



City of Phoenix
Planning Department

ADDENDUM A
Staff Report: Z-TA-21-08
November 3, 2009

Planning Commission Hearing Date	November 10, 2009
Request	Adaptive Reuse Parking Reduction
Staff Recommendation	Approval, per Addendum A Language

Twelve of the thirteen village planning committees that have reviewed the text amendment to date have recommended approval. Desert View will review the amendment on November 3, 2009 and Deer Valley will not review the amendment until after the Planning Commission decision (November 19, 2009). Camelback East Village recommended denial.

Several of the village planning committees who did recommend approval, recommended changes to allow additional benefits for reduced parking. There suggestions are outlined below with staff's comments.

Suggestion:

Allow a shared parking model to be used for off-site parking rather than allowing use of the parking lot spaces only when they are not required parking for another use.

Staff's Response:

The current shared parking model is difficult for staff to track and broadening the scope would make it even more problematic to ensure accuracy and consistency. Staff may be more agreeable when there is additional staff and better technology to implement.

Suggestion:

Delete the minimum two required spaces on site.

Staff's Response:

Staff would like to maintain two spaces to ensure that accessible parking be available on site. Most adaptive reuse projects less than 5,000 square feet in size would require at least one space (1 space per 25 spaces).

Suggestion:

Allow any existing use to take advantage of the parking reduction.

Staff's Response:

The intent of the Adaptive Reuse Program was to make it easier for those changing the use in an existing building. To recommend it for all small businesses would be beyond the scope of the current program. Staff would reconsider if the program were for all small businesses that met the criteria otherwise.

Suggestion:

Allow a legally binding agreement rather than the five year renewable lease.

Staff Response:

A legally binding agreement is not specific enough and the five year renewable lease is the standard used today by the Development Services Department.

In addition to recommendations from the village planning committees, the Street Transportation Department has expressed concerns regarding accessible parking requirements. Staff suggests the following language be added to address their concerns:

702.E.8.f ACCESSIBLE PARKING: ALL ZONING ORDINANCE REQUIREMENTS FOR ACCESSIBLE PARKING SHALL APPLY.

Attachments:

Attachment A - Revised Language dated November 2, 2009

Attachment B - Village Planning Committee Recommendations as of November 2, 2009

Attachment A
Z-TA-21-08 Adaptive Reuse Parking Standards
Addendum A
November 2, 2009

Proposed Language

Amend Chapter 2, Section 202 (Definitions) by adding the following definition in correct alphabetical order:

ADAPTIVE REUSE: ADAPTIVE REUSE IS THE PRACTICE OF ADAPTING EXISTING BUILDINGS FOR NEW PURPOSES WHEN THE ORIGINAL USE OF A BUILDING CHANGES OR BECOMES OBSOLETE.

Amend Chapter 7, Section 702.E (Modifications to Parking Requirements) by adding new Paragraph 8 and renumber remaining section accordingly as follows:

8. **ADAPTIVE REUSE.** THE PURPOSE OF THESE STANDARDS IS TO ALLOW ELIGIBLE PROPERTIES TO REDUCE THE AMOUNT OF REQUIRED OFF-STREET PARKING. THIS PRACTICE WILL ENCOURAGE RE-INVESTMENT IN ESTABLISHED NEIGHBORHOODS, PROMOTE NEIGHBORHOOD PRESERVATION, REVITALIZE NEIGHBORHOODS AND ENDORSE SUSTAINABILITY.
 - a. **CRITERIA FOR ELIGIBILITY:** TO BE ELIGIBLE FOR AN OFF-STREET PARKING REDUCTION FROM THE REQUIREMENTS OF SECTION 702, THE FOLLOWING CRITERIA MUST BE MET:
 - (1) THE BUILDING SHALL BE A MINIMUM OF TWENTY FIVE (25) YEARS OF AGE; AND
 - (2) THE PROJECT SHALL BE A NON-RESIDENTIAL USE OR A MIX OF RESIDENTIAL WITH NON-RESIDENTIAL WITHIN THE SAME BUILDING; AND
 - (3) THE SIZE OF THE BUILDING SHALL NOT EXCEED FIVE THOUSAND (5,000) GROSS SQUARE FEET INCLUDING ANY PROPOSED ADDITIONS. NO PROPOSED ADDITIONS MAY EXCEED FIFTY PERCENT (50%) OF THE EXISTING BUILDING.

