



June 1, 2021

**RE: Rezoning (ZON21-15) Application Request to Amend the Catlin Court District Planned Area Development**

Dear Property Owners and Interested Parties:

On May 6, 2021, the City's Planning Commission provided consensus for the Planning Division to proceed with a rezoning application to amend the existing Catlin Court District PAD (Planned Area Development). The PAD boundary consists of four blocks bounded by Myrtle Drive, 57<sup>th</sup> Avenue, Palmaire Drive, and 59<sup>th</sup> Avenue.

The PAD accommodates mixed-use development for specialty retail that includes a mix of specialty retail stores, and restaurants with a percentage of office and residential use.

The proposed PAD amendment does not overturn the PAD but merely memorializes two provisions in the PAD as they were recently interpreted by the Zoning Administrator and later upheld by the Board of Adjustment. The proposed changes will amend the Land Use section of the Catlin Court District PAD to reflect the following interpretations:

- **Professional Office Space Use-** allowance of first floor professional office uses throughout the Catlin Court District without limitation.
- **Residential Uses-**A person is not required to work in a building in order to live in the same building.

Other than these two notable provision changes, the entirety of the remaining provisions of the PAD will remain in effect.

In compliance with the City's Citizen Participation Ordinance, the City will be hosting a neighborhood meeting to discuss the zoning case to amend the PAD. The meeting information is as follow:

**Meeting Date: June 14, 2021**

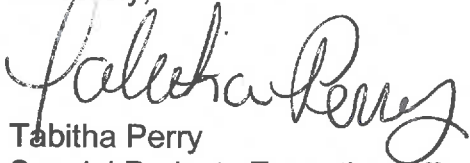
**Location: Council Chambers at City Hall**

**Time: 5:30 P.M. to 7:00 P.M.**

In preparation for the meeting or if you cannot attend the meeting, I have included the draft language of the pages (30 through 32) that the City is proposing to amend in the Catlin Court PAD based on the interpretation upheld by the Board of Adjustment. If you are unable to attend the meeting but would like to provide input or have questions. Please email me at [tperry@glendaleaz.com](mailto:tperry@glendaleaz.com) or call my direct line at (623) 930-2596.

If you would like to review the Catlin Court District PAD in its entirety, you may do so by coming to the second floor of City Hall, requesting a copy via email, or you can review the document at [https://www.glendaleaz.com/work/planning\\_zoning](https://www.glendaleaz.com/work/planning_zoning)

Sincerely,



Tabitha Perry  
Special Projects Executive Officer  
Planning

## Land Use

The intent of the Catlin Court District Planned Area Development is to accommodate a mix of uses which combines residential and non-residential land uses to establish ~~is to develop~~ a specialty retail district that would include a mix of specialty retail stores, and restaurants. ~~\*with a percentage of office and residential use.~~

### Professional Office Space Use:

~~Professional office space on the first floor of the buildings shall be limited to no more than twenty-five percent of the total conglomerate first floor area of the district.~~ Professional office use is permitted on all floors of buildings in the district. ~~\*the second floors and in basements.~~ In addition to the professional offices, service retail such as travel agencies are permitted under this category.

### Permitted Retail Uses:

Pedestrian-oriented specialty retail is the primary land use for the area. Specialty retail is defined as a retail use that is pedestrian oriented rather than oriented to the use of the automobiles sales finished products, is destination oriented, and does not impact the safety or use of the pedestrian environment.

Permitted specialty retail uses include but are not limited in character to, working studio space for artists, bookstores, old time photography studio, bakeries, restaurants, antique shops, museums, ice cream parlors, delicatessens, candy shops, craft shops, quilt shops, ceramic stores, candle shops, card shops, clock shops, doll shops, florists (fresh and dried), leather shops, specialty clothing boutiques, toy shops, kitchen/gourmet shops, travel agency, gift shops, art galleries, china shops, linen shops, glass shops, special holiday shops, wood working shops, wedding chapels, etc.

Retail uses not permitted include and are not limited to, all automobile oriented retail stores, Fast Food Restaurants with drive through, veterinary, bail bondsman, print shops, video rental stores, arcades and auto repair shops.

### Residential Uses:

Any building in the Catlin Court District originally constructed as a single-family residence may be used solely as a residence. In addition, a person may live and work within the same building while conducting business. Residential use is limited to one dwelling unit per land ~~property.~~ \*

**Conditional Uses:**

Performing Arts Centers and Bed and Breakfasts are considered conditional uses and may be permitted with a conditional use permit approved by the City of Glendale.

**Specializes Uses:**

Uses of specialized equipment by artist and craftspeople in the production of their work is permitted provided that the product is for retail sales on the premises. Examples include, but are not limited to, potter's electric and gas kilns, motorized woodworking equipment, and blacksmith or glass blowing forges.

**Land Use Mix:**

~~Professional office uses on the first floors of buildings shall be limited to a maximum of twenty five percent of the gross square footage of first floor space within the district.\*~~

Professional office, residential, and retail uses are allowed ~~in basements and second floors.\*~~

**Approval:**

Every use shall be subject to the development plan review process. A development plan review application is required and shall be submitted for all new land uses and changes of land use prior to implementation of the use.

Development in the Catlin Court district is subject to applicable City of Glendale life, safety, and fire codes; however, due to the historic nature of this area special consideration will be given as allowed by the codes. Utilities are required to be placed underground at the time of any new use or new development occurring in the property. The Underground Development Ordinance provides for a deferment of installation subject to certain requirements.

Where area water lines do not meet current standards to satisfy any enlarged or expanded use, each development plan review and building permit request will determine water tap and fire safety requirements. Sections of existing water lines are undersized and may require replacement with proper sized water lines. Since the existing water lines are old, cast iron lines, replacement of these lines should be included in the city's capital improvement program project list for downtown.

**Interpretation:**

Interpretation of acceptable land uses and PAD requirements shall be administered by the City of Glendale Planning Director.

**Appeals:**

Appeals to the interpretation of the PAD requirements shall be made as prescribed by the City Zoning Ordinances.

**Outdoor Merchandise Display:**

To maintain the residential character of the project, outdoor displays are limited to the front porch of the building.

**Outdoor Storage:**

Outdoor storage of materials is permitted in the rear of the buildings and shall be screened from view of all adjacent properties and public and pedestrian spaces.

**Outdoor Dining:**

Outdoor dining is permitted and encouraged.

\*These changes were made as part of an amendment to the Catlin Court District PAD (ZON21-15)