Informational Item No. 6

Chandler · Arizona
Where Values Make The Difference

Chandler All-America City 2010

MEMORANDUM **Transportation & Development – PZ Memo No. 12-041**

DATE: MAY 4, 2012

TO: PLANNING & ZONING COMMISSION

THRU: R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR
JEFF KURTZ, PLANNING ADMINISTRATOR
KEVIN MAYO, PLANNING MANAGER KM

FROM: DAVID DE LA TORRE, AICP, PRINCIPAL PLANNER DDLT

SUBJECT: ZCA-0001 PARKING CODE AMENDMENT

Request: Briefing item for discussion only. No Action is requested on May 16, 2012.

Please find attached for your review proposed amendments to Article XVIII Parking and Loading Regulations of the Zoning Code.

Notices with the website link to view and print the proposed amendments were mailed to approximately 150 stakeholders consisting of applicants, developers, zoning attorneys, architects, and contractors that have been involved in a development application in Chandler within the last two years. Additionally, electronic notices were sent to the following professional organizations: Chandler Chamber of Commerce, Downtown Chandler Community Partnership, Valley Partnership, Arizona Multihousing Association, Home Builders of Central Arizona, and the Arizona Chapter of the NAIOP Commercial Real Estate Development Association.

Initial briefings were made to a City Council Subcommittee on February 29th and to the Planning Commission on March 7th. Comments received from those briefings were used by Staff to refine the general concepts discussed at the briefings into the more specific proposed code revisions attached. After receiving further feedback from stakeholders and Planning Commission on May 16th, Staff will further revise the proposal and present a final draft to the Planning Commission for approval on June 20th.

Attachments

1. Proposed Amendments

ZCA12-0001 PARKING AND LOADING REGULATIONS - DRAFT AMENDMENT

The Planning and Zoning Commission will discuss the proposed revisions identified below in the City Council Chambers, 88 East Chicago Street, Chandler, Arizona on Wednesday, May 16th, 2012 at 5:30 PM. You are welcome to provide your feedback at the meeting, or you may send comments to David De La Torre, Principal Planner, at david.delatorre@chandleraz.gov, or 480-782-3059.

Proposed Revisions:

Underlined text = Proposed new text

~~Strike-through text~~ = Proposed text deletions

Regular text = Existing code

(All proposed revisions are shown in red text)

ARTICLE XVIII. - PARKING AND LOADING REGULATIONS [36]

35-1800. - Purpose.
35-1801. - Applicability.
35-1802. - General requirements.
35-1803. - Design standards.
35-1804. - Parking schedule. (Based on gross floor area)
35-1805. - Temporary parking lots.
35-1806. - Fire lanes.

35-1800. - Purpose.

The ~~intent~~purpose of this ~~section [article]~~article is to establish standards for ~~the provisions of adequate~~ off-street parking, loading and maneuvering spaces for the uses permitted in this Zoning Ordinance. ~~in a manner which is safe, efficient, convenient and visually attractive.~~ The standards of this article are intended to:

(1) Ensure that adequate parking is provided to meet the typical parking needs of the uses permitted in this Zoning Ordinance, while at the same time limit excessive parking to avoid negative environmental and urban design impacts,

(2) Provide flexible methods of responding to land uses with atypical parking needs through allowances for reductions or increases to the number of required parking spaces through parking demand studies,

(3) Encourage higher densities, mixed-use developments, infill developments, and adaptive reuse of existing buildings in areas as set forth by the General Plan by allowing parking reductions for uses sharing parking and/or utilizing public parking facilities,

(4) Ensure that off-street parking and loading areas are designed and located to protect the public safety, facilitate the efficient movement of traffic, minimize traffic congestion, and maintain an attractive streetscape,

(5) Ensure pedestrian-friendly parking areas by providing for safe, accessible and shaded pedestrian paths,

(6) Encourage sustainable development practices that reduce solar heat gain and storm water runoff.

(Ord. No. 3063, § 3, 11-18-99)

35-1801. - Applicability.

