

CITY COUNCIL AGENDA

CITY COUNCIL CHAMBERS . 11465 WEST CIVIC CENTER DRIVE . AVONDALE, AZ 85323

WORK SESSION
March 1, 2010
6:00 PM

CALL TO ORDER BY MAYOR ROGERS

1 ROLL CALL BY THE CITY CLERK

2 POSSIBLE TEXT AMENDMENT - CASHION BUSINESS ZONING DISTRICT (TA-08-10)

City Council will receive information regarding potential text amendment to the Cashion Business Zoning District. For information, discussion and direction only.

3 POSSIBLE TEXT AMENDMENT - OLD TOWN AVONDALE ZONING OVERLAY DISTRICT (TA-08-9)

City Council will receive information regarding potential text amendments to the Old Town Avondale Zoning Overlay District. For information, discussion and direction only.

4 TARGET GRAFFITI AND CODE ENFORCEMENT PILOT PROGRAM

As an extension of the graffiti abatement program administered by the Code Enforcement Division, the City has an opportunity to test a new smartphone application provided by Graffiti Protective Coatings. This pilot program will enable staff and a limited number of the public to report graffiti, code violations and other issues using the iPhone. For information, discussion and direction.

5 ADJOURNMENT

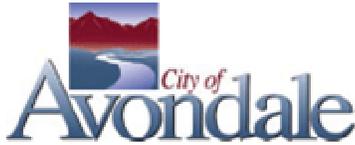
Respectfully submitted,

A handwritten signature in cursive script that reads "Carmen Martinez".

Carmen Martinez
City Clerk

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the Council Meeting.

Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.



CITY COUNCIL REPORT

SUBJECT:

Possible Text Amendment - Cashion Business
Zoning District (TA-08-10)

MEETING DATE:

March 1, 2010

TO: Mayor and Council

FROM: Sue McDermott, Development Services Department/City Engineer (623) 333-4211

THROUGH: Charlie McClendon, City Manager

PURPOSE:

Staff will make a presentation on potential improvements to the Cashion Business Zoning District. The Council may pose questions to staff, offer comments and provide direction regarding amending this Zoning District. For information, discussion and direction only; no formal action is recommended at this time.

BACKGROUND:

As part of the ongoing comprehensive update to Avondale's Zoning Ordinance, staff has begun researching potential revisions to improve the usability of the Cashion Business Zoning District (CBD). The Cashion Business District can currently be found as Subsection 308 of the Commercial Districts Section of the Zoning Ordinance. In its current form, the Cashion Business District is an "underlying" zoning district which contains its own list of permitted and conditional uses, development standards, and design standards in a manner similar to our other commercial districts, such as C-2 (Community Commercial).

This subsection is currently organized as follows:

308.A - Permitted Uses***308.B - Uses Permitted Subject to a Conditional Use Permit******308.C - Prohibited Uses******308.D - Property Development Standards***

- Area and density
- Coverage
- Setbacks
- Height
- Width
- Design standards
- Joint-use parking

The current version of the Cashion Business District is attached as Exhibit A of this report. Please note that the neither the subsection descriptions, above, nor Exhibit A, contain any revisions being researched by staff.

Tonight's discussion represents the first time this item has been presented to City Council or

Planning Commission. Prior to adoption of any revisions to the Cashion Business District, the full text of the proposed amendment will be evaluated during public hearings before both the Planning Commission and City Council. Final drafts of the proposed revisions will be provided to the Planning Commission and City Council in advance of the public hearings.

Additionally, a neighborhood meeting will be scheduled once a public review draft has been internally vetted. The neighborhood meeting, and all successive public hearings, will be advertised in the West Valley View. In addition, all people who have expressed an interest to be on the City's text amendment notification list will be informed of all meetings by email and be provided with the latest drafts of the amendment.

DISCUSSION:

A majority of properties on the northern edge of Cashion have historically been used for commercial purposes. Despite that, however, most of the Cashion area directly abutting Buckeye Road is zoned for single family residential use (R1-6). With this residential zoning, most existing commercial uses are considered nonconforming. While nonconforming commercial uses may continue to operate in a residential zone, these uses are subject to certain provisions not faced by conforming uses, such as strict limitations on expansion or enlargement of the use. Furthermore, new commercial development on vacant parcels would not be permitted by the current R1-6 zoning.

