

AGENDA ITEM #: _____

DATE: October 11, 2017

CAR #: N/A

**CITY OF GOODYEAR
PLANNING AND ZONING COMMISSION ACTION REPORT (CAR)**

SUBJECT: Zoning Ordinance Text Amendment – Off-street Parking and Loading	STAFF PRESENTER: Karen Craver, AICP, Planner III CASE NUMBER: 17-220-00007 OTHER PRESENTER: None
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PROPOSED ACTION:

1. Conduct a public hearing to consider amending Article 6 (Off-street Parking and Loading) of the Zoning Ordinance:
 - a. Open public hearing
 - b. Staff presentation
 - c. Applicant presentation (10 minutes)
 - d. Receive public comment (3 minutes per speaker)
 - e. Close public hearing
2. Recommend that City Council amend Article 6 (Off-street Parking and Loading) of the Zoning Ordinance, as amended, by amending Article 6-4 Section 6-4-1 (Determination of Required Spaces) to allow a reduction in required parking for a known industrial user, under certain circumstances, and by amending Article 6-4 Section 6-4-2 (Parking Requirements) to reflect current operations and parking needs of industrial users, as set forth in draft Ordinance No. 17-1372 attached hereto.

BACKGROUND AND PREVIOUS ACTIONS:

The city of Goodyear Zoning Ordinance was adopted on May 24, 1999, and has been amended periodically to reflect evolving operations and needs of the industrial business community. The goal of the amendments has been to increase the likelihood that industrial businesses will choose the city of Goodyear to establish new locations, while providing the city with assurances that there will be minimal impacts on city residents and on adjacent properties.

STAFF ANALYSIS:

This staff initiated text amendment to the Zoning Ordinance proposes changes in the Industrial parking requirements. During recent site plans staff identified opportunity for improvement. Specifically, Dick's Sporting Goods (DSG) and REI indicated that the city's parking requirement for large warehouse or distribution facilities (1 space per 2,000 sq. ft. of floor area) is based on an outdated theory that as a building increased in size the number of employees increased proportionately. This results in far more parking spaces than were needed for their types of operations and their staffing levels.

Butler Design Group, architects for both DSG (approximately 620,000 square feet) and REI (approximately 440,000 square feet) has told staff that the larger distribution facilities typically have more warehouse space, which has fewer employees. In addition, the distribution facilities are becoming more automated and using, for example, ceiling-high racking systems and conveyor belt systems that run the length of the buildings. Both systems take up a great deal of square footage, but require few employees to operate them.

Staff worked with DSG, REI and Butler in the development of their site plans to provide the amount of parking that was appropriate for their operations and staffing levels, while ensuring that the city's required parking numbers could be accommodated on their sites. Specifically, their site plans depicted the amount of parking that was needed for them and that would be put in, and also depicted where and how the city's required parking numbers could be provided on-site should the user of the building change and the parking be needed.

Staff researched the parking requirements of other valley cities and found that Goodyear's requirement of 1 space per 2,000 sq. ft. of floor area was indeed outdated. Many of the cities recognized that as a building increased in size the number of employees does not increase proportionately and have set their parking requirements accordingly. Initially, more parking is required for lesser square footage amounts, and as buildings increase in size, the amount of parking required per square foot is reduced.

This proposed text amendment follows the trend of setting parking requirements based on evolving operations and needs of the industrial business community. Staff is recommending the deletion of the Large Warehouse or Distribution Facility greater than 200,000 sq. ft. floor area Parking Use Classification and using one Parking Use Classification for all warehouse and distribution facilities. Staff further recommends that the parking requirements for the Warehouse or Distribution Facility Use Classification and for the Manufacturing, Assembling and Processing Use Classification be reduced as follows:

- 1 space per 1,000 sq. ft. for the 1st 10,000 sq. ft. of floor area & 1 space per 5,000 sq. ft. for the remaining floor area & 1 space per 300 sq. ft. of office floor area

In addition, staff is recommending codification of allowing the warehouse and distribution businesses, and the manufacturing, assembling, and processing businesses, to put in only the amount of parking that is needed for their business. The businesses will then plan for and depict on their site plan where and how the city's required parking numbers could be provided on-site should the user of the building change and additional parking be needed. The proposed language is as follows:

- The required minimum number of developed parking spaces for the Manufacturing, Assembling and Processing Use Classification and the Warehouse or Distribution Facility Use Classification set forth in paragraph E. (General Industrial, Manufacturing and Warehousing) of the Table in Section 6-4-2 may be reduced for a known user if the known user's operations can demonstrate to the satisfaction of the Zoning Administrator that the user's parking needs can be met with fewer parking spaces because of the nature of the known user's operations (i.e. a user with a highly automated facility that requires

minimal employees because of the automation). Although a known user may not be required to build the minimum number of required parking spaces reflected in the Table in Section 6-4-2, the property shall be developed such that additional parking spaces necessary to meet the minimum parking requirements in the Table in Section 6-4-2 below can be developed in the future should the user change. The site plan for the known user shall depict such future additional parking spaces, including the circulation that will be required to access such spaces, and the ability to accommodate the drainage for the additional parking.

PUBLIC PARTICIPATION:

A display ad regarding the proposed Zoning Ordinance text amendment and the public hearing dates was published in the Arizona Republic Southwest Valley edition on September 22, 2017, and the draft amendment was published on the city's website for public review. To date, staff has received no inquiries from the notifications.

FISCAL ANALYSIS:

There is no immediate impact to the current fiscal year budget associated with the approval of the Zoning Ordinance text amendment.

RECOMMENDATION:

Staff recommends approval of the amendment to Article 6 (Off-street Parking and Loading) of the Zoning Ordinance by amending Article 6-4 Section 6-4-1 (Determination of Required Spaces) and by amending Article 6-4 Section 6-4-2 (Parking Requirements) as set forth in draft Ordinance No. 17-1372.

ATTACHMENTS:

1. Draft Ordinance No. 17-1372
2. Existing Redlined Article 6 Off-street Parking and Loading
3. Parking Requirements of Valley Cities