



City Council Report

Date: January 13, 2020
To: City Council
From: Jennifer Gniffke, Planner I
Through: Nana Appiah, Planning Director
Subject: **Mesa Zoning Ordinance text amendments-** Proposed amendments to Chapter 59, Sections 14 and 15 of the Form-Based Code

PURPOSE:

As part of the continuing evaluation of the City's Form-Based Code (FBC) to improve its usability and facilitate developments, the Planning Division staff is requesting a minor change to Chapter 59, Sections 14 and 15. This change will remove the requirement for structured parking (parking garages) for Mid-Rise and High-Rise Building types in the FBC.

The details of the text changes are attached to this report as Exhibit 1 (i.e. Form-Based Code Amendments).

BACKGROUND AND DISCUSSION:

The City adopted its Form-Based Code (FBC) on June 14, 2012. Since its adoption, staff have reviewed several developments utilizing the FBC. Through the review of various development proposals and discussions with the development community and stakeholders, both staff and stakeholders continue to recognize the need to amend certain standards in the FBC in order to achieve its intended purpose and goals of creating a predictable urban form and development pattern in the FBC areas. The proposed text changes fulfill the City's continued goals of evaluating the standards of the FBC and remove unnecessary hurdles to achieving urban form through the FBC.

SUMMARY OF THE CHANGES AND EXPLANATION:

Changing the word 'shall' to 'may' in the structured garage requirement:

The FBC currently states that on-site parking spaces "shall" be located in a structured garage, for all Mid-Rise and High-Rise building type developments. Several development requests have been reviewed that include structured garages including The Grid at 225 East Main Street, and Residences on Main at 405 West Main Street. However, after several discussions with the development community and stakeholders, it has been apparent that mandatory structured parking is not necessary to accomplish the goals of the FBC and to provide an urban environment. This requirement can be prohibitive to development under certain situations where the use doesn't warrant a high number of parking spaces or where the size of the development provides opportunity to meet parking requirements internal to the site. Amending the text language to "may" will provide flexibility for parking options. In addition, replacing the word 'shall' with 'may' enables Staff to work with applicants and developers to design the most appropriate parking facilities for each development.

RECOMMENDATION

After thorough evaluation of the City's FBC and research, staff is recommending approval of the proposed changes to the Form-Based Code.