



CALL TO ACTION!!

February 21st, 2024

HB2570: Planning; Home Design; Restrictions;
Prohibition



THIS IS A CALL FOR ACTION!

**THIS LEGISLATION WILL HAVE IRREVERSIBLE NEGATIVE
IMPACTS TO YEARS OF THOUGHTFUL PLANNING FOR GLENDALE
RESIDENTS AND NEIGHBORHOODS**

The bill is titled “Arizona Starter Homes Act” but provides zero obligation for developers to make housing units available at starter home price levels. Instead, this legislation solely benefits developers at the expense of thoughtful planning and the desires of residents who want quality standards for the development in their neighborhoods.

Stifles Local Input

Erodes local control by eliminating single-family zoning without public input, undermining communities’ ability to shape neighborhoods. Simultaneously diminishes resident participation, as lot size regulations

and public processes are eliminated. Grants developers unchecked freedom to determine density and housing types in single-family neighborhoods, sidelining public participation, inhibiting transparency, and impeding residents' ability to voice concerns. Pg. 1 line 6-8 & line 39-41

Promotes Overcrowding

Significantly relaxes regulations on setbacks and lot coverage for residential buildings, opening the door to potential overcrowding that may compromise the quality of life for residents and neighboring property owners. This reduction in regulatory oversight neglects the importance of maintaining balanced and aesthetically pleasing communities. With Glendale's residential zoning almost at capacity, this 1500 square foot minimum lot size will take president over larger lot as developers seek to build on smaller vacant property also known as infill projects. Pg. 1 line 42

Abolishes Design Standards

Prohibits any design or aesthetic requirements for new residential construction, neglecting the crucial role that such standards play in ensuring quality housing development and preserving the unique character of neighborhoods. This move raises concerns about the potential degradation of community aesthetics and overall appeal. Pg. 1 line 6 & Pg. 2 line 7

Compromises Safety Buffers

Prohibits requirements for screening, walls, or fences, diminishing safety buffers for residents near commercial or industrial development. These buffers, essential for the well-being of children and pets, play a vital role in maintaining the overall safety and tranquility of the community. Pg. 1 line 18 & 19

Lacks Provisions on Affordable Housing

While touching upon housing affordability, raises concerns about the long-term sustainability of affordable housing solutions with the absence of specific terms. Without clear guidelines, there is a risk that the intended affordability of housing units may transition to market-rate housing post-construction, undermining the purported goal of creating inclusive and sustainable housing options. Pg. 1 line 39

TO VOICE YOUR CONCERNS, PLEASE CONTACT YOUR STATE REPRESENTATIVES TO VOTE NO ON HB2570!!

To determine who your state legislators are, click here

To find your legislators contact information, click here



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