

CITY COUNCIL AGENDA REQUEST FORM

DATE OF COUNCIL MEETING: February 3, 2016

WHO IS REQUESTING: Jill Spencer, City Planner

TELEPHONE NUMBER: (801) 465-5233

TITLE OF ITEM FOR AGENDA: Reduction of Required Off-Street Parking for the Professional Dental Offices project

LENGTH OF TIME REQUESTING: 10 Minutes

DETAILED REASON FOR REQUEST & EXPLANATION:

Dr. Robert Hack is requesting the City Council approve a request to modify the off-street parking requirements for the Professional Dental Offices project proposed at 753 South 1040 West, immediately north of Utah Community Credit Union (UCCU). To satisfy the parking requirements of Chapter 19.4 of the Payson City Zoning Ordinance, the applicant would need to provide 64 parking stalls. The site plan indicates 62 parking stalls and an additional 4 parking stalls will need to be removed to satisfy other ordinance requirements. Therefore, the applicant is requesting a reduction in the number of required parking stalls.

In accordance with Section 19.4.10 of Title 19, Zoning Ordinance, the City Council may reduce the number of required parking stalls if the applicant can “demonstrate that the required number of parking stalls is unnecessary for the proposed use and any possible future use of the building.” The applicant is requesting a reduction of 6 parking stalls or 10% of the overall parking requirement. The ordinance indicates that the parking requirement should not be reduced by more than 20%. The applicant will be in attendance at the meeting to discuss the request with the City Council.

SITE SCHEDULE

DESCRIPTION	SF.	AC.	%TOTAL
BUILDING AREA	12,800	EA. 0.29	26%
TOTAL IMPERVIOUS AREA	19,622	0.45	40%
LANDSCAPED AREA	17,147	0.39	34%
PROJECT AREA	49,569	1.14	100%
TOTAL PARKING STALLS		62	
HANDICAP STALLS		4	

GENERAL CONSTRUCTION NOTES

1. THE SITE CONTAINS NO STRUCTURES
2. THE PROPOSED BUILDING IS 6400 SF AND WILL BE USED AS A MEDICAL OFFICE BUILDING

Building Square Footage		Required Parking Stalls	Parking Stalls Provided	Reduction Request		
6,400 sq. ft. per building (main floor only)	12,800 total square feet for 2 bldgs (main floor only)	64	62 (on original site plan)	6 stalls	10% of overall parking requirement	2 stalls from original site plan + 2 stalls at entrance + 2 stalls for cross connection