

GLENDALE CENTERLINE OVERLAY DISTRICT

WHAT IS THE CENTERLINE OVERLAY DISTRICT?

- The overlay district provides an alternative set of development standards in addition to the existing zoning district.
- Each character area included within the Centerline Project Area (43rd to 67th avenues from Myrtle Avenue to Ocotillo Road) is a part of the Centerline Overlay District.
- A property owner can choose to develop using the existing zoning or the overlay district, but cannot use both.
- The overlay district allows for and encourages mixed-use development, reduced property restrictions, more floor space and greater height than the traditional commercial zoning districts.

WHAT DOES THE OVERLAY DISTRICT ALLOW?

- The Centerline Overlay District allows for a wide variety of uses including but not limited to - residential and lodging, retail, eating and drinking establishments, general office, financial, health and personal services, specialty services, entertainment, recreational and cultural as well as social and professional organizations (see the Glendale Centerline Overlay District for a complete listing of allowed used).
- The main land use advantages of the overlay district over existing or traditional zoning districts is that it allows for greater height, intensity and density. It also encourages residential and commercial developments to co-locate to create mixed-use, urban village and live-work developments.
- Some uses are prohibited from using the overlay district standards including new and used automotive vehicles, boats, motorcycles and recreational vehicle dealerships and adult businesses.
- Façade improvements are not affected by either existing zoning or the overlay district.

HOW IS THE OVERLAY DISTRICT IMPLEMENTED?

- The application process for the overlay district is very simple. Applicants submit their plans for design review to the Planning Department and indicate if they choose to develop under the existing zoning or new overlay district. No rezoning and no public hearing is required.

WHAT ARE THE BENEFITS OF THE OVERLAY DISTRICT?

- Provides substantial flexibility (height, intensity, density) in regards to potential development options for property owners and business owners.
- Includes benefits for both new and existing business owners – flexible requirements for signage, banners, outdoor dining and live entertainment.
- Less administrative paperwork and a streamlined review process – no rezoning is necessary!
- Residents and visitors will experience a more vibrant Centerline and Historic Downtown.
- Businesses will experience more activity due to increased employment and housing opportunities.
- The proposed overlay district is scheduled to be adopted by the City Council in spring 2010.



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