



# Planning and Zoning Commission STAFF REPORT

AGENDA

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**TO:** CASA GRANDE PLANNING AND ZONING COMMISSION  
**FROM:** James Gagliardi, AICP, Planner  
**MEETING DATE:** February 5, 2015  
**SUBJECT:** DSA-15-00007– Zoning Text Amendment amending the off-street parking table 17.56.220B of the City of Casa Grande Municipal Code to refine parking standards for particular uses.

## REQUEST

**Request by,** City of Casa Grande for the following Zoning Text Amendment:

DSA-15-00007: AN ORDINANCE OF THE CITY OF CASA GRANDE, ARIZONA 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, RESTAURANTS, AND SWAP MEETS, FLEA MARKETS (Exhibit A).

## BACKGROUND & ORDINANCE PROPOSAL

The off-street parking table found within 17.56.200 of the City Code lists the minimum number of on-site parking spaces required for particular use types. The required number of parking spaces tends to be based on commonly accepted standards known by researching the requirements in comparable communities, analyzing the parking demand generated by particular uses, examining typical maximum occupancy loads for uses within spaces, and standards as recommended by the National Parking Association. Having a minimum number of required on-site parking spaces ensures that a particular use can successfully function without resulting in parking problems—such as vehicles parking off-site on other properties. An insufficient number of parking spaces can adversely impact adjacent businesses and create parking congestion along public streets. Conversely, the off-street parking requirement should not be so large that there is an excess of rarely-used parking spaces. This can result in an unnecessary amount of pavement upon areas of the property that could be better used for more attractive amenities such as landscaping and natural drainage. Excessive amounts of unused paved parking spaces also contribute to the urban heat island effect.

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”*

*“Retail Store and Service Establishments”*, is a specific use type within the off-street parking table. Its on-site parking requirement appears appropriate and consistent with the industry standard of one parking space per 250 sq. ft. of floor area. However, the parking table does not clearly specify how to treat a retail store’s outdoor sales and display area, which is often accessory to the retail store use. As a result, another use type found among the parking table identified as *“Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)”* is applied to the outdoor merchandising area for a retail store. The requirement for this use type is one parking space per 300 sq. ft. Staff contends that an amendment is necessary to provide a more appropriate and clear application as to the intent of the Code.

Since *“Retail Store and Service Establishments”* and *“Outdoor sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)”* are listed as separate use types, it is believed that the intent of the City Code is to apply their two respective standards for distinctly different uses. *“Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)”*, better applies to sites that have different characteristics than retail stores, such as plant nurseries, building materials sales, equipment rental and similar uses as parenthetically indicated. This use type typically has a more a predominant use of outdoor display and storage, with a subordinate building associated with it. Whereas with *“Retail Store and Service Establishments”*, the primary use is that of retail store, housed within a building, with the potential for accessory, subordinate, outdoor display and sales. The proposed amendment will add specificity to the parking requirement for both uses.

Staff recommends 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, <b>plus</b></p> <p><b>b. One (1) space per 500 square feet of accessory outdoor sales and/or display area</b></p> <p><b>c. One (1) space per 1,000 square feet of accessory fenced outdoor storage area</b></p>
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Staff recommends 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 <b>Sales</b>, Equipment Rental, and Similar Uses</p>	<p>a. One (1) space per 300 square feet of <del>sales and/or display area</del> <b>office and/or inside retail sales area, plus</b></p> <p>b. <b>One (1) space per 1,000 square feet of outdoor storage, sales and/or display area between 0-10,000 square feet</b></p> <p>c. <b>One (1) space per 2,000 square feet of outdoor storage sales, and/or display area over 10,000 square feet</b></p>
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Examples of similar requirements of other jurisdictions are provided below:

**Buckeye, AZ**

*“Retail sales”*

1 space per 300 sq. ft.

*“Building Materials Sales”, “Plant Nurseries”*

1 space per 200 sq. ft. of building. and 1 space per 750 sq. ft. of outdoor sales display area 3,000 sq. ft. or less, or

1 space per 1,000 sq. ft. outdoor sales and display area over 3,000 sq. ft.

