

PLH22-0031 Dobson Town Place PDP Amendment



Development Booklet

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November 4, 2022

VIA DIGITAL SUBMITTAL

Harley Mehlhorn, City Planner
City of Chandler Development Services
Planning Division
Chandler, Arizona 85225

Re: Dobson Medical Office [Case: PLH22-0031]
Proposed Plan of Development Plan (PDP05-0029).
Stipulation Amendment for a Proposed Medical Office Use/Parking Reduction.
Existing Zoning Planned Area Development for Community Commercial (C-2).
2715 South Alma School Road.

Dear Harley:

As you know, we represent Stratton Road Realty LLC (“Stratton”) regarding their approximately 5.6-acre commercial office center located at 2715 South Alma School Road, which is north of the northeast corner of Alma School and Queen Creek Roads (the “Site”). Stratton purchased the Site in 2021 to expand the need of medical office within this area of Chandler. The Plan of Development Plan (“PDP”) associated with the Site was approved in 2005 (Case: PDP05-0029) for some medical office square footage (i.e., 40%), but Stratton now wants to expand/convert that remaining general office square footage to 100% medical office. To accomplish this endeavor, we need to delete the following 2005 stipulation below from the prior PDP approval.

[CURRENT] Case PDP05-0029 – Stipulation Number 6:

A maximum of 17,800 square feet may be used for medical uses (40% of the total square footage).

[PROPOSED] Case PDP05-0029 – Deletion of Stipulation Number 6:

~~A maximum of 17,800 square feet may be used for medical uses (40% of the total square footage).~~

With that being said, we believe this is a reasonable and necessary request due to the current market for medical office in the area, the current industry standards for parking medical office users, the typical logistics of a medical office today, and to maintain long-term, sustainable economic viability at this commercial office center. The following are some background points to assist in the review of this request.

1. Stratton purchased the Site in July of 2021. The current occupancy is almost 40% full of medical office users today or meeting the 2005 stipulation with plenty of parking to spare.
2. There is a severe lack of medical office buildings available in this area of Chandler. As such, there are a lot of medical practices that want to service this area and need a specific amount of office space but are locating further away or in other cities due to lack of options. Seven (7) competitive properties have a combined vacancy of 1.2% further exemplifying lack of medical office supply in the market.
3. J.T. Taylor, Vice President, Healthcare Real Estate, with ORION Investment Real Estate has stated in his enclosed letter to the city of Chandler that (emphasis added):

“Without a doubt, medical **tenants are currently having the hardest time finding medical office space to buy or lease in the southeast valley; specifically in Gilbert & Chandler.** The medical office cluster area near Chandler's Dignity Regional Hospital and in the medical office condominium developments near or south of Loop-202 have **less than 2% vacancy.**”

...

“This **shortage of available space** is **reducing medical provider options for Chandler residents** and giving submarket landlords the ability to charge higher rents and offer less terms which can **potentially be passed on to residents as higher medical costs.**”

(See Enclosed: T. Taylor, Vice President, Healthcare Real Estate, with ORION Investment Real Estate Letter Dated September 1, 2022)

4. The existing/2005 PDP approved site plan will not be changing, and the layout of the parking areas, landscaping, buildings, etc. will remain as shown – only the specific user/parking ratio will change. (*See Enclosed: Site Plan Amendment 2022*)
5. Due to the current market demand/function of medical office users (e.g., telemedicine/telecommuting, reserved parking, patient visits by appointment only, etc.) the parking needs are much less and the current parking at this Site can more than handle the increased square footage of medical office.

6. Parking is not a “static” principle and as such: as society/technology evolves; as areas develop/infill; as greater multi-modal options become available, etc. and as such parking requirements/dynamics along with reasonable/justifiable relief of parking for users has been occurring in Chandler and throughout the Valley for years.

Specifically, we are proposing to “shore-up” our request and to prove we have more than sufficient parking today by utilizing the City of Chandler’s Code of Ordinances, Section 35-1807, to effectuate a “parking reduction.” (***See Enclosed: Lōkahi, LLC Parking Demand Study for the Site, Dated May 3, 2022***) The Lōkahi Parking Demand Study states that if the Site is parked as 100% medical office, per the City Code, we would be required to have 294 parking spaces and, with the existing 253 parking spaces, this represents a reduction of 41 parking spaces or a 13.9% reduction (i.e., the City’s Code has an allowance for a 40% maximum reduction) to park the Site.

To justify this nominal reduction, the City Code permits “parking demand estimates” to be calculated using parking generation studies from ITE and ULI, which both show a significant surplus of available parking spaces would exist (i.e., 50-111 spaces). Clearly the proposed 100% use of the Site for medical office along with the existing number of parking spaces will more than meet the need – in fact there would be a significant parking excess as a buffer too.

Suffice to say, the ownership and our office believe we will not have any issue parking the Site sufficiently onsite with the existing parking spaces. However, to provide some comfort/certainty, we would be willing to stipulate a 1-year review with city Staff to review the status of the parking situation and, if necessary, work with the city Staff on providing either a passenger loading zone for autonomous/ride sharing (City Code provides a 10% reduction, per passenger loading zone space) and/or some additional parking spaces (as needed). The proposed “Contingency Parking Plan” shows how we could accommodate up to 34 additional parking spaces. (***See Enclosed: Contingency Parking Plan***)

Accordingly, the proposed request for deletion of the 2005 stipulation along with the current market need and parking study provided demonstrates this request will not have any adverse impacts on the adjoining properties but will help maintain this longstanding commercial office center and better align it for continued success well into the future.

Should you have any questions regarding this letter, or the materials, please do not hesitate to contact me at (602) 256-4446 or via dnewcombe@gblaw.com.

Very truly yours,

GAMMAGE AND BURNHAM, PLC

Dennis M. Newcombe

Dennis M. Newcombe
Senior Land Use Planner

Enclosures: As stated.

TO: City Manager, City of Chandler
FROM: J.T. Taylor, Vice President, Healthcare Real Estate
DATE: September, 1st 2022

SUBJ: City of Chandler Medical Office Shortage

I am writing to inform you about the shortage of available medical office in the City of Chandler and the adverse impact this may have on Chandler's residents.

