

SUBJECT: Proposed text amendment to §1425-19-A: Off-Street Parking and Loading Requirements.

PURPOSE:

To obtain input and direction from the Planning Commission on a zoning text amendment for §1425-19-A regarding parking requirements for Taxi or Limousine Operations and Service.

PROPOSED TEXT AMENDMENT:

Schedule 1425-19-A: Off-Street Parking and Loading Requirements

<i>Transportation, Communication and Utilities Uses</i>	Required parking (Sq. Ft. of Floor Area)	Loading User Group
Communications facilities	1 for every 600 sq. ft. plus 1 for every 3 auditorium seats	2
Public utility distribution system	1 for every 1,000 sq. ft.	
Public utility maintenance yard	1 for every 1,000 sq. ft.	
Public utility plant	1 for every 1,000 sq. ft.	
Transportation facilities		
Airports	1 for every 250 sq. ft of terminal building	1
Heliports	None	
Railroad train yards	None	
Railroad right-of-way	None	
<u>Public Vehicle Operations and Service</u>	<u>1 for every employee plus 1 for every taxi and/or limousine</u>	
Transportation passenger terminals	1 for every 2,000 sq. ft.	
Truck terminal and warehouse	0-100,000 sq. ft: 1 for every 2,000 feet Over 100,000: 1 for every 4,000 sq. ft. over 100,000 sq. ft.	4
Watercraft and riverfront facilities		
Barge terminals	1 for every 2,000 sq. ft.	
Boat and ship yards	1 for every 2,000 sq. ft.	
Commercial piers and ports	1 for every 2,000 sq. ft.	
Marinas	1 for every two berths	
Marine sales and services	1 for every 400 sq. ft.	
<i>Agriculture and Extractive Uses</i>		
Farming	1 for every site	
Mining and quarrying	1 for every 1,000 sq. ft.	

JUSTIFICATION:

The Zoning Code does not specifically define taxi and limousine operations nor does it list taxi and/or limousine operations in the Use Regulations of any of the zoning districts. Due to recent requests to locate taxi and limousine operations, it was determined by the Zoning Text Amendment Committee that regulations should be developed for this use classification to ensure that taxi and limousine services are developed in locations compatible with the impacts and intensity of such uses. This amendment addresses the parking requirements for establishment of a taxi and/or limousine operation.

PUBLIC STAFF CONFERENCE:

The Planning Division staff held a public conference on this Zoning Text Amendment on Tuesday, August 14, 2007. Gary Wollenweber of Hyde Park made statements concerning some taxi or limousine services that operate 24 hours a day, 7 days a week and may have a large number of employees. He believed that having one off-street parking space reserved for every employee in this situation would be harsh and could be a very large number. Gary suggested that possibly taking the number of the largest shift, whenever that may be, and reserving that many off-street parking spaces instead of one for every single employee.

RECOMMENDATION:

The Department of Community Development and Planning staff recommends that the City Planning Commission approve the requested text amendment as written.

APPROVED:

Margaret A. Wuerstle, AICP, Chief Planner
Department of Community Development & Planning

7/12/07

Amendment Committee