- b. **REQUIRED PARKING:** THE REQUIRED PARKING FOR ANY USE SHALL BE ON THE SAME LOT AS THE USE, EXCEPT FOR THE FOLLOWING PROVISIONS:
- (1) THE OFF-SITE PARKING AREA IS LOCATED WITHIN ONE THOUSAND THREE HUNDRED TWENTY FEET (1,320') OF THE USE MEASURED IN A DIRECT LINE FROM THE BUILDING; AND
 - (2) THE USE OF THE OFF-SITE PARKING AREA IS EXCLUSIVELY FOR THE SUBJECT USE AND DOES NOT REDUCE PARKING FOR ANY OTHER USE BELOW THAT REQUIRED BY THIS SECTION; AND
 - (3) THE OFF-SITE PARKING AREA MUST BE USED IN CONJUNCTION WITH A RECORDED, NON-CANCELABLE LEASE, RENEWABLE IN A MINIMUM OF FIVE (5) YEAR INCREMENTS. A COPY OF THE EXECUTED AND RECORDED LEASE SHALL BE PROVIDED TO THE DEVELOPMENT SERVICES TRAFFIC ENGINEER. THE LEASE MUST REMAIN PERMANENTLY IN EFFECT TO SATISFY THE PARKING REQUIREMENTS OF THIS SECTION. OR ANOTHER SUCH LEASE SHALL BE OBTAINED AND PROVIDED TO THE DEVELOPMENT SERVICES TRAFFIC ENGINEER.
- c. **PARKING REDUCTION:** THERE SHALL NOT BE LESS THAN TWO (2) ON-SITE PARKING SPACES PROVIDED, UNLESS NO ON-SITE PARKING IS REQUIRED BY ZONING ORDINANCE.
- (1) IF THE SUBJECT PARCEL IS WITHIN ONE THOUSAND THREE HUNDRED TWENTY FEET (1,320') OF A PUBLIC PARKING LOT OR GARAGE, ANY PARKING SPACES IN EXCESS OF THOSE ALREADY DEDICATED OR DESIGNATED TOWARD OTHER USES MAY BE COUNTED FOR UP TO FIFTY PERCENT (50%) OF REQUIRED PARKING; OR
 - (2) IF THE SUBJECT PARCEL IS WITHIN ONE THOUSAND THREE HUNDRED TWENTY FEET (1,320') OF A LIGHT RAIL STATION, A MAXIMUM REDUCTION OF FIFTY PERCENT (50%) OF REQUIRED PARKING IS PERMITTED; OR
 - (3) IF THE SUBJECT PARCEL IS WITHIN ONE THOUSAND THREE HUNDRED TWENTY FEET (1,320') OF A CITY OWNED PARK AND RIDE FACILITY, A MAXIMUM REDUCTION OF FIFTY PERCENT (50%) OF REQUIRED PARKING IS PERMITTED; OR

(4) IF THE USE IS AN OUTDOOR DINING AREA ACCESSORY TO A RESTAURANT, OUTDOOR DINING AREAS UP TO A MAXIMUM OF FIVE HUNDRED (500) SQUARE FEET AND NOT EXCEEDING TWENTY FIVE PERCENT (25%) OF THE PRIMARY BUILDING'S GROUND LEVEL GROSS FLOOR AREA, SHALL NOT BE SUBJECT TO ADDITIONAL REQUIRED PARKING.