In an attempt to remediate this problem, the Cashion Business Zoning District was adopted by the City Council in October of 2002. The intended purpose of the district was to promote commercial development within the Cashion area and remove the nonconforming status from the existing businesses. The CBD District includes relaxed development standards from what is typically found in the City's other Commercial Districts, including reduced parking requirements and landscaping requirements. These relaxed standards are important in order to make development of smaller parcels, of which there are many in this area, viable.

At the time of adoption, it was anticipated that the City would initiate a rezoning of all properties fronting the south half of Buckeye Road from 109th Avenue to 113th Avenue to Cashion Business District. For reasons that are unclear, no properties in this area were ever rezoned to Cashion Business District. As such, the business owners in this area as well as potential commercial developers still face many of the same difficulties in development/expansion that were present in 2002.

With the upcoming revisions to the Cashion Business Zoning District, staff intends to flush out any problems with the District's regulations that may have prevented it from achieving its original intended purpose. The primary goal of the Cashion Business District remains the same: To encourage and facilitate the construction of new commercial enterprises and/or the expansion of existing businesses in the Cashion commercial corridor. The manner in which this goal is achieved may take on an altered form.

Revisions to consider may include changing the Cashion Business District from an "underlying" Zoning District, as it exists today, to an "overlay" district. Staff has noticed that several potential developers in the Cashion corridor have chosen to bypass the CBD District in favor of C-2 Zoning because the list of permitted and conditional uses was too limited. Utilizing an overlay would expand the permitted uses while still providing the flexibility in development standards that the Cashion Business District provides for. For example, a property could be zoned C-2/Cashion Overlay, meaning that the property would be required to be developed in accordance with C-2 uses and standards except where the standards contained within the Cashion overlay would take precedence. Other possible revisions include revisiting the Cashion specific design standards, which amongst other things, requires the use of pygmy date palms along street frontages. Parking requirements will also be re-examined and moved to Section 8, Off-Street Parking, in order to have all City parking requirements in a single location within the Zoning Ordinance.

RECOMMENDATION:

Staff will make a presentation on potential improvements to the Cashion Business Zoning District. The Council may pose questions to staff, offer comments and provide direction regarding amending this Zoning District. For information, discussion and direction only; no formal action is recommended at this time.

ATTACHMENTS:

Click to download

📄 [Exhibit A - Current Zoning Ordinance Section 308, Cashion Business District](#)

308 Cashion Business District

A. Permitted uses.

Automatic teller machines.

Church, synagogue, temple, similar place of worship.

Clothing alteration, custom dressmaking, or tailor shop.

Cultural institution.

Dancing, theatrical, or music studio.

Child care center.

Dry cleaning and laundry establishment.

Laundromat, self-service.

Library or museum.

Medical, dental or health office, clinic, or laboratory.

Nail salon, barbershop, or beauty salon.

Photographic developing and printing studio.

Post office.

Professional, administrative, or business office, bank or financial institution, or similar use, excluding non-chartered financial services.

Public service or non-profit community use.

Restaurants, including drive-thru restaurants.

Retail sales of new merchandise in enclosed buildings, excluding liquor stores.

Retail sales of new merchandise and produce in open-air markets (mercados), excluding liquor sales and sidewalk sales.

Schools and educational institutions (public and private), excluding colleges, universities, and vocational schools.

Specialty stores and services, indoor, excluding liquor stores, pawn shops, tattoo parlors, body piercing studios, plasma centers and non-chartered financial services.

Ticket and travel agency.

B. Uses permitted subject to a conditional use permit.

Appliance service and repair.

Assisted living facility, nursing home, hospice, group home.

Auto supply store.

Automobile leasing facility.

Business or technical school.

Car wash, mechanical or self-service.

Caretaker's quarters (one, accessory use).

Dwelling units above the ground floor of a building.

Emergency medical care facility.

Gas service station with retail gasoline sales, convenience store, and car wash.

Health and exercise facility.

Hospitals.

Hotel and motel.

Movie theater.

Plant nursery.

Public utility building, structure, use, facility, equipment.

Reception center, recreation center, or social/private club.

Veterinary hospital, office or clinic, excluding animal boarding.

Vocation school.

C. Prohibited uses.

Any use not expressly stated herein is prohibited.

