

**BACKGROUND**

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Context

The Zoning Ordinance was initially adopted by the City in 1977. Over the years, a number of amendments have been adopted to address new development trends, respond to legislative mandates and/or Council directives and maintain a current and relevant regulatory document. Amendments to the Zoning Ordinance are typically initiated by the City but may also be initiated by private parties.

This is a city-initiated amendment to Article 14-23 (“Parking & Loading Requirements”) of the Zoning Ordinance pertaining to the minimum parking requirements for *Health Clinics* and *Veterinarian Hospitals or Clinics*. This article largely identifies minimum parking requirements based on use type. Accordingly, staff has found that the requirements for the uses specified above are out of alignment with industry standards and result in excessive parking and/or limitations on development. This finding was confirmed through a review of local ordinances, industry requirements and professional sources such as the Institute of Transportation Engineers (ITE) and the Urban Land Institute (ULI).

Previous Text Amendment

The last substantive update to Article 14-23 (“Parking and Loading Requirements”) occurred over a decade ago in 2004 (Case TA 04-09). Several use requirements were modified including health clinics and veterinarian hospital and clinics. Health Clinics were modified from one (1) parking space per 200 square feet of floor area, to the current standard of one (1) parking space per 150 square feet of floor area. Veterinarian hospitals or clinics were modified from one (1) parking space per 400 square feet of floor area, to the current standard of one (1) parking space per 150 square feet of floor area.

**PROPOSED AMENDMENT**

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Goal/Purpose of Request

The purpose of the requested Zoning Ordinance Text Amendment would be to update the minimum parking requirement for *Health Clinics* and *Veterinarian Hospitals or Clinics*. The existing standard is out of alignment with industry and professional practices and has resulted in excessive requirements thereby impacting the appropriate re-tenanting of space and/or development or redevelopment of property.

**DISCUSSION AND ANALYSIS**

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Zoning Ordinance Text Change

The Lot Coverage definition within 14-23-3.B.2 currently lists Health Clinics and Veterinarian Hospitals or Clinics with the following standards:

**MEDICAL**

Health Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	a) One (1) space per one hundred fifty (150) s.f. of floor area (Ord. No. 04-198)
Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	a) One (1) space per one hundred fifty (150) s.f. of floor area (Ord. No. 04-198)

Survey of Valley Standards

Table 1 summarizes the parking standards for Medical Clinics and for Veterinarian Hospitals or Clinics for nine valley cities, including a tabulated average for each.

**Table 1 – Valley Parking Standards**

Medical Clinics	Parking Ratio	Veterinarian Hospitals or Clinics	Parking Ratio
Avondale	1:200	Avondale	1:200
Buckeye	1:350	Buckeye	1:600
Chandler	1:150	Chandler	1:150
Gilbert	1:150	Gilbert	1:275
Goodyear	1:150	Goodyear	1:150
Mesa	1:200	Mesa	1:200
Phoenix	1:200	Phoenix	1:200
Scottsdale	1:250	Scottsdale	1:300
Tempe	1:150	Tempe	1:150
<b>Valley Average</b>	<b>1:200</b>	<b>Valley Average</b>	<b>1:247</b>

The proposed standard for Veterinarian Hospitals or Clinics of 1:250 square feet of floor area (4.0 per 1,000 s.f.) is in alignment with valley city standards. Additionally, staff consulted other professional sources such as the ITE Parking Generation (4<sup>th</sup> Edition) and ULI Shared Parking (2<sup>nd</sup> Edition) which identified a parking standard for medical/dental office as 4.27 per 1,000 s.f. and 4.5 per 1,000 s.f. respectively. The proposed standard of 1:200 square feet of floor area (5.0 per 1,000 s.f.) is conservative and in alignment with these standards.

Zoning Findings

The proposed amendment provides an improvement to the Zoning Ordinance by updating the outdated parking requirements for these two clinic uses.

Outreach Requirements

The application was properly noticed pursuant to Section 14-39-6 of the Peoria Zoning Ordinance, which includes placing an ad in the Peoria Times at least 15 days prior to the Public Hearing.

**STAFF RECOMMENDATION**

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Staff recommends that the Planning and Zoning Commission make the following recommendations to City Council:

- 1) Approval of case TA16-0005 to the City Council, amending Section 14-23-3.B.2. of the City of Peoria Zoning Ordinance as identified in Exhibit A.

**REPORT PREPARED BY**

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**EXHIBITS**

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Exhibit A – Proposed changes to Article 14-23-3.B.2.  
(deletions/additions shown as ~~strike~~/underscore)

# ARTICLE 14-23

## PARKING & LOADING REQUIREMENTS

(Ord. No. 02-67, 2011-25, 2013-16, 2016-XX)

### CONTENTS

- 14-23-1 INTENT
- 14-23-2 PLANS REQUIRED
- 14-23-3 PARKING REQUIREMENTS
- 14-23-4 OFF STREET LOADING REQUIREMENTS

### 14-23-3 PARKING REQUIREMENTS

Off-street parking spaces shall be provided according to the following provisions and standards.

#### B. Off-Street Parking Requirements

The following minimum number of off-street, paved parking spaces shall be provided and maintained by ownership, easement and/or lease for and during the life of the respective uses hereinafter set forth: Any proposed uses not listed herein will be determined through the site plan approval process.

#### 2. *Non-Residential Uses*

USE	DESCRIPTIONS	PARKING RATIO
<b>MEDICAL</b>		
Health Clinics	Facilities providing medical, dental, optical care or preventative medicine and clinical research studies in a clinic or laboratory, including accessory offices	a) One (1) space per <u>two hundred one hundred fifty (150) (200)</u> s.f. of floor area (Ord. No. 04-198) <u>(Ord. No. 2016-XX)</u>
Veterinarian Hospitals or Clinics	Establishments for medical, surgical, and emergency care of animal, to include veterinary office and clinics without animal boarding	a) One (1) space per <u>two one hundred fifty (150) (250)</u> s.f. of floor area (Ord. No. 04-198) <u>(Ord. No. 2016-XX)</u>