

AGENDA ITEM: _____
DATE: 3/16/2015

**CITY OF CASA GRANDE
REQUEST FOR COUNCIL ACTION**

Date Submitted: 2/23/2015	Date Requested: 3/16/2015
Type of Action Requested	Subject
<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Formal Action/Motion <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Other	Request by the City of Casa Grande for the following Zoning Text Amendment amending the off-street parking table 17.56.220.B of the City of Casa Grande Municipal Code concerning parking requirements for outdoor sales; restaurants, cafes, bars and similar uses; retail store and service establishments; and swap meets, flea markets (Exhibit A).

RECOMMENDATION:

Planning Commission and Staff recommend that the Mayor and City Council approve the Ordinance amending the off-street parking table found at 17.56.220.B of the City of Casa Grande Municipal Code.

DISCUSSION:

Recent development proposals have prompted City Staff to closely examine particular off-street parking requirements for certain uses within the Municipal Code. The intent of this amendment is to clarify and revise the parking requirement for:

- *“Retail Store and Service Establishments”*
- *“Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)”*
- *“Swap Meets, Flea Markets”*
- *“Restaurants, Bars, Cafes, and Similar Uses”*

Staff researched the requirements in comparable communities, analyzed the parking demand generated by particular uses, examined typical maximum occupancy loads for uses within spaces, and studied standards as recommended by the National Parking Association.

Staff presented the code change recommendations at the February 5, 2015 Planning Commission where the decision to forward a recommendation to approve the text amendment to Council was unanimous (Exhibit B).

Staff and Planning Commission recommend that the City of Casa Grande Zoning Code be amended, as shown within Exhibit A, for retail store and service establishments as follows:

Retail Store and Service Establishments	<p>a. One (1) space per 250 square feet of floor area, plus</p> <p>One (1) space per 500 square feet of accessory outdoor sales and/or display area, plus</p> <p>One (1) space per 1,000 square feet of accessory fenced outdoor storage area</p>
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Staff and Planning Commission recommend that the City of Casa Grande Zoning Code be amended, as shown within Exhibit A, for outdoor sales follows:

<p>Outdoor Sales (Plant Nurseries, Building Materials Sales, Equipment Rental, and Similar Uses</p>	<p>a. One (1) space per 300 square feet of sales and/or display area- office and/or inside retail sales area, plus</p> <p>b. One (1) space per 1,000 square feet of outdoor storage, sales and/or display area between 0-10,000 square feet, plus</p> <p>One (1) space per 2,000 square feet of outdoor storage sales, and/or display area over 10,000 square feet</p>
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Staff and Planning Commission recommend that the City of Casa Grande Zoning Code be amended, as shown within Exhibit A, to include a Swap Meet, Flea Market use type among the off-street parking table as follows:

Swap Meet, Flea Market	One (1) space per 300 square feet of designated vendor area.
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Staff and Planning Commission recommend that the City of Casa Grande Zoning Code be amended, as shown for Exhibit A, for restaurants as follows:

Restaurants, Cafes, Bars and Similar Uses	a. One (1) space per 50 100 square feet of indoor public floor area, plus b. One (1) space per 200 square feet of outdoor serving (patio) area
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FISCAL IMPACT:

Reviewed by
Finance Director: Doug Sandstrom

Reviewed by
City Attorney: Brett Wallace

ALTERNATIVES:

1. Continue the request for further review.
2. Deny the request.

Prepared by:

Recommended by:

Approved by:

Jim Gagliardi
Planner

Paul Tice
Planning & Development Director

Jim Thompson
City Manager