(1) Off-street parking and/or loading spaces shall be provided as prescribed herein at the time of:

(a) Construction of a new building.

(b) Any new uses of land.

(c) Enlargement or addition of any new nonresidential building or use of land.

(d) Creation of a new residential unit by adding to or subdividing an existing residential unit.

Such spaces shall be situated on the lot upon which the land use is located or on an adjacent or nearby lot ~~on the same side of the street and~~ within a reasonable distance of the site with respect to any one (1) use as determined by the Zoning Administrator. When the parking lot is not ~~contiguous to the generating land use~~situated on the lot upon which the land use is located, the owner shall record a parking use covenant, reciprocal easement agreement or other written form of parking agreement ~~of the property~~ limiting its use to parking.

(2) Prior to the construction of any parking lot or the conversion of any land area for parking use, there shall be submitted to the Building Inspection Division five (5) copies of a parking plan graphically describing the location and size of all parking stalls, driveways, walkways, landscaped areas, retention basins, signs, lighting, and all other improvements. The parking plan may be submitted as part of the site development plan requirement as outlined in Article XIX if the parking lot is proposed for construction in conjunction with a building. Prior to construction, the Zoning Administrator must approve the parking plan for conformance to the intent and provisions of this article.

(Ord. No. 3063, § 3, 11-18-99)

35-1802. - General requirements.

(1) Minimum size of a non-parallel parking space shall be nine (9) feet by nineteen (19) feet. A two-foot six-inch landscape strip is permitted for vehicular overhang at the front of the parking stall. Said strip is not considered a part of any required on-site landscaping. Minimum size of a parallel parking space shall be eight (8) feet by twenty-two (22) feet, except for a parallel parking space in which a side adjoins a wall, column, or other obstruction higher than six (6) inches, and where a minimum three (3) feet wide unobstructed pedestrian access is not provided between the wall, column, or other obstruction and the parking space, the width of the parallel parking space shall be increased by two (2) feet.

(2) Minimum driveway widths shall be twenty-four (24) feet for two-way drives. Fourteen-foot one-way drives are permitted where such drives are not required as fire lanes by the Fire Department. All driveways shall be located at least ten (10) feet from an interior lot line.

(3) Minimum parking lot aisle widths:

Parking Angle	30°	40°	60°	90 °
Aisle Width	13′	15′	19′	24′

(4) All required off-street parking spaces shall be connected with a public street by a paved driveway not less than twenty (20) feet in length within the property lines.

(5) All parking areas and driveways shall have a surface of masonry, concrete or asphalt except in an AG-1 District and SF-33 District, where a dustfree surface is permitted. Alternative permeable paving materials may be permitted subject to approval by the City Engineer.

Within any residential district, the parking of motor homes, travel trailers, and boats on trailers shall be permitted on an unimproved surface when located behind the required front yard setback, and screened from the street by a solid six-foot wall or fence.

(6) Temporary parking lots shall be permitted by use permit for a maximum period of one (1) year. The construction of such lots shall be in accordance with Section 1805.

(7) The conversion of any required parking space to another use shall be permitted only if those required spaces are provided elsewhere on the site and in keeping with all applicable provisions of this section.

(8) Alleys used for commercial or industrial uses adjacent to a single-family residential district may not be used as access to parking or loading area, except where such arrangement has been authorized by a use permit.

(9) Where access to a parking lot or space for uses other than single-family residential is provided by an alley, said alley shall be minimum twenty (20) feet wide and paved to the nearest intersecting street as required by City standard.

(10) Motor vehicles may be parked in the front yard only when on an improved driveway (as defined in (5) above) leading to required off-street parking.

(11) ~~[Reserved.]~~ Parallel parking spaces may be counted toward the required parking.

(12) Excepting community activities and activities specifically authorized by the Zoning Administrator, there shall be no storage or display of merchandise or goods in parking lots and pedestrian walkways within the parking area.

(13) Storage and collection areas for shopping carts shall be provided in all parking lots for retail establishments utilizing such carts.

