

PLANNING COMMISSION STAFF REPORT

Tuesday, May 18, 2021



Subject	Consider an Amendment to Chapter 20, Zoning, Concerning Required Number of Parking Spaces for a Shopping Center or Multi-Tenant Buildings	
Section	PUBLIC HEARINGS	Item No: C.1.
Prepared By	Sharmeen Al-Jaff, Senior Planner	File No:

PROPOSED MOTION:

The Chanhassen Planning Commission recommends approval of amending Section 20-1124 v. addressing shopping center parking standards to adjust the number of required parking spaces as shown in the attached ordinance.

SUMMARY OF REQUEST

Amend the City Code to require one parking space per 100 square feet if restaurants occupy more than 25% of a shopping center.

APPLICATION REGULATIONS

Section 20-1124. - **Required number of on-site parking spaces** – Subsection v.

BACKGROUND

The City Code defines a shopping center as an integrated group of commercial establishments planned, developed and managed as a unit, with off-street parking facilities provided on site.

On December 1, 2015, the parking standards for shopping centers were amended. At that time, the ratio was limited to one parking space per 200 square feet. As parcels began to redevelop, staff began receiving complaints expressing lack of available parking spaces. Staff surveyed the uses within these shopping centers and discovered that the issue stemmed from multiple restaurants occupying these buildings. Standalone restaurants are required to provide one parking space per 60 square feet. The ordinance was amended to require additional parking based on the percentage of the building occupied by restaurants. This amendment has **overcompensated** for the shortage by almost quadrupling the total number of required spaces. Staff is recommending that this number be adjusted to require one parking space per 100 square feet if restaurants occupy more than 25% of a shopping center.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of amending Section 20-1124 v. concerning shopping center parking standards to adjust the number of required parking spaces as shown in the attached ordinance.

ATTACHMENTS:

- ▣ Staff Report
- ▣ Ordinance



CITY OF CHANHASSEN

Chanhassen is a Community for Life - Providing for Today and Planning for Tomorrow

MEMORANDUM

TO: Planning Commission

FROM: Sharmeen Al-Jaff, Senior Planner

DATE: May 18, 2021

SUBJ: Consider an Amendment to Chapter 20, Zoning, Concerning Required Number of Parking Spaces for a Shopping Center

ISSUE

Parking standards for shopping centers or multi-tenant buildings.

ANALYSIS

The City Code defines a shopping center as an integrated group of commercial establishments planned, developed and managed as a unit, with off-street parking facilities provided on site.

On December 1, 2015, the parking standards for shopping centers were amended. At that time, the ratio was limited to one parking space per 200 square feet. As parcels began to redevelop, staff began receiving complaints expressing lack of available parking spaces. Staff surveyed the uses within these shopping centers and discovered that the issue stemmed from multiple restaurants occupying these buildings. Standalone restaurants are required to provide one parking space per 60 square feet. The ordinance was amended to require additional parking based on the percentage of the building occupied by restaurants. This amendment has **overcompensated** for the shortage by almost quadrupling the total number of required spaces. Staff is recommending that this number be adjusted to require one parking space per 100 square feet if restaurants occupy more than 25 percent of a shopping center.

v. Shopping center - On-site automobile parking shall be provided in a ratio of not less than one parking space for each 200 square feet of gross floor area; separate on-site spaces shall be provided for loading and unloading. If restaurant use constitutes 25 percent or less of the building gross floor area, then the shopping center parking standard shall still apply. If restaurants constitute **between more than 25 and 50 percent of the building gross square footage, the portion of restaurant use square footages between 25 and 50 percent of the gross floor area of the building must provide one parking space per 100 square feet of gross floor area. If more than 50 percent of the building square footage is in restaurant use, then the restaurant parking standard for that portion in excess of 50 percent of the gross building square footage shall be provided.** In addition, one space for each company vehicle (delivery) operating

from the premises shall be provided. The applicant shall demonstrate that the number of employees in the restaurant will be accommodated by the required number of spaces. The applicant shall submit a letter to the city assuring that if there is to be any increase in employees or if there is an insufficient amount of parking to accommodate the restaurant uses and its employees, the applicant agrees to provide an additional parking area, which must be within 600 feet of the restaurant.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of amending Section 20-1124 v. concerning shopping center parking standards to adjust the number of required parking spaces as shown in the attached ordinance.

Attachment: Ordinance

**CITY OF CHANHASSEN
CARVER AND HENNEPIN COUNTIES, MINNESOTA**

ORDINANCE NO. XXX

**AN ORDINANCE AMENDING CHAPTER 20, ZONING, OF THE
CHANHASSEN CITY CODE**

**THE CITY COUNCIL OF THE CITY OF CHANHASSEN, MINNESOTA
ORDAINS:**

Section 1. Section 20-1124. - **Required number of on-site parking spaces** – Subsection v. of the Chanhassen City Code is amended to read as follows:

v. Shopping center - On-site automobile parking shall be provided in a ratio of not less than one parking space for each 200 square feet of gross floor area; separate on-site spaces shall be provided for loading and unloading. If restaurant use constitutes 25 percent or less of the building gross floor area, then the shopping center parking standard shall still apply. If restaurants constitute more than 25 percent of the building gross square footage, the portion of restaurant use square footages of the building must provide one parking space per 100 square feet of gross floor area. In addition, one space for each company vehicle (delivery) operating from the premises shall be provided. The applicant shall demonstrate that the number of employees in the restaurant will be accommodated by the required number of spaces. The applicant shall submit a letter to the city assuring that if there is to be any increase in employees or if there is an insufficient amount of parking to accommodate the restaurant uses and its employees, the applicant agrees to provide an additional parking area, which must be within 600 feet of the restaurant.

Section 2. This ordinance shall be effective immediately upon its passage and publication.

PASSED AND ADOPTED this **xx** day of **xxxx**, 2021 by the City Council of the City of Chanhassen, Minnesota.

Laurie Hokkanen, City Manager

Elise Ryan, Mayor

(Ordinance **XXX** published in the *Chanhassen Villager* on **xxx xx**, 2021)