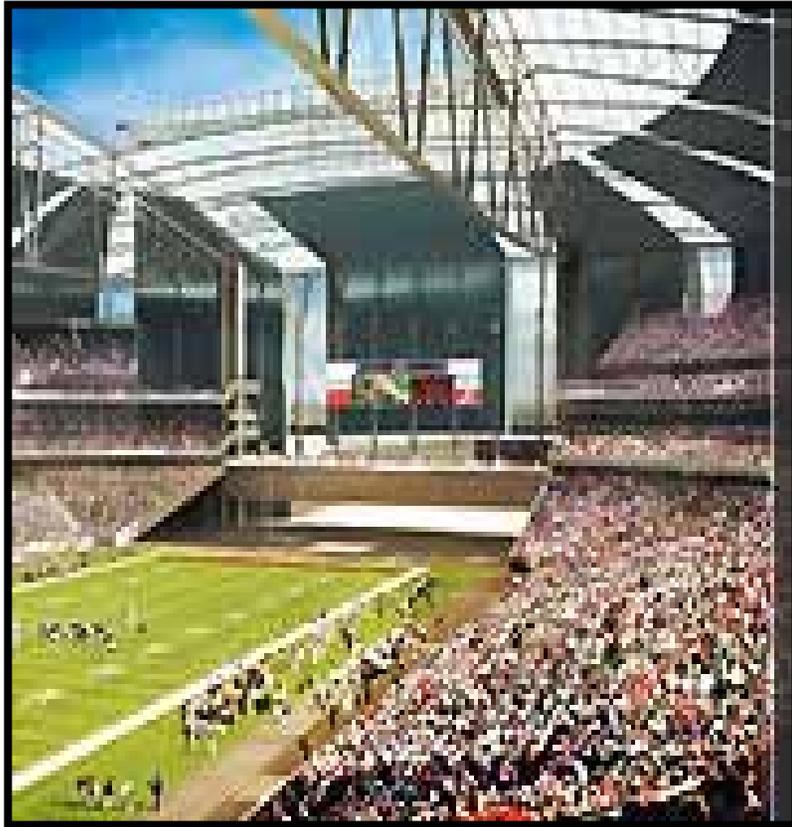
Activity Centers



Activity Centers



Activity Centers



Historic Preservation in Glendale

- Glendale enjoys a robust historic culture in a walkable downtown
- The City Council adopted the Historic Preservation Plan in 1992. The Plan was updated in 2003
- 4 Historic Districts are recognized in Glendale
- 156 properties are honored on the National Register of Historic Places
- The Planning Department is in the process of distributing 124 bronze plaques to be placed on historic properties