(14) Covered parking. Such structures shall be located and/or arranged that it is perceived as an integral part of the building elevations. Said structures shall be enhanced through architectural treatment and/or trees and shrubs. Structures shall meet approval of the Zoning Administrator.

(15) Visitor parking and recreational vehicle storage shall be clearly identified through signage or curb paint.

(16) Tandem parking spaces ~~of vehicles shall not qualify for required parking spaces.~~ may be counted toward the required parking in multi-family developments where the tandem spaces are assigned to the same dwelling unit, and in non-residential developments where valet or a parking attendant is on duty at all times the facility is in use. Developments with tandem parking spaces shall provide an appropriate number of regular (non-tandem) parking spaces unless waived by the Zoning Administrator. The number and location of said regular parking spaces shall be approved by the Zoning Administrator.

(Ord. No. 1196, 5-23-83; Ord. No. 1471, § I, 5-23-85; Ord. No. 3063, § 3, 11-18-99)

35-1803. - Design standards.

(1) All vehicular egress from parking lots to public rights-of-way shall be by forward motion only, except in the case of single-family and two-family residences fronting on a local street or a primary or secondary collector street.

(2) Except where a wall is required, six-inch vertical concrete or precast curbing shall be required around the perimeter of the parking area to protect landscaped areas and control vehicular circulation and the flow of stormwater. Wheel stops shall be installed where needed to prevent damage to property or persons.

(3) In the design of the parking lots and entrances to and from those parking lots and facilities served by those parking lots, provision shall be for adequate, safe, shaded, and convenient pedestrian circulation, including for the handicapped.

(4) Landscaping standards: See section 1903 for details.

(Ord. No. 2119, § 1, 2-22-90; Ord. No. 3063, § 3, 11-18-99)

35-1804. - Parking schedule. ~~(Based on gross floor area)~~

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	** 2 spaces/unit
Two-family	** 2 spaces/unit
Townhouse, patio home	** 2 spaces/unit
Multi-family:	
Efficiency or studio ~~or 1-bedroom~~	*** ~~1.5~~ 1 space~~s~~/unit
One bedroom	*** 1.5 spaces/unit
Two-bedroom ~~or more~~	*** 2 spaces/unit ~~Plus 1 guest space for each 4 multi-family units~~
Each additional bedroom	*** 0.25 spaces
Mobile home subdivision or park	*** 2 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 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, ~~skating rinks, amusement centers, recreation centers~~	One (1) space/two hundred (200) square feet
Gymnasium, fitness center and other recreational uses offering multiple amenities such as swimming pools, ball courts, and weight lifting	One (1) space/two hundred (200) square feet
Recreational Community Center (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
Recreational Assembly Uses (recreational uses 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
Recreational Assembly Uses 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 (~~200~~250) square feet
Call Center	One (1) space/one hundred fifty (150) square feet
Hotels, motels, boarding homes	One ~~and one-third~~ (1~~1/3~~) space~~s~~ 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
And	One (1) space/two hundred (200) square feet for preparation
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	2 spaces minimum
Plus	Other uses (Retail sales, motor vehicle repair, restaurant, office)
(Ord. No. 1421, II, 1-10-85)	
~~(Ord. No. 1421, II, 1-10-85)~~	

(4) *Industrial:*

Manufacturing~~, warehousing~~	One (1) space/one thousand~~five hundred~~ (~~500~~1,000) square feet gross floor area (Ord. No. 1506, 8-11-85)
	Plus ~~O~~one (1) space/two hundred and fifty (~~200~~250) square feet of office space
Warehousing	One (1) space/five hundred (500) square feet for the first ten thousand (10,000) square feet ~~One (1) loading space for each twenty-five thousand (25,000) square feet of gross floor area~~ 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 parking districts:* The parking requirements for ~~A~~any institutional, commercial (except hotels, motels, boarding homes or guest homes) or industrial use which is located within the boundaries of the City Center District may be waived by the Zoning Administrator upon determining that said parking requirements for the use(s) can be adequately served by a nearby public parking facility. ~~participates in a downtown parking district shall provide no less than sixty-five (65) percent of the otherwise required off-street parking and this remaining required parking may be located in a nearby community parking facility.~~