I specialize in Healthcare Real Estate and have 7 years of experience working in the Phoenix metro. Over this period, I've completed more than \$120,000,000 in sales and lease transactions on behalf of investors, landlords, and medical practices across the metro area.

Without a doubt, medical tenants are currently having the hardest time finding medical office space to buy or lease in the southeast valley; specifically in Gilbert & Chandler. The medical office cluster area near Chandler's Dignity Regional Hospital and in the medical office condominium developments near or south of Loop-202 have less than 2% vacancy.

A healthy vacancy rate for a market/submarket is considered to be between 5%-10%. This vacancy supports absorption of new tenants into the submarket and provides some variety in the sizes of space needed by tenants. However, Chandler's current vacancy rate is severely restricting new medical tenants from entering the submarket. This shortage of available space is reducing medical provider options for Chandler residents and giving submarket landlords the ability to charge higher rents and offer less terms which can potentially be passed on to residents as higher medical costs.

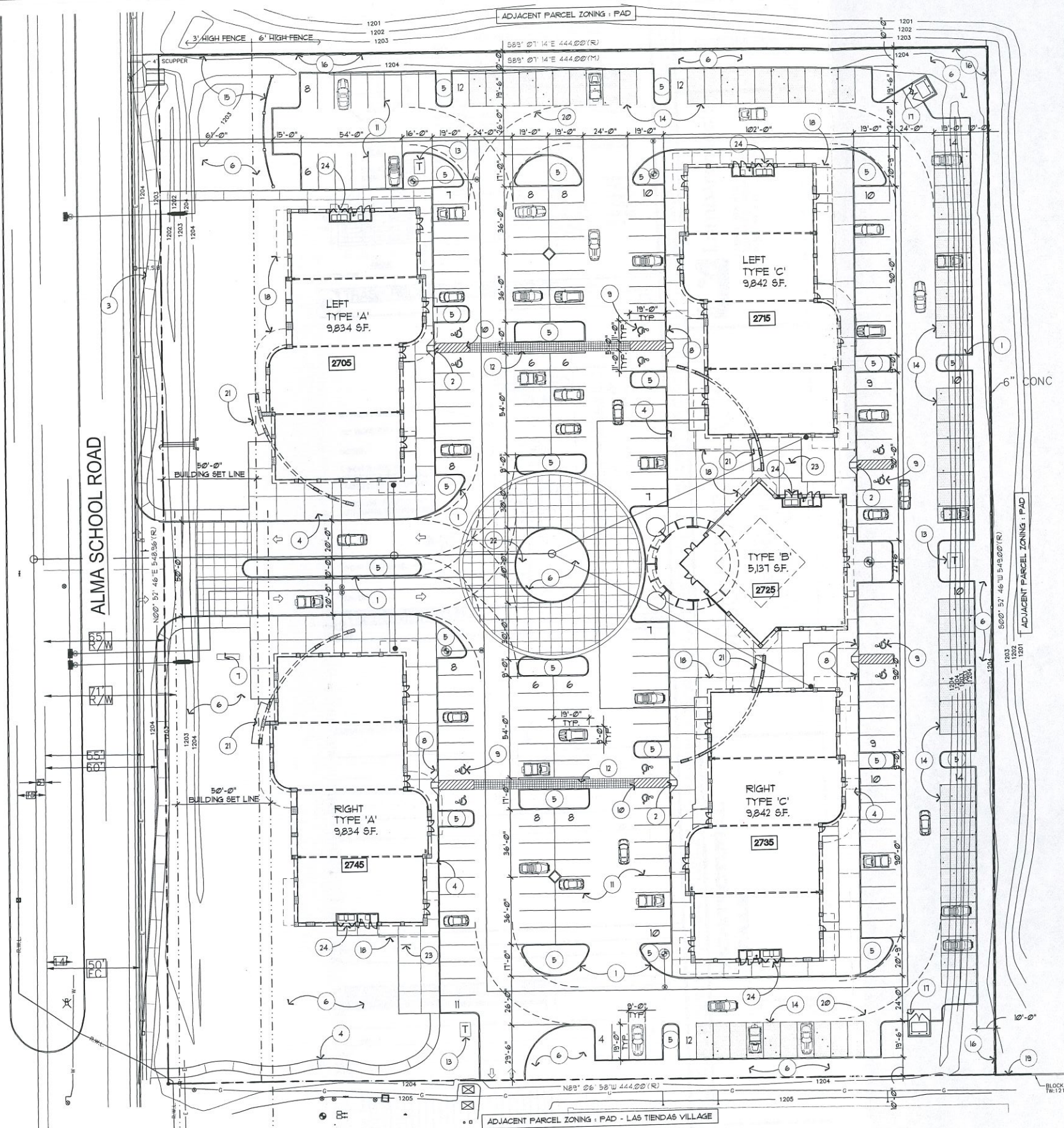
I recommend that the City of Chandler allow more existing office to be considered for medical use in order to address its extremely low medical office vacancy levels.

Please contact me at jt.taylor@orionprop.com to discuss further.

