

PLANNING AND ZONING BOARD STAFF REPORT

DATE: March 15, 2018

TO: Chairman and Members of the
Planning and Zoning Board

FROM: Michael Stamm Jr., Director
Planning and Economic Development Department



Project: AM 2018-01 (Parking and Driveway Standards)

Details of Request:

Planning and Economic Development Staff review City codes from time to time based on feedback from the City Commission, City's Planning and Zoning Board, the development community or the public. Feedback may include potential conflicts or the code may be silent on various issues.

Planning and Economic Development staff is requesting Planning and Zoning Board support to create standards within the Code for the following issues:

1. *Take Out Parking* – Restaurants that are free standing or inline (with over 3,500 square feet) may be allowed a maximum of three (3) take out spaces. Take out parking spaces will be deemed surplus and will not count toward required parking for the use.
2. *Vehicle Stacking* – Currently, the City's Code does not provide for standards for the required stacking spaces for business with drive –thru facilities. Historically, staff has requested developers to provide stacking or queuing studies to justify the required stacking for businesses with drive-thru facilities. Staff is proposing the following minimum standards:

Type of Facility (Per Lane)	Inbound Vehicle Spaces	Outbound Vehicle Spaces
Automatic Carwash with Attendant	5	4
Automatic Carwash as an Accessory	3	1
Bank	3	1
Beverage/Food	5	2
Laundry	3	1
Pharmacy	2	1

For the purposes of this section, the following shall apply:

- A. Inbound Vehicles Spaces shall be counted from the first stopping point, such as a menu board.

- B. Outbound vehicle spaces shall be counted from the last vehicle stopping point, such as the service window.
 - C. Vehicle stacking lanes shall be a minimum of nine (9) feet wide.
 - D. Vehicle stacking spaces shall be defined as being twenty (20) feet in length and nine (9) feet in width.
 - E. A vehicle stacking space shall not encroach upon main vehicle access isles.
 - F. Uses not identified on the chart may be reviewed and approved by the Planning and Zoning Board.
3. *Valet Parking Services* – Staff is proposing to allow Valet Parking Services on site specific basis. Currently valet services are provided in planned districts or through reserved parking. Staff is proposing that a property owner can request valet parking services with approval of the Planning and Zoning Board. The property owner must provide a plan identifying the following: an operational plan, location of surplus parking for valet use, hours of operation, loading zones, and queuing spaces.
4. *Parking Space Dimensions* – Currently staff has identified conflicts in code sections that provide standards for parking space dimensions. A standard parking space is measured as nineteen (19) feet long by nine (9) feet wide with nineteen (19) feet of pavement. These spaces include a wheel stop which is placed two (2) feet from the curb or edge of pavement. Staff has seen numerous requests for parking spaces that have a “D” curb and no wheel stops. Staff is proposing that spaces that use a curb shall provide seventeen (17) feet of pavement, nine (9) feet of width and a two (2) foot overhang. This condition will not be permitted when it encroaches a sidewalk or pedestrian path. Also, should pervious area be proposed it will not count towards landscape area. Further staff is proposing to create standards for alternatives to wheel stops or curbs such as bollards for at grade parking spaces.

The proposed changes to the parking space dimensions, seek to rectify current conflicts between City Code and Engineering standards. Staff will work with the City Engineer and Attorney’s office to revise the ordinances.

To facilitate the proposed changes to the Code of Ordinances, staff is requesting support of the Planning and Zoning Board and a motion to direct the City Attorney’s office to draft the appropriate ordinances to implement the changes.

