

PLANNING COMMISSION MINUTES
January 19, 1988
7:00 PM

Present: Chairman Douglas Todd, Robert McKenzie, Richard Sharp, Mick Johnson; Harold Shafter, City Council Rep.; Jon Reed Boothe, Planning Director

Excused: Dick Dresher, Cheryl Okubo, Berwyn Andrus, Robert Goodman

Invocation: Mick Johnson

Minutes of November 17, 1987 were approved by majority vote. Chairman Todd abstained since he was not present at this meeting. (Note: The last Planning Commission meeting was held November 17, 1987. There were no December 1987 meetings held).

Miscellaneous:

1-19-88.12A Further discussion of the proposed amendments to the off-street parking ordinance, Chapter 10 of the zoning ordinance.

The following sections of Chapter 10 were reviewed by the Planning Commission:

Section 10-201.1, No Guarantee, a new section;

Section 10-201.2, Changes in Land use, a new section;

Section 10-202 regarding size of parking spaces is a changed section in that the dimensions for 90, 60, 45 degree parking and parallel parking are specifically given;

Section 10-202.1, Handicapped Parking, a new section;

Sections 10-203.6; 10-204, Floor Area Defined; 10-205, Alternative To On-Site Parking, were all changed;

Minor changes were given to Section 10-206.1, Screening and Landscaping, and Section 10-206.4, Lighting;

In Section 10-5014, Medical, Dental and Related Offices, the minimum parking was changed from 4 to 6 parking spaces for each practitioner;

Section 10-5015, Business and Non-Medical Professional Offices, Personal Services, Intensive Commercial Retail Sales and Services, requires one parking space for each 200 sf of floor area.

The Planning Commission felt that since there are so many variables in parking due to the season of the year, time of day, day of the week, and location, whether it be downtown or a suburban location, for the same land use, those variables make it difficult to get a specific formula for parking. In this section the Planning Commission would like to add the following:

"Adjustment of the floor area factor may be considered based on a current survey of existing parking use rates for similar occupancies in comparable conditions, or the recommendation of recognized experts in the field, subject to approval by the Planning Commission."

Section 10-5016, Less Intensive Retail Sales and Services and Commercial Recreation, requires one parking space for each 300 sf of floor area. The Planning Commission felt comfortable with the formula but would like to add the following:

"Adjustment of the floor area factor may be considered based on a current survey of existing parking use rates for similar occupancies in comparable conditions or the recommendation of recognized experts in the field subject to approval by the Planning Commission."

Section 10-5019, Hospital and Health Care Center, the present off-street parking requirement is .7 of a parking space per bed. The Planning Commission felt this is appropriate for hospital land uses, but for health care centers they recommend .3 of a parking space per bed. The Planning Commission further felt it is difficult to come up with one formula since experience has shown that the requirement for Care West, 350 So. 400 E., is greater than for the Life Care Center, 2600 So. 460 W., due to the fact that Care West has a lot of out-patient activity whereas the Life Care Center does not.

The Planning Commission felt the following paragraph should be placed in this section:

"Adjustment of the floor area factor may be considered based on a current survey of existing parking use rates for similar occupancies in comparable conditions or the recommendation of recognized experts in the field subject to approval by the Planning Commission."

A new Section 10-5021, Shared Parking, would state:

"In mixed-use facilities where parking requirements of various occupancies are reasonably expected to peak at varying times of the day or night, parking requirements may be adjusted in accordance with established principles of the shared parking concept as documented by recognized experts in the field and as approved by the Planning Commission."

Section **10-600**, Typical Minimum Parking Area Dimensions, shows diagrams with dimensions for 45, 60, and 90 degree parking and parallel parking. The Planning Commission felt that separating these four specific parking diagrams was better than the present ordinance which has everything lumped together in one formula that is not workable. It has been the Planning Commission's experience that the present diagram is faulted and not workable.

The meeting adjourned at 8:30 PM.

A copy of the Off-Street Parking amendments as proposed by the Planning Commission to the City Council is made a part of these minutes.