D. Property development standards.

1. Area and density. No standard is established.
2. Coverage. Full coverage is allowable provided minimum loading space; parking, landscaping, and setbacks have been provided, unless otherwise approved by the City Council.
3. Setbacks.
 - a. Front yard. The minimum setback required shall be ten (10) feet. Within this setback, the first ten (10) feet must be used for landscaping.
 - b. Side yard. No side yard setbacks shall be required, except as follows:
 - 1) Where the side property line abuts with residential use or zoning, the minimum setback required shall be ten (10) feet from such side property line. Such setback shall be landscaped in accordance with Section 12 of this ordinance.
 - 2) Where the side property line abuts a dedicated alley, which separates such side property line from abutting residential zoned property, the side yard shall have a minimum depth of ten (10) feet. Such side yard shall be landscaped in accordance with Section 12 of this ordinance.
 - c. Rear yard. No rear yard setbacks shall be required except as follows:
 - 1) Where the rear property line abuts residential zoned property, a minimum rear yard setback of ten (10) feet shall be maintained. Such setback shall be landscaped in accordance with Section 12 of this ordinance.
 - 2) Where the rear property line abuts a dedicated alley, which separates such rear property line from abutting residential zoned property, the rear yard shall have a minimum depth of ten (10) feet. Such rear yard shall

be landscaped in accordance with Section 12 of this ordinance.

4. Height. Maximum height of all structures shall be thirty (30) feet.
5. Width. For the purpose of regulating the division of existing storefronts, no minimum storefront width shall apply. For the purpose of this section, a storefront is the primary (front facade) and secondary (rear/side facade) building entrance where access is taken from a public street, alley, or parking lot.
6. Design standard. The Cashion Business District shall be subject to the property development standards found in Section 12, Sections 609.4. and 609.5. of this ordinance, with the exception of subsections 503.C.2. and 3., and the exterior color reference in subsection 609.4.d. In addition, the following design standards shall be applicable to the Cashion Business District:

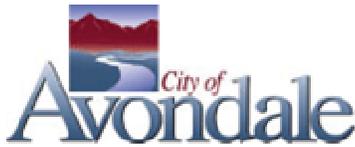
A Cashion Heritage theme shall be implemented in the Cashion Business District, requiring the use of vibrant facade colors, tinted sidewalks, the color of which shall be prescribed by the City of Avondale Development Services Department, and the planting of one Phoenix roebelenii tree (Pygmy Date Palm) every twenty (20) linear feet within the first ten (10) feet of the required front setback adjacent to the public right-of-way for each property in the district.

7. Cashion Business District joint-use parking. Joint-use parking standards are based on the assumption that patrons will use a single parking space for more than one destination in the Cashion Business District and that one parking space will be open and available for short-term parking to serve many different uses, which may have different peak hours.
 - a. The following categories of development shall be eligible to use joint use parking standards to meet parking requirements:
 - 1) Non-residential new construction on sites of less than twenty thousand (20,000) square feet in size.
 - 2) New construction on sites greater than twenty thousand (20,000) square feet in size for retail commercial, restaurants, and movie theater.
 - 3) Existing buildings with uses or occupancies as specified in Section 307 of this ordinance, including additions to and rehabilitations of such building; and

- 4) Changes in uses or occupancies of existing buildings from uses or occupancies not listed in Section 307 of this ordinance to any uses or occupancies specified in Section 307 of this ordinance.
 - b. Ineligible development. The following types of uses are not eligible to use joint-use parking standards:
 - 1) Existing residential uses; and
 - 2) New construction of hotel or office uses on sites greater than twenty thousand (20,000) square feet in size.
8. Alternative joint-use parking standards. Section 8 of this ordinance shall determine circumstances in which parking shall be required. Once it has been established that parking is required, eligible projects within the Cashion Business District may choose to provide required parking by using the Alternative Joint-Use Parking Standards (Table 1), or provide parking for the project's exclusive use under the standards established in Section 8.
9. Joint-use parking agreement. All parking developed under joint-use parking standards shall be required to enter into an agreement with the city and recorded by the city clerk, requiring the parking to be operated on a nonexclusive basis, to be open and available to the public for joint-use short term public parking during normal business hours.
10. Parking reductions within the Cashion Business District. For new and existing development within the Cashion Business District, required parking may be reduced on a case-by-case basis in compliance with subsection 804.F.