(6) *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.; ~~the Zoning Administrator shall report his/her findings in such cases in writing to the Planning and Zoning Commission and the Board of Adjustment. Such special exceptions shall be made by submitting the following documentation as approved by the Zoning Administrator:~~

~~(i) Sufficient evidence demonstrating how the unique circumstances of the individual application do not generate the traffic and/or parking demand met by normal code standards.~~

~~(ii) Satisfactory agreement that said special exceptions to the normal parking requirements shall remain in effect only as long as the unique circumstances as defined in (i) above.~~

~~(iii) In addition to (ii) above, the Zoning Administrator may require submittal of details of how the normal parking requirement can be met in the future in the event the City may require such parking.~~

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

(7) Maximum Parking Spaces. The number of parking spaces provided by any development shall not exceed one hundred and 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 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.

35-1805. - Temporary parking lots.

(a) A site development plan shall be submitted to and approved by the Public Works Department for any lot prior to the lot being used for parking purposes. Said site plan shall include the following:

(1) Boundary of property.

(2) Width of existing right-of-way, existing improvements and name of all adjoining streets and/or alleys.

(3) Current zoning of adjacent properties.

(4) Proposed parking layout (minimum space size nine (9) feet by twenty (20) feet). No space shall be located closer than six (6) feet to the right-of-way line. Said six (6) feet will be maintained as landscape-water retention area.

(5) Driveways minimum twenty (20) feet for one-way traffic and forty (40) feet for two-way traffic.

(6) Screening when located adjacent to or adjoining any residential zoning district.

(7) Directional arrows indicating proposed surface drainage pattern.

(8) Typical cross-section indicating proper subgrading, four (4) inches of A.B.C. or other suitable material and type of dust palliative approved by the Director of Public Works.

(9) All construction to be in accordance with City of Chandler's specifications.

(b) All temporary parking lots shall be properly maintained in accordance with the approved plan, or said use permit shall be revoked. Such revocation shall occur after the owner has been given a thirty-day written notice and [has] not corrected the violation(s) cited by such notice.

(Ord. No. 3063, § 3, 11-18-99)

35-1806. - Fire lanes.

(a) All drives, lanes and access ways designated as fire lanes shall be constructed and marked in accordance with City of Chandler specifications to a minimum unobstructed width of twenty (20) feet.

(b) Nothing in this article shall be construed as diminishing construction requirements, placement, access to or marking of designated fire lanes.

(Ord. No. 3063, § 3, 11-18-99)

35-1807. – Parking Reductions

1) Purpose: The intent of the parking reduction provisions included in this section is to provide flexibility in responding to land uses with atypical parking needs and to encourage mixed use developments, infill development, redevelopment, and adaptive reuse of existing buildings by allowing parking reductions and more efficient use of parking.

2) Shared Parking.

(a) *Applicability:* Shared parking may be applied to mixed use developments or two (2) or more nonresidential uses in which the uses operate at different peak times from one another.

(b) *Procedure:*

1. A shared parking report shall be submitted that demonstrates compliance with criteria set forth in subsection C of this section.

2. Shared parking reports shall be reviewed by and are subject to approval of the Zoning Administrator.

3. In the event the Zoning Administrator determines that the proposed shared parking does not comply with the approval criteria listed herein, the applicant may elect to have the request for shared parking reviewed by the Planning and Zoning Commission and shall be subject to approval of the City Council through an application to rezone the subject property pursuant to Article XVII Planned Area Development.

4. The property owners involved in an approved shared parking request shall submit a written agreement approved by the Zoning Administrator requiring that the parking spaces be maintained as long as the uses requiring parking exist or unless the required parking is provided elsewhere in accordance with the provisions of this Article. Such written agreement shall be recorded by the property owners with the Maricopa County Recorder's Office and a copy filed in the City of Chandler's project review file prior to the issuance of a building permit or, for existing buildings, prior to the issuance of certificate of occupancy.