Thank you,



J.T. Taylor
Vice President, Healthcare Real Estate
ORION Investment Real Estate



DESIGN TEAM

KEY NOTES

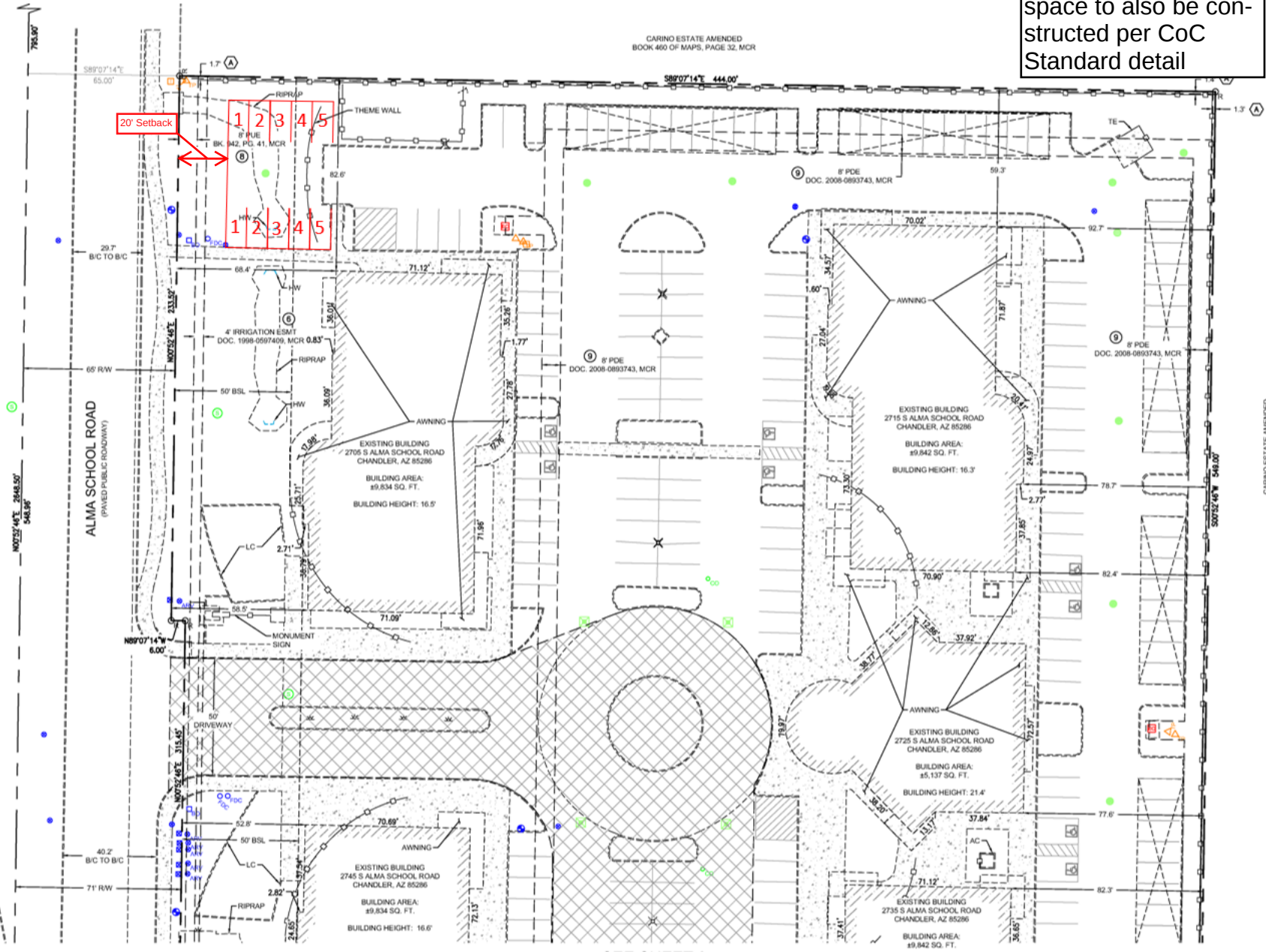
PRELIMINARY
NOT FOR
CONSTRUCTION

Dobson Town Place - Contingency Parking Plan

Drop-off Loading
space to also be constructed per CoC
Standard detail

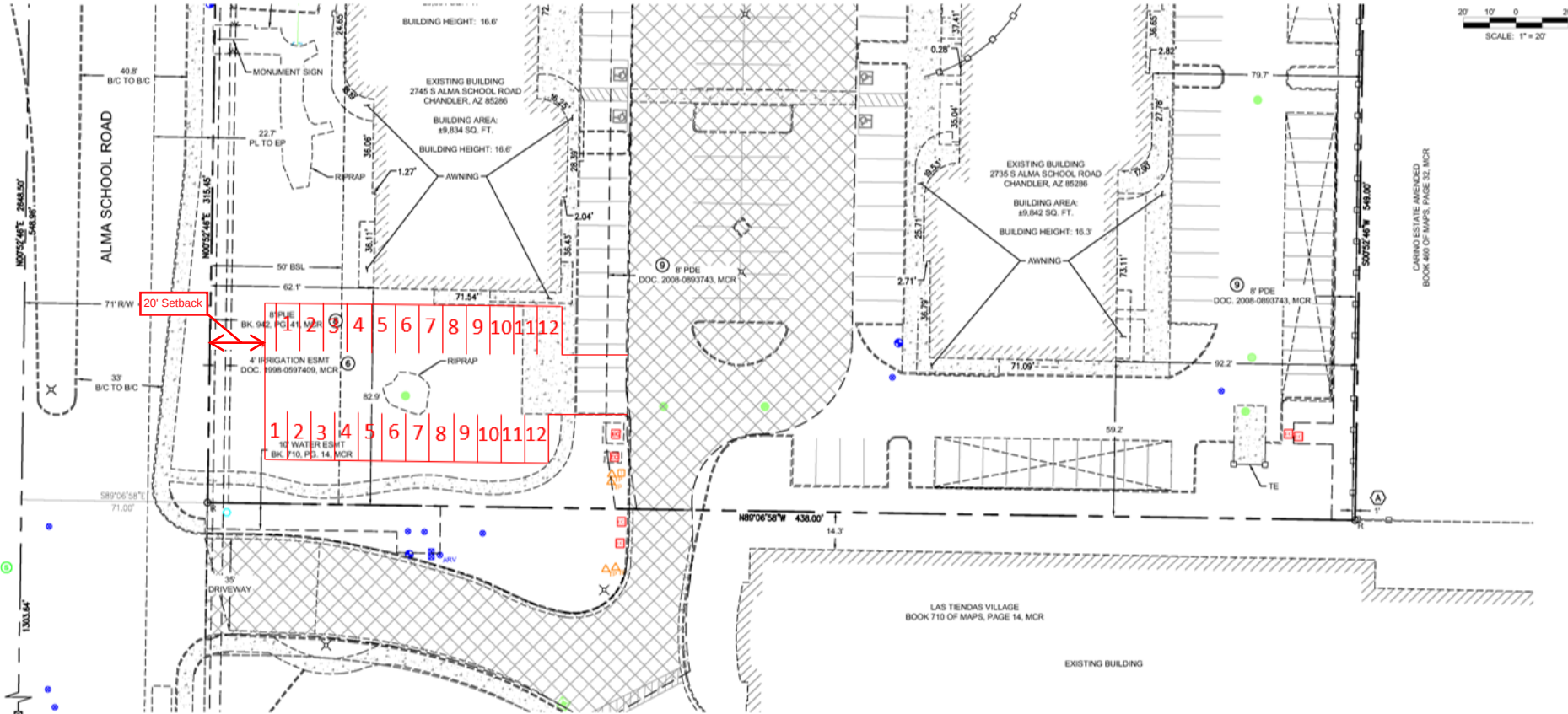
20' 10' 0' 20'
SCALE: 1" = 20'