TABLE I

CASHION BUSINESS DISTRICT ALTERNATIVE JOINT-USE PARKING STANDARDS MINIMUM PARKING RATIOS	
USE	MINIMUM PARKING RATIOS
OFFICE Including: 1 . Banks, Savings and Loans, Other Financial Institutions. 2 . Medical or Dental Office. 3 . Professional or Unspecified Office.	3.0 Spaces/1,000 SF of gross usable area
RETAIL COMMERCIAL	4.0 Spaces/1,000 SF of gross usable area
PUBLIC ASSEMBLY Including: 1 . Movie Theater. 2 . Social/Private Club.	1.0 Space/4 seats 3.0 Spaces/1,000 SF of gross usable area
RESTAURANT Including: 1 . Restaurant under 1,000 SF gross usable area. 2 . Restaurant over 1,000 SF gross usable area.	3.0 Spaces/1,000 SF of gross usable area 5.0 Spaces/1,000 SF of gross usable area
RESIDENTIAL New Construction of Office or Hotel Uses on Lots Greater Than 20,000 Square Feet	Excluded from use of joint-use parking standards. Excluded from use of joint-use parking standards.
OTHER Any category not listed above may be reviewed by the City on a case-by-case basis.	Variable



CITY COUNCIL REPORT

SUBJECT:

Possible Text Amendment - Old Town Avondale
Zoning Overlay District (TA-08-9)

MEETING DATE:

March 1, 2010

TO: Mayor and Council

FROM: Sue McDermott, Development Services Department/City Engineer (6230333-4211)

THROUGH: Charlie McClendon, City Manager

PURPOSE:

Staff will make a presentation on potential text amendments to the Old Town Avondale Zoning Overlay District. The Council may pose questions to staff, offer comments and provide direction regarding amending this Zoning District. For information, discussion and direction only; no formal action is required at this time.

BACKGROUND:

As part of the ongoing comprehensive update to Avondale's Zoning Ordinance, staff has begun exploring enhancement to the Old Town Avondale Zoning Overlay District. The Zoning District can currently be found as Subsection 307 of the Commercial Districts Section of the Zoning Ordinance. The district's official name is the "Old Town Avondale Zoning Overlay District"; however it functions as an "underlying" zoning district which contains its own list of permitted and conditional uses, development standards, and design standards in a manner similar to our other commercial districts, such as C-2 (Community Commercial). The use of the term "overlay" within the title is erroneous.

This subsection is currently organized as follows:

307.A - Permitted Uses***308.B - Uses Permitted Subject to a Conditional Use Permit******308.C - Property Development Standards***

- Area and density
- Coverage
- Setbacks
- Height
- Width
- Design standards
- OTAB Joint-use parking

The current version of the Old Town Avondale Zoning Overlay District (sic) is attached as Exhibit A of this report. Please note that neither the subsection descriptions above, nor Exhibit A, contain any of the revisions being researched by staff for this amendment.

Tonight's discussion represents the first time this item has been presented to City Council or Planning Commission. Prior to adoption of any revisions to the Old Town Avondale Zoning Overlay District, the full text of the proposed amendment will be evaluated during public hearings before both

the Planning Commission and City Council. Final drafts of the proposed revisions will be provided to the Planning Commission and City Council in advance of the public hearings.

Additionally, a neighborhood meeting will be scheduled once a public review draft has been internally vetted. The neighborhood meeting, and all successive public hearings, will be advertised in the West Valley View. In addition, all people who have expressed an interest to be on the City's text amendment notification list will be informed of all meetings by email and be provided with the latest drafts of the amendment.

DISCUSSION:

The Old Town Avondale Zoning Overlay District was adopted by the City Council in December, 2000 in an effort to enhance the redevelopment and revitalization opportunities of Western Avenue. To accomplish this task, development standards, such as setbacks, parking requirements, and building heights, were adjusted from the City's typical requirements in order to ensure that Western Avenue would take the form of a traditional main street. Additionally, permitted uses were carefully chosen by a group of community stakeholders and city staff to create a vibrant and active street scene that would allow Western Avenue to function as the City's central business district for shopping and other activities. The original implementation area focused specifically on properties fronting Western Avenue between Dysart Road and Central Avenue. Standards for properties on Western Avenue west of Central Avenue, on Central Avenue and in the neighborhoods north and south of Western Avenue were not affected by the adoption of the zoning district.

In addition to the zoning changes implemented in 2000-2001, the City has made several substantial investments in Western Avenue, most notably a streetscape/landscaping improvement program completed in 2004/2005 and the construction of the Sam Garcia Library, completed in 2008. Together, the zoning district and civic investment has dramatically improved the quality of Western Avenue as a shopping and dining destination.