5. For mixed use developments, the owner or manager of the property approved for shared parking shall maintain an accurate up-to-date record of the uses, both occupied and vacant, according to the type of use. The Zoning Administrator may require this record be provided when the owner applies for a new land use or development approval for the subject property.

(c) *Approval Criteria:* Shared parking approval shall be subject to compliance with the following criteria:

1. The Shared Parking Calculations Table set forth in subsection D of this section shall be used to calculate the required number of parking spaces for a particular mix of uses. The Zoning Administrator may require the applicant to submit sufficient data to demonstrate compliance with the general land use classifications and/or the time of use distribution indicated in the Shared Parking Calculations Table. If one (1) or more of the land uses proposing to utilize shared parking spaces do not conform to one (1) of the general land use classifications and/or the time of use distribution in the Shared Parking Calculations Table, the applicant shall submit sufficient data to indicate that there is not substantial conflict in the principal operating hours of the uses and that the various uses sharing parking have peak parking demands at different periods of the day or week. The Zoning Administrator may require said data to include information from a professional publication such as those published by the institute of transportation engineers (ITE) or the Urban Land Institute (ULI), or by a professionally prepared parking study.

2. The combined shared parking requirement shall not exceed the available parking supply

3. A parking plan graphically describing the location and size of all parking stalls, driveways, walkways, landscaped areas, building footprints, retention basins, lighting, and all other improvements shall be submitted for review and approval. Said parking plan shall demonstrate reasonable pedestrian access from off-site parking spaces to the uses being served.

4. Shared parking rights shall be protected through a written agreement as set forth in Section 35-1807.2,B,4.

Shared parking spaces shall be generally located within six hundred and sixty (660) feet of the use, measured from the entrance of the use to the nearest parking space within the shared parking lot.

(d) Shared Parking Calculations Table

General Land Use Classification	Time of Use					
	Weekdays			Weekends		
	12:00 a.m.-7:00 a.m.	7:00 a.m.-6:00 p.m.	6:00 p.m.-12:00 a.m.	12:00 a.m.–7:00 a.m.	7:00 a.m.-6:00 p.m.	6:00 p.m.-12:00 a.m.
Office and industrial	5%	100%	5%	0%	60%	10%
Retail	0%	100%	80%	0%	100%	60%
Residential	100%	55%	85%	100%	65%	75%
Restaurant and bars	50%	70%	100%	45%	70%	100%
Hotel	100%	65%	90%	100%	65%	80%
Churches and places of worship	0%	10%	30%	0%	100%	30%
Cinema/theater, and live entertainment	0%	70%	100%	5%	70%	100%

How to use the Shared Parking Calculations Table. Calculate the number of parking spaces required by Section 35-1804 Parking Schedule for each use as if the uses were not requesting shared parking approval. Calculate the number of spaces required for each time period (six (6) time periods per use) by applying the percentages in the Time of Use columns for the corresponding general land use category to the total number of parking spaces required for each proposed use. Add the number of parking spaces required for all of the proposed land uses for each time period. Select the time period with the highest total parking requirement. The selected total number of parking spaces shall be the shared parking requirement.

3) – Parking Demand Studies

(a) *Applicability.* Parking demand studies may be utilized to modify the required number of parking spaces for new developments, reuse of existing buildings, and as an alternative to Shared Parking provided for in this Article.

(b) *Procedure:*

1. A parking demand study that provides a quantitative analysis justifying any proposed reduction or increase in parking shall be submitted. In order to determine compliance with criteria set forth in subsection C of this section, the Zoning Administrator may require the parking demand study to include any or all of the following:

a. A site plan graphically describing the location and size of all existing and/or proposed parking stalls, driveways, walkways, landscaped areas, building footprints, retention basins, lighting, and all other improvements.

b. Total square footage of all uses within existing and proposed developments and the square footage devoted to each type of use.

c. Number of parking spaces required pursuant to Section 35-1804.

d. Parking demand estimates using parking generation studies from the Institute for Transportation Engineers (ITE), Urban Land Institute (ULI) or other professionally recognized, and/or accredited sources.