Historic Preservation Commission

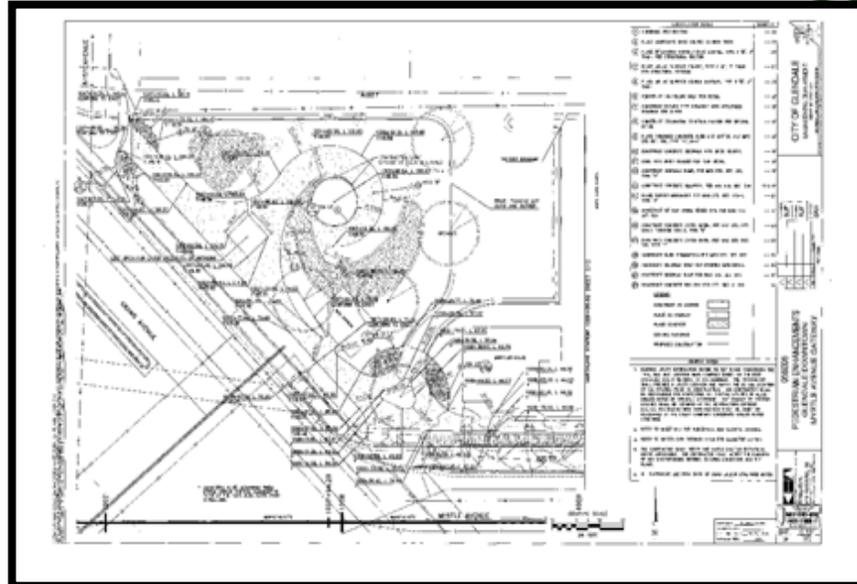
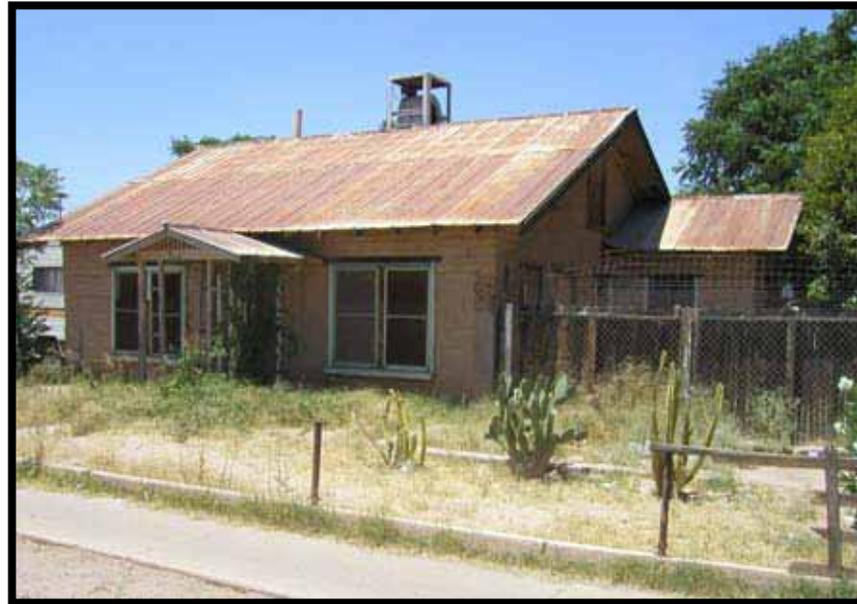
- **National Register of Historic Places Nominations**
 - ✓ **Districts**
 - ✓ **Individual Sites**
- **Heritage Grant Weatherization & Stabilization Projects**
 - ✓ **Catlin Court Historic District**
 - ✓ **Floralcroft Historic District**
- **Support And Awareness**
 - ✓ **Ruth Byrne Award**
 - ✓ **Annual National Historic Preservation Month**
 - ✓ **Annual Commission Bus Tour**
 - ✓ **Annual Chocolate Affair Booth and Display**



Historic Gateway Entry Planned

■ 61st Avenue & Grand Avenue:

- ✓ Adobe building will be restored
- ✓ Site will be landscaped
- ✓ Interpretive bronze plaques will tell city history



Downtown Parking Structure

- 58th Avenue & Palmaire Avenue:
 - ✓ 600 parking spaces
 - ✓ Ground floor retail on Palmaire Avenue relates well to Catlin Court across the street
 - ✓ Designed to encourage pedestrian activity
 - ✓ Battered columns tie into bungalow theme