**Lake Havasu City, AZ**

*“General merchandise”*

4 spaces for each 1,000 sq. ft. of gross sales area, plus 1.6 spaces for each 1,000 sq. ft. of storage area

*“Building materials, hardware stores, and plant nurseries”*

3 spaces for each 1,000 sq. ft. of indoor display area, plus 1 space for each 1,000 sq. ft. of outdoor display area

**Pinal County, AZ**

*“Commercial, Sales/Services”*

One per 250 sq. ft. of total indoor floor area; plus one per 5,000 sq. ft. of outside display area

The above recommended changes help clarify how off-street parking standards are to apply to the two distinct use-types; however, this creates a problem with an off-street parking standard to a “*Swap Meet, Flea Market*” use. This use is listed within Table 17.16.030B of the City Code—the table of permitted uses for Office, Commercial and Industrial Zone Districts. However, this use is *not* listed on the off-street parking table. Presently, the most applicable parking requirement for this use would be “Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and *Similar Uses*)”. The proposed revision to outdoor sales as described above would change how parking is applied for “*Swap Meet, Flea Market*”. Therefore, this zoning text amendment proposes to include this use on the parking table, just as it is stated on the table of permitted uses within commercial districts. The applicable off-street parking requirement would be one parking space per 300 sq. ft. of designated vendor area, similar to how it would be applied if “Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and *Similar Uses*)” were not amended. Staff recommends 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:

<p><b>Swap Meet, Flea Market</b></p>	<p><b>a. One (1) space per 300 square feet of designated vendor area.</b></p>
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The last of the proposed changes to the parking table involves a change to how parking standards are to be applied to “*Restaurants, Bars, Cafes, and Similar Uses*”. Presently, the off-street parking requirement for this use is *one parking space per 50 sq. ft. of indoor public floor area*. This would tend to exclude the area designated for the kitchen, hallways, restrooms, management office, and server-stations. The proposed change to this on-site parking standard is *one parking space per 100 sq. ft. of floor area*. The result of this change would be that the parking calculation for this use would be based on the floor area of the entire area, not just the public area. Presently, the off-street parking requirement for restaurant spaces could change as different restaurants occupy a space. A site could be developed as a restaurant, and have a design that entails a relatively small public floor area and the amount of required parking would reflect this public floor area. As time passes, this restaurant could close or be interiorly remodeled and provide a larger seating area, thus rendering the initial amount of required off-street parking inadequate. This could prompt amendments to approved Major Site Plans even when the use doesn’t change within the building, but simply when the floor area allocated for public area has changed. The other problem is how *public* floor area vs. *non-public* floor-area is interpreted. Different interpretations of this can result in inconsistent amounts of required parking being stipulated for a restaurant use. The recommended change would stream-line this calculation and it provides more consistency with how parking is calculated for restaurants. One parking space per 100 sq. ft. of floor area is how many other jurisdictions calculate parking for its restaurant uses including Tucson, AZ; Prescott, AZ; and Colorado Springs, CO.

Staff recommends 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	<ul style="list-style-type: none"><li>a. One (1) space per <del>50</del> <b>100</b> square feet of indoor <del>public</del> floor area, plus</li><li>b. One (1) space per 200 square feet of outdoor serving (patio) area</li></ul>
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**PUBLIC NOTIFICATION/COMMENTS**

A display ad was published in the Casa Grande Dispatch on January 18, 2015, providing public notice of a Public Hearing on this proposed Zoning Code Text Amendment at the Planning and Zoning Commission’s February 5, 2015 meeting.

At the time of writing, no public comments have been received by staff.

**STAFF RECOMMENDATION**

Staff recommends that the Planning and Zoning Commission forward a favorable recommendation for adoption of the proposed text amendment Ordinance to the Mayor and City Council.

**Attachment:**

Exhibit A – Proposed Ordinance, amending table 17.16.030B of the City of Casa Grande Municipal Code and exhibit.

## Exhibit A

ORDINANCE No. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF CASA GRANDE, ARIZONA 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, RESTAURANTS, AND SWAP MEETS, FLEA MARKETS; ESTABLISHING THE SEVERABILITY OF THE VARIOUS SECTIONS OF THE ORDINANCE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, occasionally off-street parking standards require revision to reflect current best practices and commonly accepted parking standards; and

WHEREAS, The Casa Grande General Plan 2020 articulates a vision of a sustainable community as well as encourages the retention of Casa Grande's historical rural character; and

WHEREAS, having a parking standard that requires significantly more parking than is actually needed to support a land use will result in the creation of large underutilized parking lots that will add to the urban heat island effect, increase storm water run-off, reduce opportunities to introduce landscaped and pervious ground cover, and create an urban form that runs contrary to the General Plan vision; and

WHEREAS, the Mayor and Council of the City of Casa Grande believe that amending the City's off-street parking table within the zoning code to refine the description and parking requirement of "Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and Similar Uses)", "Restaurants, Cafes, Bars and Similar Uses", "Retail Store and Service Establishments" will further the orderly development of the city; and

WHEREAS, the Mayor and Council of the City of Casa Grande believe that amending the City's off-street parking table within the zoning code to include a parking requirement for "Swap Meets, Flea Markets" will provide clarifying reference to other sections of City Code where it is so included; and

WHEREAS, after providing all due notice, providing the opportunity for public comment at a public hearing, and upon the recommendation of the Planning and Zoning Commission, the Council finds that amending the zoning code would be in the best interests of the City of Casa Grande.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Casa Grande as follows:

**SECTION 1.** Title 17, Table 17.56.220.B (Off-Street Parking Required for Nonresidential Uses) of the Casa Grande City Code is hereby amended by:

- A. Amending the use type “Outdoor Sales (Plant Nurseries, Building Materials, Equipment Rental and similar uses” including its off-street parking requirement as referenced in Exhibit A to read it its entirety as follows:

<p>Plant Nurseries, Building Materials Sales, Equipment Rental, and Similar Uses</p>	<ul style="list-style-type: none"> <li>a. One (1) space per 300 square feet of office and/or inside retail sales area, plus</li> <li>b. One (1) space per 1,000 square feet of outdoor storage, sales and/or display area between 0-10,000 square feet</li> <li>c. One (1) space per 2,000 square feet of outdoor storage sales, and/or display area over 10,000 square feet</li> </ul>
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- B. Amending the parking requirement for “Restaurants, Bars, Cafes, and Similar Uses” as referenced in Exhibit A to read in its entirety as follows:

<p>Restaurants, Cafes, Bars and Similar Uses</p>	<ul style="list-style-type: none"> <li>a. One (1) space per 100 square feet of floor area, plus</li> <li>b. One (1) space per 200 square feet of outdoor serving (patio) area</li> </ul>
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- C. Amending the parking requirement for “Retail Sales and Service Establishments” as referenced in Exhibit A to read in its entirety as follows:

<p>Retail Store and Service Establishments</p>	<ul style="list-style-type: none"> <li>a. One (1) space per 250 square feet of floor area, plus</li> <li>b. One (1) space per 500 square feet of accessory outdoor sales and/or display area</li> <li>c. One (1) space per 1,000 square feet of accessory fenced outdoor storage area</li> </ul>
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- D. Including the use and parking requirement for “Swap Meets, Flea Markets” as referenced in Exhibit A to read in its entirety as follows:

<p>Swap Meet, Flea Market</p>	<ul style="list-style-type: none"> <li>a. One (1) space per 300 square feet of designated vendor area.</li> </ul>
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**SECTION 2.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

**SECTION 3.** The effective date of this Ordinance shall be \_\_\_\_\_, 2015.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
City Attorney

**Exhibit A**  
 (“  ” Denotes area of Table being amended)

 **Table 17.56.220**

<b>B. Nonresidential Uses.</b>	
<b>Use Type</b>	<b>Off-Street Parking Spaces Required</b>
Automobile Sales	a. One (1) space per 200 square feet of indoor floor area, plus b. Two (2) spaces per 20 outdoor vehicle display spaces
Automobile Washing Establishment: -Automatic Drive- Through - Self-Service	a. Three (3) spaces or one for each employee on maximum shift, in addition to stacking space a. Two (2) spaces per stall not including washing or drying spaces
Bowling Alley	a. Four (4) spaces per alley, plus b. Two (2) spaces per billiard table, plus c. One (1) space per pinball and/or electronic game machine d. One (1) space per each five visitor gallery seats
Church	a. One (1) space per four seats based upon design capacity of main assembly hall
Community or Recreation Center	a. One (1) space per 200 square feet of floor area
Convenience Store	a. Two (2) spaces per service stall but no less than four (4) spaces
Court Clubs, (Raquetball, Handball, Tennis)	a. One (1) space per 200 square feet of floor area, plus 3 spaces per court
Dancehalls, Skating Rinks or Similar Uses	a. One (1) space per 300 square feet of floor area
Day Care Centers	a. One (1) space per 200 square feet of floor area
Elderly (Senior Citizens) Housing	a. One (1) space per unit
Furniture Stores Over 20,000 Square Feet	a. Three (3) spaces per 1,000 square feet of floor area
Golf Courses	a. One (1) space per 200 square feet of main building floor area, plus b. One (1) space for every two practice trees in driving range, plus c. Four (4) spaces per each green in the playing area