CARINO ESTATE AMENDED
BOOK 460 OF MAPS, PAGE 32, MCR



CARINO ESTATE AMENDED
BOOK 460 OF MAPS, PAGE 32, MCR

Dobson Town Place - Contingency Parking Plan



20' 10' 0' 20'
SCALE: 1" = 20'

CASINO ESTATE AMENDED
BOOK 460 OF MAPS, PAGE 32, MCR

LAS TIENDAS VILLAGE
BOOK 710 OF MAPS, PAGE 14, MCR

EXISTING BUILDING

SOUTHWEST CORNER SECTION 9
TOWNSHIP 2 SOUTH, RANGE 5 EAST
FOUND 3" CITY OF CHANDLER
BRASS CAP IN HANDHOLE

Previous approval
with Stipulation to be
removed boxed in red



NOTICE OF COUNCIL ACTION CITY OF CHANDLER, ARIZONA

PAUL CARLSON
LAMB ARCHITECTS LLC.
7038 E. 5th AVE.
SCOTTSDALE, AZ 85251

CASE: PDP05-0029 DOBSON TOWN PLACE

MEETING DATE: THURSDAY, JANUARY 12, 2006

APPROVAL: ☒

REZONING: ☐

DENIAL: ☐

VARIANCE: ☐

WITHDRAWAL: ☐

USE PERMIT: ☐

CONTINUED: ☐

SUBDIVISION: ☐

PRELIMINARY DEVELOPMENT PLAN ☒ PRELIMINARY PLAT ☐

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled Dobson Town Place kept on file in the City of Chandler Planning Services Division, in File No. PDP05-029, except as modified by condition herein.
2. Compliance with original stipulations adopted by the City Council as Ordinance No. 2703, in case PL96-155 CARINO ESTATES, except as modified by condition herein.
3. Sign packages shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
4. Trees planted along Alma School Road are to be comprised of 25%-48" box trees, 25% 36" box trees, and 50% 24" box trees as per the Commercial Design Standards.

5. All trees along the north and east property line are to be 12' tall at planting, spaced at 20' on center to achieve a dissimilar land use buffer.
6. A maximum of 17,800 square feet may be used for medical uses (40% of the total square footage).
7. All building signage shall be reverse pan channel, halo illuminated.
8. All building signage oriented toward the adjacent residential development to the north and east shall be non-illuminated.
9. The applicant shall work with Staff to provide additional pedestrian features with art or water features.

Dobson Town Place

Parking Demand Study



Prepared for:

Stratton Road Realty
17310 Red Hill Avenue, Suite 145
Irvine, CA 92614



Shelly Sorensen

Prepared by:



Lōkahi, LLC
10555 N 114th St, Suite 105
Scottsdale, AZ 85259

Project Number: 22.5358
May 3, 2022



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1. EXECUTIVE SUMMARY

Lōkahi, LLC (Lōkahi) was retained by Stratton Road Realty to complete a Parking Demand Study for the proposed Dobson Town Place, located at 2815 S. Alma School Road in Chandler, Arizona.

Dobson Town Place proposes to utilize the existing five-building complex, totaling 43,968 square feet, for medical-dental office use only and is requesting the approval to use the existing 253 parking spaces. It has been observed that a number of patients/customers of the existing medical-dental tenants are dropped-off/picked-up and that the existing parking lot is underutilized.

The objective of this Parking Demand Study is to establish that the existing **253 on-site parking spaces will provide sufficient parking** to meet the anticipated demand of the development.

City of Chandler Required Parking

Utilizing the criteria provided in Section 35-1804. *Parking Schedule* of the City of Chandler Code of Ordinances, the City of Chandler requires 294 parking spaces for the proposed medical-dental office building land use. Therefore, with 253 parking spaces provided, this represents a **reduction of 41 (13.9%) parking spaces** for the development. The City has an allowance for a 40% maximum reduction in parking spaces from the required amount, therefore the number of parking spaces proposed by Dobson Town Place is in compliance with this stipulation. Additionally, the City permits parking demand estimates to be calculated using parking generation studies from ITE and ULI. These parking demand estimates result in a surplus of available parking spaces.

ITE Parking Generation

The average weekday peak period of parking demand was calculated for the proposed development using the Institute of Transportation Engineers (ITE) publication *Parking Generation*, 5th Edition. The average weekday parking demand calculations, based upon the gross floor area (GFA), results in a parking **surplus of 111 (78.2%) parking spaces** for the proposed development.

The 85th percentile weekday peak period of parking demand was calculated for the proposed development using the ITE publication, *Parking Generation*, 5th Edition. The 85th percentile weekday parking demand calculations, based upon the gross floor area (GFA) results in a parking **surplus of 51 (25.2%) parking spaces** for the proposed development.

ULI Shared Parking

The weekday parking demand was calculated for the proposed development utilizing the Urban Land Institute (ULI) publication, *Shared Parking*, 3rd Edition. The weekday parking demand calculations result in a parking **surplus of 50 (24.6%)** for the proposed development.



