

AGENDA

AGENDA OF THE JOINT WORK SESSION BETWEEN THE MAYOR AND COUNCIL AND THE PLANNING & ZONING COMMISSION OF THE CITY OF BISBEE, COUNTY OF COCHISE, STATE OF ARIZONA TO BE HELD ON THURSDAY, JANUARY 6, 2011 AT 5:30 PM IN THE BISBEE MUNICIPAL BUILDING, 118 ARIZONA STREET, BISBEE, ARIZONA.

THE MEETING CALLED TO ORDER BY _____ AT _____ PM.

ROLL CALL

COUNCIL

Councilmember Boyd Nicholl, Ward I

Councilmember Bennie Scott, Ward III

Councilmember Luche Giacomino, Ward II

Mayor W.J. "Jack" Porter

Councilmember Anna Cline, Ward III

Councilmember Ransom Burke, Ward II, Mayor Pro Tempore

Councilmember Ken Budge, Ward I

STAFF

Stephen J. Pauken, City Manager

Gloria P. Gonzalez, City Clerk

Dee L. Flanagan, Finance Director

John Charley, Community Development Director

Jim Elkins, Police Chief

Jack Earnest, Fire Chief

Jennifer L. Graeme, Personnel Director

Tom Klimek, Public Works Director

Peg White, Library Director

CITY ATTORNEY

Mark J. Langlitz

THE FOLLOWING ITEM WILL BE DISCUSSED AND/OR CONSIDERED AT THIS MEETING:

1. A JOINT WORK SESSION WITH THE PLANNING AND ZONING COMMISSION TO REVIEW AND DISCUSS POSSIBLE AMENDMENTS TO THE BISBEE ZONING CODE, ARTICLE 8, PARKING AND LOADING AS IT RELATES TO 5.3 OF THE ZONING CODE, HISTORIC PRESERVATION OVERLAY ZONE.

JOHN CHARLEY, COMMUNITY DEVELOPMENT DIRECTOR

ADJOURNMENT

Anyone needing special accommodation to attend this meeting should contact Gloria Gonzalez at (520) 432-6012 at least twenty-four hours before the meeting.



AGENDA ITEM NUMBER _____

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: January 3, 2011	TYPE OF ACTION: <input type="checkbox"/> RESOLUTION	SUBJECT: A JOINT WORK SESSION WITH THE PLANNING AND ZONING COMMISSION TO REVIEW AND DISCUSS POSSIBLE AMENDMENTS TO THE BISBEE ZONING CODE, ARTICLE 8 PARKING AND LOADING AS IT RELATES TO 5.3 OF THE ZONING CODE, HISTORIC PRESERVATION OVERLAY ZONE
DATE ACTION REQUESTED: January 6, 2011	<input type="checkbox"/> ORDINANCE	
<input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> CONSENT	<input type="checkbox"/> FORMAL ACTION <input checked="" type="checkbox"/> OTHER: Work Session with the Planning and Zoning Commission	

TO: Mayor and Council
FROM: John Charley, Community Development Director
RECOMMENDATION:
PROPOSED MOTION: Discussion Only

DISCUSSION: The Planning and Zoning Commission requested a joint work session between the Commission and the City Council to review recommendations from City Staff concerning parking regulations that specifically address development in the Historic Overlay Zone. Topics will include, but are not limited; to minimum parking requirements for both commercial and residential, General Plan and Bisbee Charrette recommendations, and in-lieu parking fees.

FISCAL IMPACT:
DEPARTMENT LINE ITEM ACCOUNT:
BALANCE IN LINE ITEM IF APPROVED:

Prepared by:
John Charley, Community Development Director

Reviewed by:
Stephen J. Pauken, City Manager

Revising Parking Standards in the Bisbee Historic District

Overview
Current standards
Proposed standards
In - Lieu Parking Fees
Recommendation



Overview

The zoning code requires property owners to supply additional *off street parking* when the use is intensified. Examples of this range from a restaurant that wants to significantly expand capacity, to the construction of a new single family residence.



Overview

- ❑ Currently the Bisbee Zoning Code does not distinguish between the Historic District, Warren, or San Jose with regards to parking standards. requires property owners to supply additional *off street parking* where the use house.
- ❑ City parking codes that work fine in Warren and San Jose are difficult, at best, to apply in Old Bisbee.
- ❑ This is primarily due to a lack of suitable land that can be dedicated to parking

Overview

- New construction and expansion projects in Warren and San Jose that were able to meet the minimum parking standards:
- Ace Hardware
- Copper Queen Hospital Expansion
- CCAH
- ALCO

