
MEMORANDUM

DATE: October 17, 2002

TO: Council Members

FROM: Council Member Nancy Saxton

SUBJECT: Legislative Action – request to reevaluate the Zoning Ordinance relating to parking requirements and shared parking options in the Commercial Business CB and Commercial Shopping CS Zoning Districts

CC: Rocky Fluhart, Dave Nimkin, DJ Baxter, Diana Karrenberg, Steven Allred, Lynn Pace, Alison Weyher, David Dobbins, Roger Evans, Brent Wilde, Harvey Boyd, Craig Spangenberg, Enzo Calfa, Jan Aramaki, Marge Harvey, Sylvia Jones, Janne Neilson, Annette Daley, Barry Esham, Gwen Springmeyer

I would appreciate the Council’s support for a Legislative Action requesting that the Administration reevaluate the Commercial Business and Commercial Shopping zoning districts regarding parking requirements and alternative parking solutions such as leased, shared, or off-site parking. It has come to my attention that it would be helpful to reassess the current parking requirements for commercial areas in order to provide expanded opportunities for shared parking and a more efficient use of existing parking areas in commercial shopping centers. Recent examples include a planned development conditional use approval for retail development at 661 East 400 South (4th South Market) and potential development of vacant commercial properties along 3300 South next to the Brickyard Plaza.

In reviewing these examples with Planning staff, it appears that it would be beneficial to reevaluate definitions, standards and parking requirements in the Zoning Ordinance. For example:

- The Zoning Ordinance does not permit off-site parking in the Commercial Business and Commercial Shopping zones.
- The types of uses that may take advantage of alternative parking options (such as shared or leased parking) are limited to “unique non-residential uses, single room occupancy uses or unique residential populations”.
- In addition, individual lots are required to be incorporated into larger shopping center developments in order to allow the opportunity for shared parking and a more efficient use of existing parking in larger commercial areas. (This action requires legally removing individual property lines through a subdivision process.)

I would appreciate the support of Council Members in asking the Administration to reevaluate the Zoning Ordinance and provide the Council with options to address these issues. The result I would like to see is Zoning Ordinance language that would create:

- Additional opportunities for shared, off-site parking.
- Other potential areas citywide or zone classifications that may be considered for similar revisions such as the Institutional, Residential Business, Residential Office zones.
- Other creative options that may be identified by the Administration. (This could include combining this request with the Legislative Action sponsored by Council Member Love and adopted earlier this summer by the City Council requesting a reevaluation of use definitions, standards and parking requirements in the Commercial Neighborhood zoning district.)