e. Parking demand survey of development(s) similar to the proposed use(s).

f. Comparison of proposed parking supply with parking requirements.

g. A description of other characteristics of the proposal or measures being undertaken that could result in reduced or increased parking demand, such as staggered work shifts, telecommuting, shuttles to transit stations, employee per square foot compared to the accepted industry standard for that use, customer or visitor trips compared to industry standards for that use.

h. Such other information as determined by the Zoning Administrator to be necessary to determine compliance with the approval criteria.

i. A parking contingency plan shall be provided for new developments requesting a parking reduction in accordance with subsection C of this section.

2. The Zoning Administrator may approve a request to reduce up to forty (40%) percent of the required number of parking spaces or to exceed the maximum requirement upon determining that the data presented in the parking demand study demonstrates compliance with approval criteria.

3. Requests denied by the Zoning Administrator and requests to reduce more than forty (40%) percent of the required number of parking spaces shall be subject to review by the Planning and Zoning Commission and approval of the City Council through an application to rezone the subject property pursuant to Article XVII Planned Area Development.

4. For proposals in which parking is shared by more than one property, the property owners shall submit a written agreement approved by the Zoning Administrator requiring that the parking spaces be maintained as long as the uses requiring parking exist or unless the required parking is provided elsewhere in accordance with the provisions of this Article. Such written agreement shall be recorded by the property owners with the Maricopa County Recorder's Office and a copy filed in the City of Chandler's project review file prior to the issuance of a building permit or, for existing buildings, prior to the issuance of certificate of occupancy.

5. The Zoning Administrator may require a written agreement that said exceptions to the normal parking requirements shall remain in effect only as long as the unique circumstances on which the exceptions are based.

(c) *Approval Criteria:*

1. Parking Reductions. Reductions to the required number of parking spaces may be approved upon finding compliance with all of the following criteria:

   a. Sufficient evidence is provided demonstrating how the unique circumstances of the proposed use(s) do not generate the traffic and/or parking demand met by normal code standards.

   b. The quantitative analysis provided demonstrates that the use(s) will be adequately served by the proposed parking (the reduction in parking will not cause fewer off-street parking spaces to be provided for the proposed use(s) than the number of such spaces necessary to accommodate all vehicles attributable to said use(s) under the normal and reasonably foreseeable conditions of operation of said use(s)).

   c. The reduction in parking will not increase the demand for parking spaces upon public streets in the immediate vicinity of the proposed use.

   d. The reduction in parking will not increase the demand for parking spaces upon private properties in the immediate vicinity of the proposed use, unless approved as shared parking in accordance with Section 35-1807(2).

   e. For new developments, a contingency parking plan shall be submitted that graphically illustrates where additional parking spaces can be constructed in the event that parking demand for the proposed use increases or a new user with typical parking demands requiring more parking spaces occupies the site. The total number of additional parking spaces in said parking contingency plan and the proposed number of parking spaces shall equal the number of parking spaces required pursuant to Section 35-1804. The design and layout of said parking contingency plan shall comply with all applicable development standards.

   f. The reduction in parking shall not be contrary to the purpose of this Code as set forth in Sections 35-100 and 35-1800.

2. Parking Increases. Requests to exceed the maximum parking allowed may be approved upon finding compliance with all of the following criteria:

   a. The proposed increase in parking is the least possible increase to accommodate all vehicles attributable to such use(s) under the normal and foreseeable conditions of operations of such uses(s).

   b. The increase in parking will not negatively impact the aesthetics of the site from the perspective of adjacent streets and properties.

   c. The increase in parking will not negatively affect the pedestrian usability of the site.

   d. The proposed development provides measures to help mitigate the heat island effect in accordance with Section 35-1804(7).

4) Credit for On-street Parking Spaces

   (a) On-street parking spaces located immediately adjacent to the frontage of properties may be counted toward the required off-street parking requirement for non-residential uses. This provision applies only where on-street parking is allowed and constructed as part of the development.