

AGENDA ITEM #: \_\_\_\_\_

DATE: November 13, 2017

CAR #: 17-6175

**CITY OF GOODYEAR  
CITY COUNCIL ACTION REPORT (CAR)**

<b>SUBJECT: Zoning Ordinance Text Amendment – Off-street Parking and Loading</b>	<b>STAFF PRESENTER:</b> Karen Craver, AICP, Planner III  <b>CASE NUMBER:</b> 17-220-00007  <b>OTHER PRESENTER:</b> 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. Receive public comment
  - d. Close public hearing
2. ADOPT ORDINANCE NO. 17-1372 AMENDING 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; PROVIDING FOR CORRECTIONS, SEVERABILITY, AN EFFECTIVE DATE, AND PENALTIES.

**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 of floor area) is based on an outdated theory that as a building increased in size the number of employees increased proportionately.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 1<sup>st</sup> 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

Below is a comparison between the current parking requirements and the proposed parking requirements, utilizing the Dick's Sporting Goods distribution facility:

- 620,000 sq. ft. building at 1 space per 2,000 sq. ft. of floor area = 310 parking spaces
  - 20,000 sq. ft. of office at 1 space per 300 sq. ft. of floor area = 67 parking spaces
  - 10,000 sq. ft. of wh/dist at 1 space per 1,000 sq. ft. of floor area = 10 parking spaces
  - 590,000 sq. ft. of wh/dist at 1 space per 5,000 sq. ft. of floor area = 118 parking spaces
- 195 parking spaces

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:**

##### Notice of Planning and Zoning Commission and City Council Public Hearings

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.

##### Planning and Zoning Commission Meeting

At the Commission meeting held on October 11, 2017, a presentation regarding the proposed Zoning Ordinance text amendment was made by staff. After a brief discussion regarding the percentage change in required parking, and the ability of industrial businesses to expand following adoption of the amendment, the Commission voted 5 to 0 to recommend approval of the text amendment. The Commission also voiced their support of text amendments proposed to maximize opportunities for the industrial business community.

#### **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, and the Planning and Zoning commission, recommend 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 the attached Ordinance No. 17-1372.

**ATTACHMENTS:**

1. Ordinance
2. Existing Redlined Article 6 Off-street Parking and Loading
3. Parking Requirements of Valley Cities