Parking Summary

	Reference Table	Parking Spaces	Surplus
City of Chandler Code of Ordinances			
Article XVIII. - Parking and Loading Regulations	1	294	-41
ITE Parking Generation, 5th Edition			
Average - Weekday	2	142	111
85th Percentile - Weekday	3	202	51
ULI Shared Parking, 3rd Edition			
Weekday	4	203	50

In conclusion, the request by Dobson Town Place to utilize the existing 253 parking spaces will provide sufficient parking to meet and exceed the parking demand of 43,968 square feet of medical-dental office space.



2. INTRODUCTION

Lōkahi, LLC (Lōkahi) was retained by Stratton Road Realty to complete a Parking Demand Study for the proposed Dobson Town Place, located at 2815 S. Alma School Road in Chandler, Arizona.

Dobson Town Place proposes to utilize the existing five-building complex, totaling 43,968 square feet, for medical-dental office use only. The existing development is currently utilized for office, medical office, personal service (spa), and childcare center land uses.

2.1 SCOPE OF STUDY

The objective of this Parking Demand Study is to establish that the existing 253 on-site parking spaces will provide sufficient parking to meet the anticipated demand of the development.

This Parking Demand Study calculates the number of parking spaces required for the development based on criteria respective to the City of Chandler Code of Ordinances, ITE Parking Generation, 5th Edition, and ULI Shared Parking, 3rd Edition. According to the City of Chandler Code of Ordinances Section 35-1807. – Parking Reductions (3) d. Parking demand estimates using parking generation studies from the ITE or ULI are recognized by the City.

2.2 STUDY AREA

The existing 5.55-acre site is located at along Alma School Road approximately three-tenths of a mile north of Queen Creek Road, in Chandler, Arizona. The study area generally consists of residential and commercial land uses. The existing development is bordered directly by residential developments to the west, north and east, and a commercial development to the south. See **Figure 1** for a vicinity map.



FIGURE 1 | VICINITY MAP



3. PROPOSED DEVELOPMENT

The proposed development consists of approximately 5.55 acres, located along Alma School Road approximately three-tenths of a mile north of Queen Creek Road, in Chandler, Arizona.

Dobson Town Place proposes to utilize the existing five-building complex, totaling 43,968 square feet, for medical-dental office use only.

Medical-dental land uses are typically operational within the following hours of operation:

- Monday – Friday 8:00 am to 6:30 pm
- Saturday-Sunday Closed

It should be noted that the hours of operation for the existing medical-dental offices vary. Variances in hours of operation allows for staggered peak hours between offices and greater parking availability throughout the duration of the weekday.

3.1 PROPOSED PARKING

The proposed development will utilize the existing 253 parking spaces. This includes 12 handicap spaces and 70 covered parking spaces.

See **Figure 2** and **Appendix A** for the proposed site plan.

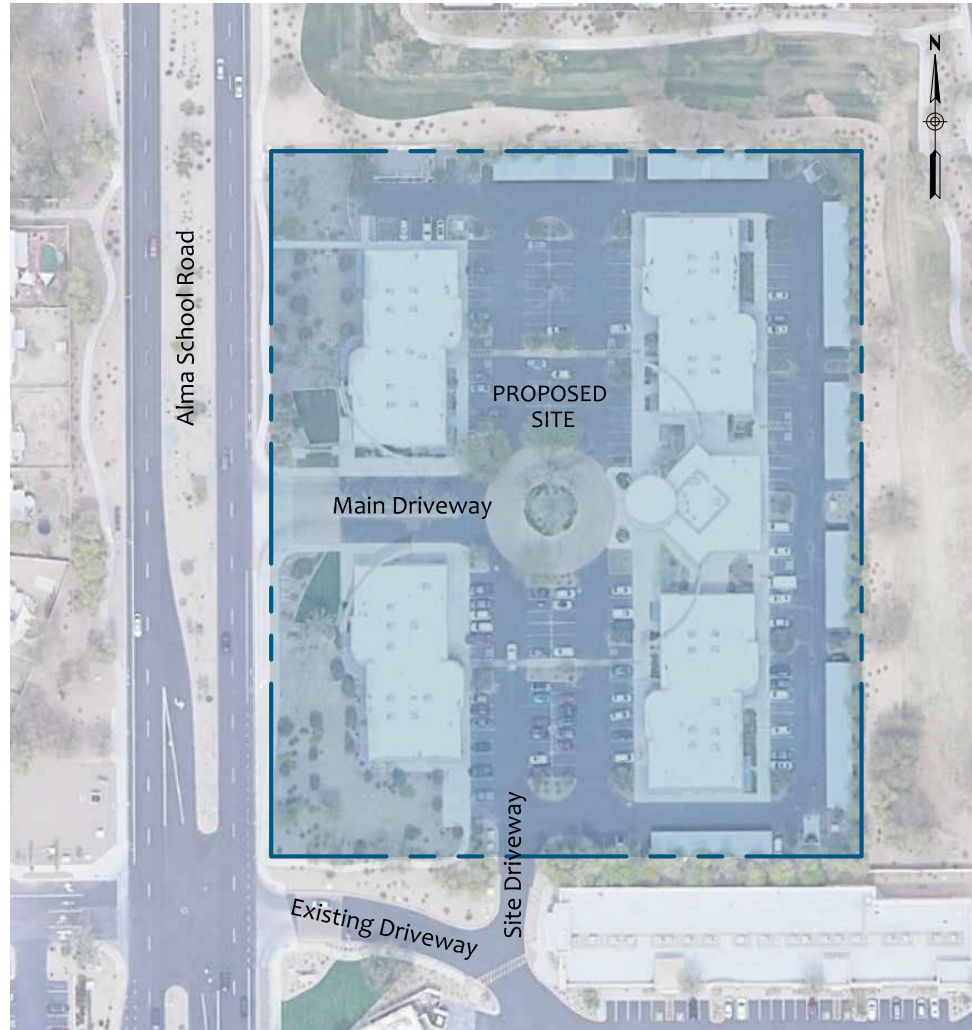


FIGURE 2 | SITE PLAN



4. CITY OF CHANDLER REQUIRED PARKING

The proposed Dobson Town Place development will consist of 43,968 square feet of medical-dental office space located within the existing five-building complex.