d. **PARKING LOT LANDSCAPING:** NEW PARKING AREAS WITH TEN (10) OR LESS SPACES SHALL NOT BE SUBJECT TO REQUIRED PARKING LOT LANDSCAPE STANDARDS.

e. **TANDEM PARKING:** TANDEM PARKING MAY BE USED FOR EMPLOYEE PARKING AND MAY ACCOUNT FOR UP TO TWENTY PERCENT (20%) OF THE REQUIRED PARKING. TANDEM PARKING SPACES SHALL HAVE DIMENSIONS MEASURING A MINIMUM OF NINE AND ONE-HALF (9 ½ ') FEET BY EIGHTEEN (18') FEET FOR EACH PARKING SPACE. TANDEM PARKING SPACES SHALL BE SIGNED FOR EMPLOYEE USE ONLY.

f. **ACCESSIBLE PARKING:** ALL ZONING ORDINANCE REQUIREMENTS FOR ACCESSIBLE PARKING SHALL APPLY.

8. 9. ~~Other Parking Reductions~~ REDUCTIONS FOR INFILL DEVELOPMENTS

a. Within the infill development incentive districts, as shown on the general plan for Phoenix, a development's on-street parking adjacent to and along the same side of a public, local or collector street may be counted toward parking requirements.

b. The Zoning Administrator or Board of Adjustment may grant a use permit in accordance with the standards and procedures of Section 307 to reduce the applicable parking requirements when property is located within the infill development incentive districts as shown on the general plan for Phoenix, and it can be shown there is less demand for parking or alternative sources of transportation are available.

Attachment B
Z-TA-21-08 Adaptive Reuse Parking Standards
Addendum A
November 2, 2009

Village Planning Committee Recommendations on Z-TA-21-08

<u>Village</u>	<u>Date</u>	<u>Vote</u>	<u>Recommendation</u>
Ahwatukee Foothills	10/26	12-0	Approval
Alhambra	10/27	10-0	Approval, subject to two changes noted below.
Camelback East	10/6	9-2	Denial
Central City	10/12	11-0	Approval, subject to changing from 1320' of light rail station to 1235' to be consistent with TOD (TOD is actually 1320)
Deer Valley	11/19		
Desert View	11-3		
Encanto	10/5	15-0 w/ 1 abstaining	Approval, subject to the two changes noted below.
Estrella	10/20	7-0	Approval
Laveen	10/12	8-1	Approval
Maryvale	10/13	10-0	Approval
North Gateway	10/8	5-0	Approval
North Mountain	10/21	16-0	Approval, subject to including existing businesses.
Paradise Valley	10/5	15-0	Approval
Rio Vista	10/26	4-0	Approval, subject to including existing businesses.
South Mountain	10/13	12-0	Approval

Encanto VPC Recommended Changes

702.E.8.b. THE USE OF THE OFF-SITE PARKING AREA IS EXCLUSIVELY FOR THE SUBJECT USE AND DOES NOT REDUCE PARKING FOR ANY OTHER USE BELOW THAT REQUIRED BY THIS SECTION; AND MAY REDUCE PARKING FOR ANY OTHER USE AS LONG AS THE USES HAVE OFFSETTING BUSINESS HOURS AND THE BUSINESS HOURS ARE DOCUMENTED IN A SHARED PARKING LEASE AGREEMENT TO BE APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT TRAFFIC ENGINEER.

702.E.8.c. PARKING REDUCTION: THERE SHALL NOT BE LESS THAN TWO (2) ON-SITE PARKING SPACES PROVIDED, UNLESS NO ON-SITE PARKING IS REQUIRED BY ZONING ORDINANCE.

Alhambra VPC Recommended Changes

Section 702.E.8.b(2) that the exclusivity requirement be reconsidered to allow shared parking and to Section 702.E.8.b.(3) that the five-year renewable lease requirement be reconsidered to allow a legally binding agreement.