

Memorandum

To: City Council & Planning Commission
From: Joan Shannon, Chair, City Council Ordinance Committee
Re: ZA # 09-11 (Fuel Station Off-Street Parking)
Report on Committee Deliberations
Date: August 31, 2010

On May 10, 2010, the ordinance on Fuel Station Off-Street Parking was referred by the City Council to our committee, having been referred to the Council by the Planning Commission on April 23, 2010. The ordinance proposes to change the fuel station off-street parking requirements to one fueling space on each side of pump and four queuing spaces per pump island, an entirely new requirement.

The ordinance committee has considered the change and unanimously believes that no change to the existing zoning regulations is needed for various reasons. If an owner wants to build a gas station, the owner has a built-in incentive to deal with access and parking appropriately. It appears to be too grandiose for the downtown while also possibly being too limiting in some circumstances. Instead, any problems at a site could be dealt with in the design review process. Furthermore, there does not seem to be a real, existing problem that this proposal is trying to solve, making it unnecessary. Because the committee does not support the adoption of unnecessary regulations, it has concluded that no change to the existing ordinance is warranted at this time.