4.1 PARKING AND LOADING REGULATIONS

Section 35-1804. *Parking Schedule*, within the *City of Chandler Code of Ordinances*, provides the minimum parking spaces required for individual stand-alone uses. See **Appendix B** for Section 35-1804. *Parking Schedule*. The following type of land use and parking requirements are relevant to the proposed development:

- Medical, dental office, clinics
1 space per 150 square feet

Applying this formula to the proposed Dobson Town Place development results in the following parking requirement, see **Table 1**.

Table 1 – City of Chandler Parking Requirement

Land Use	Rate	Quantity	Units	Parking Spaces
Medical, dental offices, clinics	1.0 per 150 square feet	43,968	Square Feet	294
Total Parking Spaces Required				294

Conclusion:

Based on the *City of Chandler Parking and Loading Regulations*, the City of Chandler requires 294 parking spaces for the proposed medical-dental office building land use. Dobson Town Place proposes to utilize the existing 253 on-site parking spaces, which represents a reduction of 41 (13.9%) parking spaces for the proposed development. The City has an allowance for up to 40% maximum reduction in parking spaces from the required amount, therefore the number of parking spaces proposed by Dobson Town Place is in compliance with this stipulation. Additionally, the City permits parking demand estimates to be calculated using parking generation studies from ITE and ULI. These parking demand estimates result in a surplus of available parking spaces.



5. ITE PARKING GENERATION

The Institute of Transportation Engineers (ITE) publication titled *Parking Generation*, 5th Edition is utilized for estimating parking demand based on research and experiences of transportation engineering and planning standards.

The ITE land use code which characterizes the proposed Dobson Town Place development is Land Use Code 720 – Medical-Dental Office Building. ITE provides two methods of calculating parking demand for the Medical-Dental Office Building land use. The first method is based on the proposed gross floor area (GFA) as the independent variable and the second method is based on the proposed number of employees as the independent variable. For the purposes of this report, only the method which considers the gross floor area as the independent variable is estimated.

The average weekday peak period parking demand for a general urban/suburban (no nearby rail transit) location is 3.23 parking spaces per 1,000 sq. ft. GFA. The average weekday ITE peak period of parking demand calculations are shown in **Table 2**.

Table 2 – ITE Parking Demand (Average – Weekday)

Land Use	Rate	Quantity	Units	Parking Spaces
Medical, dental offices, clinics	1.0 per 150 square feet	43,968	Square Feet	294
Total Parking Spaces Required				294

In addition to the average peak period of parking demand, the 85th percentile peak period of parking demand is provided in the *ITE Parking Generation*, 5th Edition. The 85th percentile rate represents the parking demand rate that 85 percent of the collected data points are parking at or below. For the range of values provided for each land use, it represents the high range, or the rate that would be greater than 85 percent of the other rates.

The 85th percentile weekday peak period of parking demand for a general urban/suburban (no nearby rail transit) location is 4.59 parking spaces per 1,000 sq. ft. GFA. The 85th percentile weekday ITE peak period of parking demand calculations are shown in **Table 3**.

Table 3 – ITE Parking Demand (85th Percentile – Weekday)

Land Use	ITE Code	Average Weekday Rate	Quantity	Units	Parking Spaces
Medical-Dental Office Building	720	3.23 per 1000 sq. ft. GFA	43,968	1000 sq. ft. GFA	142
Total Average Weekday Parking Demand					142



Conclusion

According to the *ITE Parking Generation, 5th Edition*, the average weekday parking demand, based upon the gross floor area (GFA), is 142 parking spaces. Dobson Town Place provides 253 existing parking spaces, which represents a surplus of 111 (78.2%) parking spaces for the proposed development.

Additionally, the 85th percentile weekday parking demand, based upon the gross floor area (GFA), is 202 parking spaces. Dobson Town Place provides 253 existing parking spaces, which represents a surplus of 51 (25.2%) parking spaces for the proposed development.

Therefore, the existing number of parking spaces at the Dobson Town Place development meets and exceeds the anticipated parking demand of 43,968 square feet of medical-dental office space, in accordance with *ITE Parking Generation, 5th Edition*.



6. ULI SHARED PARKING

The Urban Land Institute (ULI) publication entitled *Shared Parking, 3rd Edition* is an additional source for estimating parking demand based on research and experienced planners, government agencies, consultants, and engineers. Similar to the *ITE Parking Generation* publication, ULI's *Shared Parking* publication provides base parking demand ratios based on various land uses.

Weekday

The following land use and parking spaces per unit land use ratios are relevant to the proposed medical-dental use of the Dobson Town Place development:

- Medical/dental office
 - Employees 1.60 per 1000 sq. ft. GFA
 - Visitor 3.00 per 1000 sq. ft. GFA

Applying the above base parking demand ratios to the proposed residential development results in the following anticipated parking demand as shown in **Table 4**:

Table 4 – ULI Shared Parking Demand (Weekday)

Land Use	Weekday Rate		Quantity	Units	Parking Stalls
Medical/dental office	Employees	1.60 per 1000 sq. ft. GFA	44	1000 sq. ft. GFA	71
	Visitors	3.00 per 1000 sq. ft. GFA	44	1000 sq. ft. GFA	132
Total Weekday Parking Demand					203

According to the ULI *Shared Parking, 3rd Edition*, the weekday parking demand, based upon the gross floor area (GFA), is 203 parking spaces. Dobson Town Place provides 253 existing parking spaces, which represents a surplus of 50 (24.6%) parking spaces for the proposed development.

Conclusion

Therefore, the existing number of parking spaces at the Dobson Town Place development meets and exceeds the anticipated parking demand of 43,968 square feet of medical-dental office space, in accordance with ULI *Shared Parking, 3rd Edition* for a typical weekday.



7. CONCLUSIONS

Dobson Town Place proposes to utilize the existing five-building complex, totaling 43,968 square feet, for medical-dental office use only. Through this Parking Demand Study, Dobson Town Place is requesting the approval to use the existing 253 parking spaces. This represents a reduction of 41 (13.9%) parking spaces for the development per the City of Chandler Parking and Loading Regulations. It has been observed that a number of patients/customers of the existing medical-dental tenants are dropped-off/picked-up and that the existing parking lot is underutilized.

