

REVISED

PZBA15-0030

2119 N. Mesa

Greg Malooly

Applicant requests a Special Exception under Section 2.16.050 I (Reduction in Off-Street Parking Requirements) in a C-3 (Commercial) zone.

This would permit a 15 percent reduction in the off-street parking requirements for a proposed restaurant.

BACKGROUND

The applicant is requesting a 15 percent reduction (2.7 spaces) in off-street parking requirements for a new 1,760 square foot restaurant with a 342 square foot patio area.

In addition to the ZBA parking reduction, the applicant has previously received a 10% administrative parking reduction, totaling 1.8 vehicle parking spaces (20.14.070.D). Additionally, the applicant has provided six additional bicycle parking spaces in lieu of one vehicle parking space, as provided for in 20.14.130. The total of requested and provided vehicle parking space reductions is 5.5 spaces, or 5.

The applicant has received written approval of the reduction request from the Traffic Engineer, as required by Special Exception I.

The Planning Division has not received any communications in support or opposition to the special exception request.

CALCULATIONS

Required parking spaces for a 2,102 sq. ft. sit-down restaurant = 18 (1 per 120 GFA, including patio)
Total provided parking spaces= 13

ZBA parking reduction request (15%) = 2.7 spaces
Administrative parking reduction (10%) = 1.8 spaces
Bicycle parking substitution = 1 space

Total requested and provided reductions = 5.5 spaces, or 5

STAFF RECOMMENDATION

Staff recommends approval of the request as it meets the requirements of the Special Exception.

The Zoning Board of Adjustment is empowered under Section 2.16.050 I to:

"Authorize the reduction of the off-street parking requirements; provided, however, that:

1. The owner shall demonstrate through testimony or documentation that the required number of off- street parking spaces cannot be reasonably accommodated on the property involved; and,
2. The zoning board of adjustment has received the written approval of the city traffic engineer who shall review the request to determine the impact on the surrounding properties. The city traffic engineer may request a parking study in order to determine the impact on the surrounding properties; and,
3. The reduction authorized shall not modify the number of required off-street parking spaces by more than fifteen percent."