The genuine achievements accomplished thus far indicate that an overhaul of the City's strategy for Western Avenue is unnecessary. However, building upon the recent successes would appear to be the next step in the continued revitalization of the area.

The purpose of the Old Town Avondale Zoning Overlay District is to encourage appropriate land development and redevelopment that is consistent with the General Plan and the community's focus on pedestrian oriented development that takes one back to an earlier place in Avondale's history. The intent of the district is to promote and maintain the character of pedestrian retail and residential living by encouraging the maintenance and improvement of the pedestrian environment, improving the vitality of the district, ensuring new buildings are designed to be compatible with human scale and preserve the residential and original character of the neighborhood. In addition, the district should be designed to reduce conflicts with pedestrians and vehicular traffic, and promote primary areas of concentrated indoor retail and service business uses, but not regional shopping malls or large outdoor sales areas. The zoning district should also reflect the culture and historic character of the city in its architecture and environmental needs while encouraging patrons to shop and dine in walk-able neighborhoods.

To continue to build upon the achievements thus far, revisions to the Overlay District could include: A new OTAB - related Zoning District that is expanded farther west (along Western Avenue) to the City's boundary, along Central Avenue, and farther east to the City owned property on Dysart, or expansion of a new zoning district slightly north or south of Western Avenue to Main Street. One of the primary reasons to create such an expansion of the zoning district would be to allow for certain limited commercial uses such as boutiques, small restaurants, and professional offices to locate within residences in a manner similar to other downtown areas in the valley.

Other revisions that may be considered include: Revising the permitted and conditional uses to ensure the appropriate uses are listed for the area, revising the development and performance

standards, revising the regulations for vendor cart operations, and exploring additional design standards for building facades. Furthermore, the parking requirements for OTAB will also be re-examined and relocated as part of the City's ongoing revisions to Zoning Ordinance Section 8, Off-Street Parking. Maintaining all parking requirements in the same section of the Zoning Ordinance will result in an easier to use document.

Lastly, updating the Old Town Avondale Design Guidelines may also be necessary to ensure the standards and recommendations contained therein remain current and in the best interests of the City and the businesses/residents in the vicinity of Western Avenue. The OTAB Design Guidelines are a separate document from the OTAB requirements contained within the Zoning Ordinance; both documents, however, work together to achieve the shared vision for our Old Town area. Updating the Design Guidelines would occur after the Zoning Ordinance revisions were completed.

BUDGETARY IMPACT:

There is no budgetary impact.

RECOMMENDATION:

Staff will make a presentation on potential text amendments to the Old Town Avondale Zoning Overlay District. The Council may pose questions to staff, offer comments and provide direction regarding amending this Zoning District. For information, discussion and direction only; no formal action is required at this time.

ATTACHMENTS:

Click to download

 [Exhibit A - Current Zoning Ordinance Section 307, Old Town Avondale Zoning Overlay \(sic\)](#)

308 Cashion Business District

A. Permitted uses.

Automatic teller machines.

Church, synagogue, temple, similar place of worship.

Clothing alteration, custom dressmaking, or tailor shop.

Cultural institution.

Dancing, theatrical, or music studio.

Child care center.

Dry cleaning and laundry establishment.

Laundromat, self-service.

Library or museum.

Medical, dental or health office, clinic, or laboratory.

Nail salon, barbershop, or beauty salon.

Photographic developing and printing studio.

Post office.

Professional, administrative, or business office, bank or financial institution, or similar use, excluding non-chartered financial services.

Public service or non-profit community use.

Restaurants, including drive-thru restaurants.

Retail sales of new merchandise in enclosed buildings, excluding liquor stores.

Retail sales of new merchandise and produce in open-air markets (mercados), excluding liquor sales and sidewalk sales.

Schools and educational institutions (public and private), excluding colleges, universities, and vocational schools.

Specialty stores and services, indoor, excluding liquor stores, pawn shops, tattoo parlors, body piercing studios, plasma centers and non-chartered financial services.

Ticket and travel agency.

B. Uses permitted subject to a conditional use permit.

Appliance service and repair.

Assisted living facility, nursing home, hospice, group home.

Auto supply store.

Automobile leasing facility.

Business or technical school.

Car wash, mechanical or self-service.

Caretaker's quarters (one, accessory use).

Dwelling units above the ground floor of a building.

Emergency medical care facility.

Gas service station with retail gasoline sales, convenience store, and car wash.

Health and exercise facility.