Hospital	a. One (1) space per bed
Manufacturing and Industrial Uses	<p>a. One (1) space/750 square feet for the first 20,000 square feet of floor area, plus</p> <p>b. One (1) space/1,000 square feet for floor area between 20,001 and 100,000, plus</p> <p>c. One (1) space/1,500 square feet of floor area over 100,000 square feet, or</p> <p>d. One (1) space per employee on the shift with the highest number of employees, whichever is greater.</p> <p>e. Office space shall be calculated using the parking standard for general office.</p> <p>f. Building area dedicated exclusively to warehousing/storage shall be calculated at one (1) space per 1,500 square feet of floor area.</p> <p>g. Manufacturing or industrial uses with verifiable unique manufacturing characteristics that would require fewer parking spaces than those otherwise required by this table may propose alternative parking ratios, based on the unique characteristics of that industry. Use of the alternative parking standards shall require:</p> <ol style="list-style-type: none"> <li>1. Approval by the Planning and Development Director;</li> <li>2. Demonstration that there is adequate room on the site to provide the parking required by provisions a.-f., if such parking is needed in the future; and</li> <li>3. A recorded agreement between the City and the property owner, verifying that the property owner will provide additional on-site parking, up to the minimum required by provisions a.-f., if needed due to future employee and/or customer parking demand as determined by the City.</li> </ol>
Medical, Dental, Health Offices/Clinics	One (1) space per 200 square feet of floor area
<p>Motels, Hotels</p> <p>-Restaurants, Bars, Dining Rooms</p> <p>-Commercial Areas</p> <p>-Public Assembly Areas</p>	<p>a. One and one-tenth (1.1) spaces per each guest room, plus</p> <p>b. One (1) space per employee on maximum shift, plus</p> <p>c. Spaces for accessory uses as follows:</p> <p>d. One (1) space per 60 square feet</p> <p>e. One (1) space per each 400 square feet of floor area</p>

	<p>f. One (1) space for each five seats based upon design capacity, except that</p> <p>g. Total off-street parking for public assembly may be reduced by one space for every four guest rooms.</p>
Nursing Homes, Rest Homes or Similar Uses	<p>a. Four (4) spaces, plus</p> <p>b. One (1) space for each three beds, plus</p> <p>c. One (1) space for each employee on maximum shift</p>
<p>Offices (Except Medical and Dental)</p> <p>-Floor Area 0- 5,000 square feet</p> <p>-Floor Area 5,000-20,000 square feet</p> <p>-Floor Area over 20,000 square feet</p>	<p>a. Minimum of four (4) spaces and</p> <p>b. Four (4) spaces per 1,000 square feet</p> <p>c. Three and one-half (3.5) spaces per 1,000 square feet</p> <p>d. Three (3) spaces per 1,000 square feet</p>
 <p>Outdoor Sales (Plant Nurseries, Building Materials <b>Sales</b>, Equipment Rental, and Similar Uses</p>	<p>a. One (1) space per 300 square feet of <del>sales and/or display area</del> <b>office and/or inside retail sales area, plus</b></p> <p>b. <b>One (1) space per 1,000 square feet of outdoor storage, sales and/or display area between 0-10,000 square feet</b></p> <p>c. <b>One (1) space per 2,000 square feet of outdoor storage sales, and/or display area over 10,000 square feet</b></p>
 <p>Restaurants, Cafes, Bars and Similar Uses</p>	<p>a. One (1) space per <del>50</del> <b>100</b> square feet of indoor <del>public</del> floor area, plus</p> <p>b. One (1) space per 200 square feet of outdoor serving (patio) area</p>
 <p>Retail Store and Service Establishments</p>	<p>a. One (1) space per 250 square feet of floor area, <b>plus</b></p> <p><b>b. One (1) space per 500 square feet of accessory outdoor sales and/or display area</b></p> <p><b>c. One (1) space per 1,000 square feet of accessory fenced outdoor storage area</b></p>
<p>Schools</p> <p>-Elementary and/or Junior</p>	<p>a. One and one-half (1.5) spaces for each classroom, library, lecture hall and cafeterias, plus</p>

<p>High</p> <p>-Senior High</p> <p>-Business or Similar School</p>	<p>b. One (1) space per each three fixed seats in the main area of public assembly, or</p> <p>c. One (1) space for each 21 square feet of area available for public assembly if fixed seats are not provided.</p> <p>a. One and one-half (1.5) spaces for each classroom or lecture hall, plus</p> <p>b. One (1) space per each five students, plus</p> <p>c. One (1) space for each non-teaching employee, plus</p> <p>d. One (1) space per each three fixed seats in the area of public assembly, or</p> <p>e. One (1) space per 21 square feet of area available for public assembly if fixed seats are not provided.</p> <p>f. One (1) space for each 150 square feet of floor area</p>
<p><b>Swap Meet, Flea Market</b></p>	<p><b>a. One (1) space per 300 square feet of designated vendor area.</b></p>
<p>Theater, Auditorium or Similar Place of Public Assembly</p>	<p>a. One (1) space per four seats based upon design capacity</p>
<p>Warehousing, Storage or Handling of Bulk Goods</p>	<p>a. One (1) space per 1,000 square feet of gross floor area for a building between 0 and 150,000 square feet.</p> <p>b. One (1) parking space per 2,000 square feet of gross floor area for a building between 150,001 and 500,000 square feet.</p> <p>c. One (1) parking space per 2,500 square feet of gross floor area over 500,000 square feet.</p>



(Ord. 1397.17.42 § 1, 2012: Ord. 1397.17.36 § 16, 2009)