

# Report of the Commercial Zoning Committee

DAC

February 13, 2006

- Issues

- Excessive use of PD to delete unwanted uses
- Inconsistency of some uses for neighborhood and general commercial classifications per the Comp Plan.
- Need to include and amend some uses
- Clarify some development standards

# Committee Membership

- Zoning Commission
  - Bill Greenhill, ZC Chairman
  - Brandy O’Quinn, Committee Chairman
  - Erma Platte, ZC member
- Advisory
  - Vicky Powell, Member BOA
  - Sandy Runnels, League of Neigh.
  - Mike Fisher, Commercial Developer

# Meetings

- Conducted 4 work sessions from July, '05 to November '05
- Reported findings to ZC on January 11, 2006
- ZC Recommended forwarding to Council

# Highlighted Use Amendments

- Reference table of all proposed changes in handout
- Specific Amendments/Problem Issues
  - Redefined Massage Therapy/Spa from Massage Parlor
  - Realigned auto parts store to Neighborhood Comm.
  - Amend car wash as Sp. Ex. in comm.
  - Realigned pawn shop to general commercial
  - Realigned tattoo parlor to general commercial
  - Delete junk vehicle storage (not salvage) and add to outside storage as a Sp. Ex.
  - Add communication towers
  - Add outside storage (primary use) in industrial as Sp. Ex.

# New Definitions

- Communication Tower – a tower and ancillary support equipment providing communications via radio, TV, infrared or other similar means of signal transmission between towers and receivers.
- Massage Parlor/Bath – independent business providing massage treatment of a non-sexual nature (not an SOB) as a primary service by a licensed masseuse.
- Massage Therapy/spa – Therapeutic treatment of disease, ailments and disorders of the body by a licensed practitioner.

# Definitions Cont.

- Outdoor Storage – outdoor storage is any inert material or good excluding trash, junk, garbage, salvaged waste or materials that would be a nuisance or offensive due to odor, fire, health or other restrictions of City Code.

# Recommended Standards

- Non-accessory (stand alone) Outdoor Storage – Special Exception
  - Secured from vandalism
  - Surrounded by a min. 6’ screen fence from public view, no material visible above screen fence
  - No storage of unregistered, wrecked or dismantled vehicles (Salvage Yard)
  - Maximum approval of 5 years

# Development Stand. Cont.

- Mini-Warehouse
  - Maximum height of 12' except residential component
  - Min. 6' masonry wall adjacent to residential
  - Max. setback of 5', secured from access and landscaped (trees) per bufferyard standards
  - Security lighting directed or shielded from residential

# A No Parking Policy

Parking standards are arbitrary and antiquated

Parking need is a business decision

Parking impedes inner city redevelopment

Good street system with on-street standards

Supports a true market value for parking

# Successful Precedents

- Adopted by many cities throughout the Country including:
  - Los Angeles
  - San Francisco
  - Eugene, Or.
  - Portland, Or.
  - Fort Myers, Fl.
  - Seattle, Wa.
  - Milwaukee, Wi.
  - Spokane, Wa.
  - Nation of Great Britain

# Recommendation

- Delete minimum parking standards except
  - Within residential zoning
  - Within 500' of residential zoning
  - Within Comm. Facilities zoning
- Use current table to set maximums
- Allow additional parking by providing more landscaping (e.g. 30 SF per space) in parking lot area

# Parking Concerns

- May put more reliance for on-street parking and management (enforcement)
- May create instances of neighborhood encroachment from successful business
- May create more tow away zones and citizen complaints.

# Some Solutions

- Strengthen On-Street parking policies
- Ensure market meter rates are being used
- Increase use of parking meters
- Provide for Parking Permit Districts

# Request

- Go forward with a text amendment to the Zoning Commission for public hearing on revised uses.
  - Notice to neighborhoods
  - Notice to Board of Realtors, BOMA
- Go forward with a text amendment to the Zoning Commission for public hearing on revised parking standards
  - Notice to development and financial community
  - Notice to above groups