The City has an allowance for a 40% maximum reduction in parking spaces from the required amount, therefore the number of parking spaces proposed by Dobson Town Place is in compliance with this stipulation. Additionally, the City permits parking demand estimates to be calculated using parking generation studies from ITE and ULI.

Based on the parking demand estimates respective to the ITE Parking Generation and ULI Shared Parking, 253 parking spaces will provide sufficient parking to meet and exceed the parking demand for Dobson Town Place to be utilized as medical-dental office space with a total of 43,968 square feet.

In conclusion, the request by Dobson Town Place to utilize the existing 253 parking spaces will provide sufficient parking to meet and exceed the parking demand of 43,968 square feet of medical-dental office space.

Parking Summary

	Reference Table	Parking Spaces	Surplus
City of Chandler Code of Ordinances			
Article XVIII. - Parking and Loading Regulations	1	294	-41
ITE Parking Generation, 5th Edition			
Average - Weekday	2	142	111
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Appendix A – Proposed Site Plan

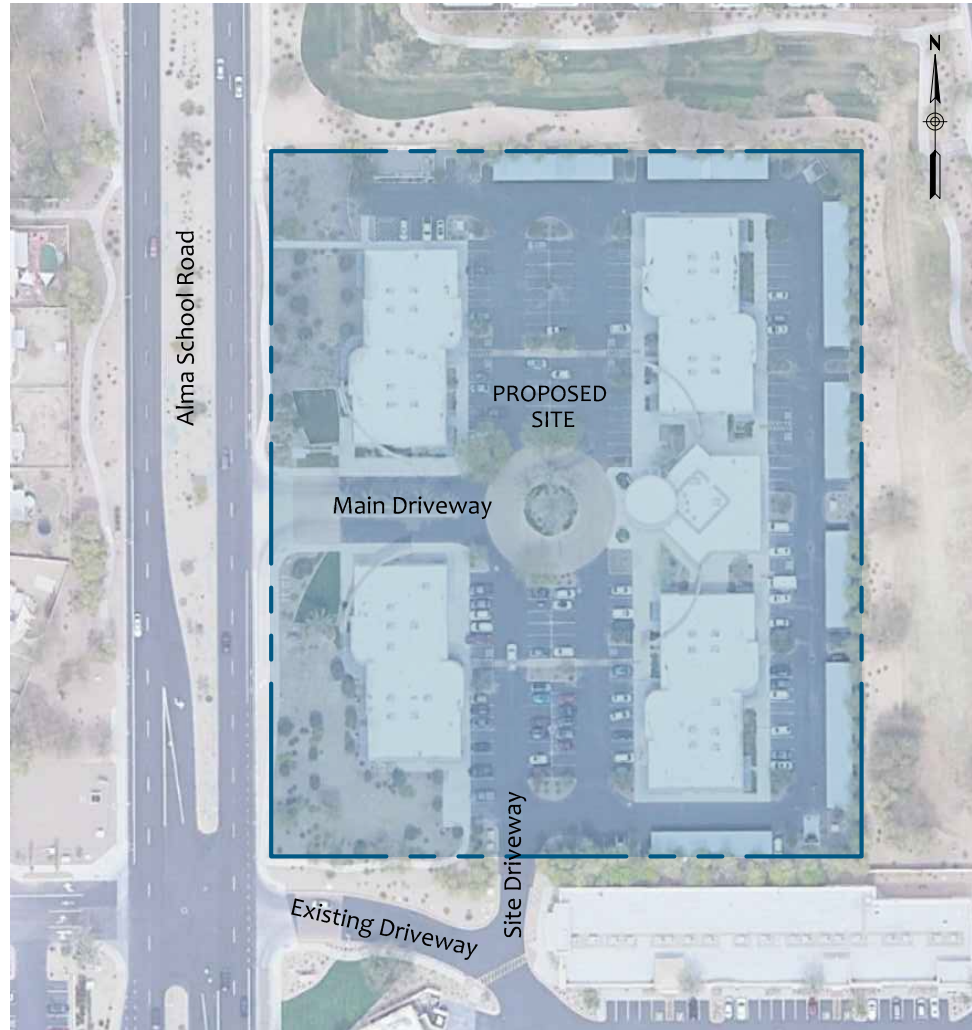


FIGURE 2 | SITE PLAN



Appendix B – City of Chandler Code of Ordinances – Parking Schedule

The following schedule provides the minimum parking spaces required for individual stand-alone uses. Parking shared by multiple uses shall be subject to parking requirements for shopping centers where permitted by the underlying zoning and/or shared parking requirements pursuant to Section 35-1807(2) Shared Parking. All parking requirements are based on gross floor area unless otherwise stated.

(1) *Residential:*

Single-family	** <u>2</u> spaces/unit
Two-family	** <u>2</u> spaces/unit
Townhouse, patio home	** <u>2</u> spaces/unit
Multi-family: Efficiency or studio One-bedroom Two-bedroom Each additional bedroom	*** 1 space/unit *** 1.5 spaces/unit *** <u>2</u> spaces/unit *** 0.25 spaces
Mobile home subdivision or park	*** <u>2</u> spaces/home or trailer

**2 spaces per unit shall be covered

***1 space per unit shall be covered

(Note: The entire space nine (9) by nineteen (19) feet as defined in Section 35-1802(1) shall be covered.)