Architectural Themes

- **Period Revival Era:**
 - ✓ English Cottage
 - ✓ Tudor
 - ✓ Spanish Eclectic

- **Modern Era:**
 - ✓ Ranch Style
 - ✓ Contemporary Style
 - ✓ Eclectic Houses



English Cottage



Ranch Style

Architectural Themes

- Early 20th Century Era:
 - ✓ Commercial Panel Brick
 - ✓ Commercial Box



Commercial Panel Brick



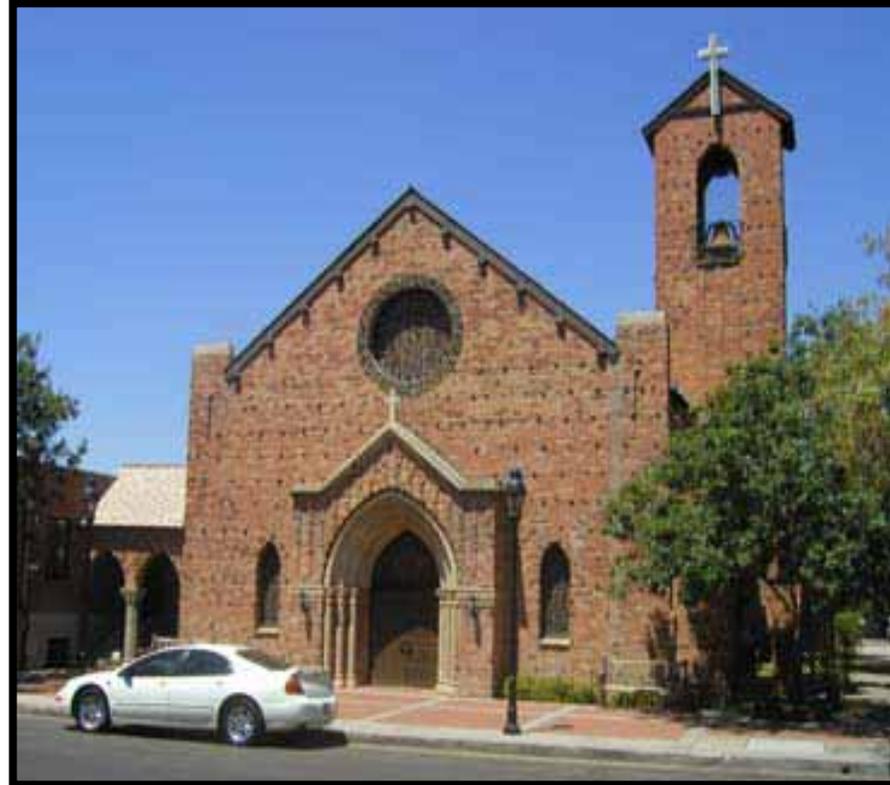
Commercial Box

Architectural Themes

- **Period Revival Era:**

- ✓ **Gothic Revival:**

- ✓ **Spanish Eclectic**



Gothic Revival

Property Types

- Residential
- Commercial
- Agricultural
- Religious
- Educational
- Governmental
- Transportation



Manistee Ranch Farm House



Residential



Glendale High School

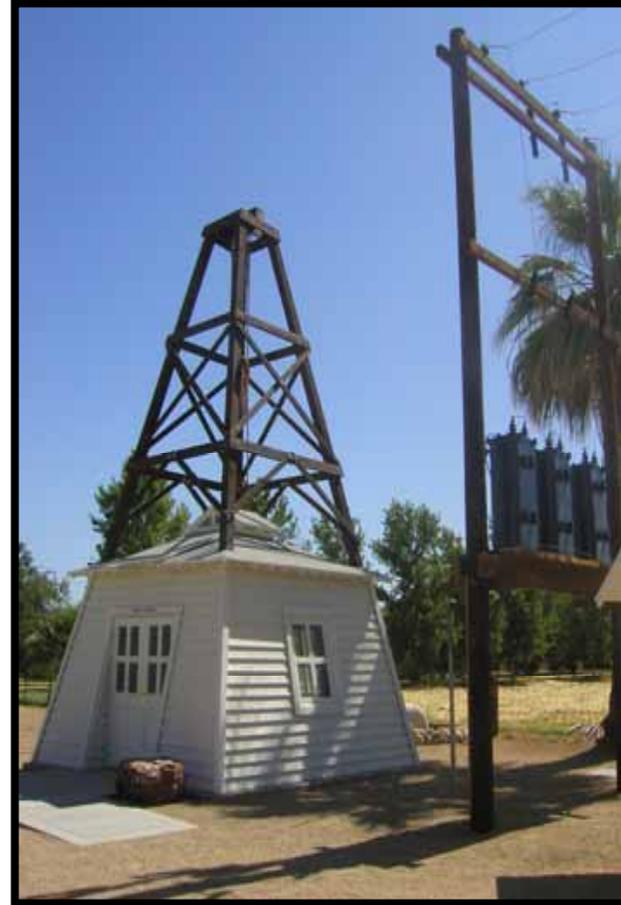
Architectural Themes



Bungalow Style Residence



Beet Sugar Factory



Arizona Canal



Downtown Walking Tours

- Glendale hosts Walking Tours of Historic Downtown Glendale:



Conclusion

- **Glendale and its residents, neighborhoods, businesses and partners, in working in a collaborative spirit, have achieved a significant amount of success in recent years**
- **This success implements the City's General Plan and the City Council goals for creating a full service community on a national platform**



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