Current standards

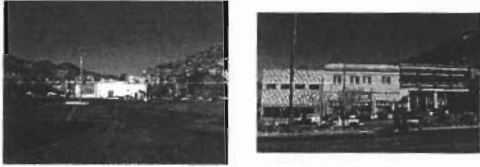
- The general requirement for commercial parking requirements is one parking space for each two hundred (200) square feet of floor area used and one space for every two employees.
- Residential parking requirements call for a minimum of one parking space for each family dwelling unit less than 1,000 square feet; and a minimum of two (2) spaces per unit for each dwelling unit more than 1,000 square feet

Potential Infill / Expansion Sites

- Woolworth Building
- Lyric Theatre Plaza
- BCLC Parking lot
- Brewery Gulch sites
- Bank of America/Masonic Temple
- Undeveloped lots



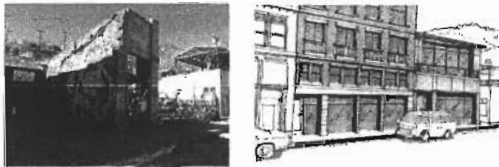
Potential Infill / Expansion Sites



Potential Infill / Expansion Sites



Potential Infill / Expansion Sites



Bisbee General Plan

- Maintain existing parking and expand parking areas to serve the needs of the community and of visitors.
- Continue to upgrade and stripe existing City parking lots to maximize parking and provide safe movement of traffic.
- Continue to create parking lots outside of the parking areas in conjunction with the system and or the shuttle system.

Bisbee General Plan

- Continue to purchase or exchange land to develop parking areas in those parts of the City that have the most serious needs.
- Prepare a parking study to identify community and visitor parking needs and identify funding for those needs.
- Develop and adopt parking standards for new development and for changes to non-conforming uses to adequately address parking shortages.

Historic Bisbee Charrette 2006

- In 2006 a planning Charrette was held for the Bisbee Historic District. Parking was discussed, but focused mainly on the addition of tiered parking facilities at established parking sites and the esthetics of parking facilities.



Historic Bisbee Charrette

Parking areas and parking structures provide an opportunity to enhance the landscape of the Town.

Michael Dollin, Urban Earth Design



Proposed Parking Standards

- ❑ Reduce the current minimum parking requirements by 50% for all C Zones applications.
- ❑ Option: Remove the employee requirement (1 space for every 2 employees)
- ❑ Decrease the residential standards to one parking space for every 2,000 square feet
- ❑ Property with current off site parking must continue to maintain their existing parking at the new 50% standard.

Municipality Responsibility

- ❑ Ensure the safety and comfort of residents and visitors.
- ❑ Protect the integrity of the Historic District
- ❑ Enhance, expand and maintain the parking infrastructure to meet the growth of businesses and residences

In-Lieu Parking Fees

- Municipalities establish in-lieu parking fees as an alternative to requiring on-site parking spaces.
- Funds generated by these efforts can reside in a dedicated budget line item.
- Funds will be used to make improvements that impact the quality and quantity of the infrastructure related to parking in the district that generates the funds.

In-Lieu Parking Fees

Property owners that cannot meet the minimum standards will use the pay in lieu of program.

For each parking spot needed the property owner will need to pay a fee to meet their minimum parking requirement. This is a one time payment that stays with the property indefinitely.



Parking Infrastructure Improvements

- Paving
- Sidewalks
- Striping
- Directional signage
- Pedestrian and decorative lighting
- Property acquisition



In-Lieu Parking Fees

Community Development in partnership with Public Works can create a master list of needed improvements along with estimated costs. As funds become available the projects can be completed.



In-Lieu Parking Fees Benefits

- ❑ Promote infill and reuse
- ❑ Public safety
- ❑ Economic development
- ❑ Overall construction costs may be reduced
- ❑ Construction of awkward, unattractive on-site parking is avoided.
- ❑ Better urban design with continuous storefronts
- ❑ Increased property value

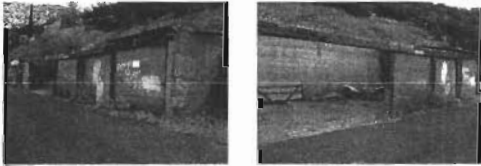
Alternatives to In-Lieu Parking Fees

- ❑ Parking district improvement tax
- ❑ Parking meters
- ❑ Improvements funded by the general fund
- ❑ Do nothing

Targeted Sites/Opportunities



Targeted Sites/Opportunities



Targeted Sites/Opportunities



Recommendation

- ❑ Adopt dedicated parking regulations for the Bisbee Historic District
- ❑ Institute a *parking in lieu of* fee schedule with an associated budget line item
- ❑ Direct the Community Development and Public Works Departments to formulate an implementation strategy
- ❑ Develop a comprehensive inventory of existing public and private parking opportunities
- ❑ Re-evaluate the results on a yearly basis