(2) *Institutional:*

Elementary and junior high school	One (1) space/classroom Plus one (1) space for each two hundred (200) square feet of floor area in office use
High schools, colleges	One (1) space/two hundred (200) square feet gross floor space

Trade or business schools	One (1) space/two hundred (200) square feet
Library	One (1) space/two hundred fifty (250) square feet
Museum	One (1) space/two hundred fifty (250) square feet
Churches	One (1) space/four (4) seats
Hospitals	Three (3) space/bed
Convalescent homes	One (1) space/three (3) beds
Government offices	One (1) space/two hundred (200) square feet
Elderly care housing	0.75 spaces/unit Plus one (1) additional space per project employee/attendant

(3) *Commercial:*

Auditorium, theaters, stadium or similar place of assembly	One (1) space/two hundred (200) square feet or one (1) space/five (5) seats, whichever is greater
Private clubs, lodges (no overnight accommodations)	One (1) space/two hundred (200) square feet or one (1) space/five (5) seats, whichever is greater
Dance halls	One (1) space/two hundred (200) square feet
Health club or fitness club with multiple amenities (Gymnasium, fitness center and other recreational uses offering multiple amenities such as swimming pools, ball courts, and exercise equipment)	One (1) space/two hundred (200) square feet

Recreational community centers with multiple amenities (public or nonprofit facilities providing multiple amenities and recreational services such as swimming pools, ball courts, outdoor athletic fields, meeting rooms, classes, fitness center, day care, locker rooms, and lounge/snack area)	One (1) space/two hundred (200) square feet
Single use recreational facilities (athletic training, family recreational, or other recreational facilities specializing in a single use such as amusement centers, skating rinks, bounce gyms, party places, baseball/batting training facility, cheerleading training, dance studio, swimming, martial arts studio, yoga/pilates studio, personal training, fencing, laser tag, indoor paintball, boxing training) not hosting tournaments, exhibitions or other similar events	One (1) space/three hundred (300) square feet
Single use recreational facilities hosting tournaments, exhibitions or other similar regional events	To be determined by a parking demand study based on seating capacity prepared specifically for the subject use
Funeral homes	One (1) space/four (4) seats in main assembly area or one (1) space/three hundred (300) square feet, whichever is greater
Medical, dental offices, clinics	One (1) space/one hundred fifty (150) square feet
General offices, nonretail, excluding call centers	One (1) space/two hundred fifty (250) square feet
Call Center	One (1) space/one hundred fifty (150) square feet

Hotels, motels, boarding homes	One (1) spaces for each sleeping room Plus one (1) space/one hundred (100) square feet of meeting, banquet and restaurant space not solely intended for hotel guests and/or staff
Restaurants, cafes, bars, cocktail lounges	One (1) space/fifty (50) square feet of public serving area Plus one (1) space/two hundred (200) square feet of preparation area
Shopping centers (less than ten (10) gross acres in size)	Five and one-half (5.5) spaces/one thousand (1,000) square feet
Shopping centers (ten (10) gross acres or larger in size)	One (1) space/two hundred fifty (250) square feet
Retail sales	One (1) space/two hundred fifty (250) square feet
Childcare or Child daycare	One (1) space/three hundred (300) square feet
Bulky merchandise sales, nurseries, building materials, equipment rental	One (1) space/three hundred (300) square feet
Banks and personal service	One (1) space/one hundred fifty (150) square feet
Bowling alleys	Four (4) spaces/lane
Tennis, handball courts	Three (3) spaces/court
Golf course	One (1) space/two hundred (200) square feet in main building Plus four (4) spaces per green
Motor vehicle repair	Three and one-half (3.5) spaces/vehicle service bay

Motor vehicle sales and rental	One (1) space/two hundred fifty (250) square feet of interior display space and office Plus three and one-half (3.5) spaces/vehicle service bay
Motor vehicle wash	Two (2) spaces minimum Plus other uses (Retail sales, motor vehicle repair, restaurant, office)

(4) *Industrial:*

Manufacturing	One (1) space/one thousand (1,000) square feet gross floor area (Ord. No. 1506, 8-11-85) Plus one (1) space/two hundred fifty (250) square feet of office space
Warehousing	One (1) space/five hundred (500) square feet for the first ten thousand (10,000) square feet Plus one (1) space/five thousand (5,000) square feet for remaining warehouse Plus one (1) space/two hundred and fifty (250) square feet of office space

(5) *City Center District:* All required off-street parking within the City Center District shall be in accordance with Section 35-3204(F).

(6) *Parking Districts:* Any use which participates in a parking district shall be subject to the requirements of said parking district.

(7) *Unlisted uses:* In cases of unlisted uses or unusual circumstances, the Zoning Administrator may determine specific parking requirements based on the unique needs of the individual case, the requirements for the most comparable use, and any other relevant data regarding parking demand. In order to make this

determination, the Zoning Administrator may require the applicant to submit a parking demand study pursuant to Section 35-1807(3) Parking Demand Studies.

(8) *Maximum Parking Spaces*: The number of parking spaces provided by any development shall not exceed one hundred twenty-five (125) percent of the minimum required spaces in the parking schedule, except as follows:

- (a) Parking within the building footprint of a structure (e.g. rooftop parking, below grade parking, multi-level parking structure);
- (b) When a change in use to an existing development causes a lower parking requirement;
- (c) Parking spaces managed for shared parking;
- (d) Phased projects do not need to comply with the maximum space requirement until the final phase is constructed;
- (e) A site specific parking demand study justifies the need to exceed the maximum parking and a minimum fifty (50) percent of the site's parking area (including parking spaces, driveways, and sidewalks) is provided with one (1) or any combination of the following options to help mitigate the heat island effect:
 - 1. Paving materials shall have a minimum solar reflectance index as required by the latest amended edition of the "International Green Construction Code" approved by the International Code Council;
 - 2. Shade is provided by architectural devices or structures that have a minimum Solar Reflectance Index as required by the latest amended edition of the "International Green Construction Code", except for solar photovoltaic systems which shall not be required to comply with said minimum Solar Reflectance Index;
 - 3. Shade is provided by open trellis-type structures that are designed to be covered with plant material and achieve mature coverage within five (5) years from the date of occupancy;
 - 4. Shade is provided by trees. Hardscape areas located directly beneath trees shall be measured based on anticipated five-year canopy growth beginning from the date of occupancy. Duplicate shading credit shall not be granted for those areas where multiple trees shade the same hardscape;
 - 5. Open-grid pavers and/or other permeable paving materials approved by the City Engineer that are less than fifty (50) percent impervious are utilized.

(Ord. No. 1291, § I, 1-9-84; Ord. No. 1421, II, 1-10-85; Ord. No. 1506, 8-11-85; Ord. No. 3063, § 3, 11-18-99; Ord. No. 3262, § 1, 5-10-01; Ord. No. 4375, § I, 8-13-12)