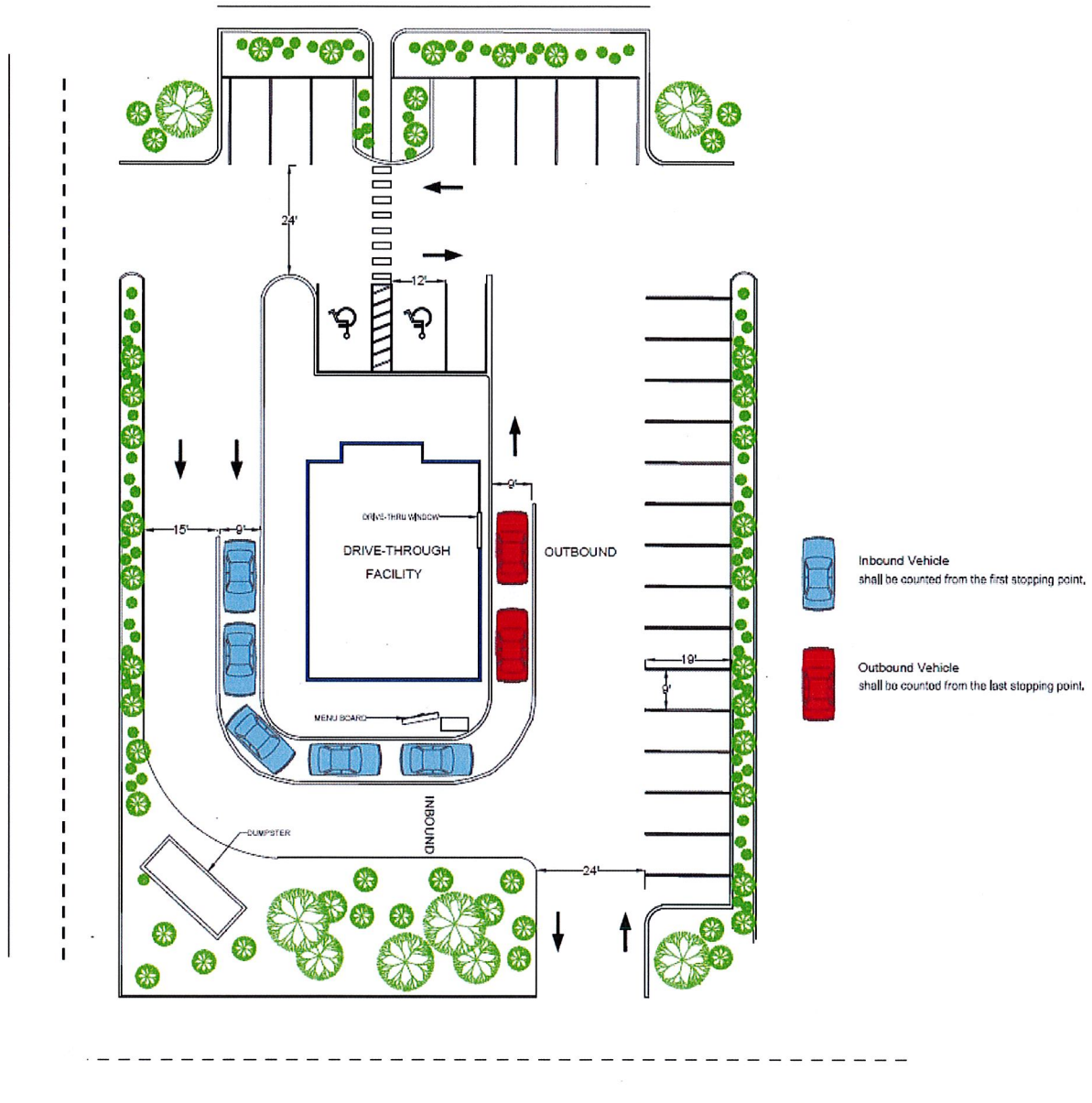
Recommendation: A favorable recommendation of staff proposals and to direct the City Attorney to draft an Ordinance for City Commission review.

Attachments:

Vehicle Stacking and Parking Space Dimension Images

Vehicle Stacking and Parking Space Dimension Images (AM 2018-01)

- Proposed Drive-Thru Minimum Standards for restaurants



- Existing Drive-Thru Conditions – Chick fil a



- Existing Drive-Thru Conditions – McDonald's (University Drive)



- Existing Drive-Thru Conditions – Popeyes (University Drive)



- Existing Drive-Thru Conditions – Wendy's (University Drive)



- *Proposed Parking Space Dimensions*

