

PRE-HEARING STAFF ANALYSIS

Rezoning Petition No. 2005-166

Petitioner: Trinity Partners

Request: Text Amendment to allow flexibility for the Planning Director to approve a deviation from the 400' maximum spacing requirement for required on-site parking spaces if the site meets one or more characteristics.

Proposal

Currently, the Zoning Ordinance requires off-street parking spaces to be located no more than 400' from the use they intend to serve. This standard does not apply to auditoriums, stadiums, assembly halls, gymnasiums and other places of assembly, industrial, wholesaling and manufacturing establishments and hospitals.

When an existing facility which is exempt from the 400' requirement (such as an auditorium), undergoes a change of use that now requires off-street parking spaces to be located within 400 feet of the use, it could require parking decks to locate all the spaces within 400 feet. Existing parking located more than 400' from the use, could not be counted toward the requirement.

This text amendment would to allow the Planning Director to consider, on a case-by-case basis, a deviation from the parking location requirement for specific development sites that meet specific conditions. Deviations from the 400 foot maximum spacing requirement up to a 1200 foot separation are proposed.

The specific conditions upon which the Planning Director may consider a deviation are:

- The site has unusual natural features that will be preserved, such as steep slopes, streams, or environmentally sensitive areas, tree cluster areas, and/or open spaces or landscape elements in excess of the required minimums,
- The site has an unusual configuration,
- The site is located on a spacious and extensively landscaped setting such as those found in a research park,
- The site contains an existing facility that has undergone a change of use, resulting in the opportunity to utilize existing parking areas.

The Planning Director would consider parking space deviations, based on the site meeting at least one of the specific conditions, plus the provision of two or more of the following heightened pedestrian amenities:

- Pedestrian lighting,
- A well-defined pedestrian pathway system, including sidewalks of no less than 6' in width, or
- A circulatory bus system throughout the site.

Consistency and Conclusion

This text amendment is appropriate for approval, and is consistent with the purposes, goals, objectives and policies of adopted plans.