Hospitals.

Hotel and motel.

Movie theater.

Plant nursery.

Public utility building, structure, use, facility, equipment.

Reception center, recreation center, or social/private club.

Veterinary hospital, office or clinic, excluding animal boarding.

Vocation school.

C. Prohibited uses.

Any use not expressly stated herein is prohibited.

D. Property development standards.

1. Area and density. No standard is established.
2. Coverage. Full coverage is allowable provided minimum loading space; parking, landscaping, and setbacks have been provided, unless otherwise approved by the City Council.
3. Setbacks.
 - a. Front yard. The minimum setback required shall be ten (10) feet. Within this setback, the first ten (10) feet must be used for landscaping.
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 - 2) Where the side property line abuts a dedicated alley, which separates such side property line from abutting residential zoned property, the side yard shall have a minimum depth of ten (10) feet. Such side yard shall be landscaped in accordance with Section 12 of this ordinance.
 - c. Rear yard. No rear yard setbacks shall be required except as follows:
 - 1) Where the rear property line abuts residential zoned property, a minimum rear yard setback of ten (10) feet shall be maintained. Such setback shall be landscaped in accordance with Section 12 of this ordinance.
 - 2) Where the rear property line abuts a dedicated alley, which separates such rear property line from abutting residential zoned property, the rear yard shall have a minimum depth of ten (10) feet. Such rear yard shall

be landscaped in accordance with Section 12 of this ordinance.

4. Height. Maximum height of all structures shall be thirty (30) feet.
5. Width. For the purpose of regulating the division of existing storefronts, no minimum storefront width shall apply. For the purpose of this section, a storefront is the primary (front facade) and secondary (rear/side facade) building entrance where access is taken from a public street, alley, or parking lot.
6. Design standard. The Cashion Business District shall be subject to the property development standards found in Section 12, Sections 609.4. and 609.5. of this ordinance, with the exception of subsections 503.C.2. and 3., and the exterior color reference in subsection 609.4.d. In addition, the following design standards shall be applicable to the Cashion Business District:

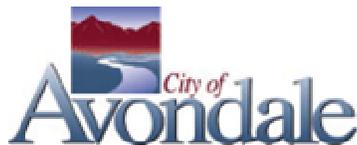
A Cashion Heritage theme shall be implemented in the Cashion Business District, requiring the use of vibrant facade colors, tinted sidewalks, the color of which shall be prescribed by the City of Avondale Development Services Department, and the planting of one Phoenix roebelenii tree (Pygmy Date Palm) every twenty (20) linear feet within the first ten (10) feet of the required front setback adjacent to the public right-of-way for each property in the district.

7. Cashion Business District joint-use parking. Joint-use parking standards are based on the assumption that patrons will use a single parking space for more than one destination in the Cashion Business District and that one parking space will be open and available for short-term parking to serve many different uses, which may have different peak hours.
 - a. The following categories of development shall be eligible to use joint use parking standards to meet parking requirements:
 - 1) Non-residential new construction on sites of less than twenty thousand (20,000) square feet in size.
 - 2) New construction on sites greater than twenty thousand (20,000) square feet in size for retail commercial, restaurants, and movie theater.
 - 3) Existing buildings with uses or occupancies as specified in Section 307 of this ordinance, including additions to and rehabilitations of such building; and

- 4) Changes in uses or occupancies of existing buildings from uses or occupancies not listed in Section 307 of this ordinance to any uses or occupancies specified in Section 307 of this ordinance.
 - b. Ineligible development. The following types of uses are not eligible to use joint-use parking standards:
 - 1) Existing residential uses; and
 - 2) New construction of hotel or office uses on sites greater than twenty thousand (20,000) square feet in size.
8. Alternative joint-use parking standards. Section 8 of this ordinance shall determine circumstances in which parking shall be required. Once it has been established that parking is required, eligible projects within the Cashion Business District may choose to provide required parking by using the Alternative Joint-Use Parking Standards (Table 1), or provide parking for the project's exclusive use under the standards established in Section 8.
9. Joint-use parking agreement. All parking developed under joint-use parking standards shall be required to enter into an agreement with the city and recorded by the city clerk, requiring the parking to be operated on a nonexclusive basis, to be open and available to the public for joint-use short term public parking during normal business hours.
10. Parking reductions within the Cashion Business District. For new and existing development within the Cashion Business District, required parking may be reduced on a case-by-case basis in compliance with subsection 804.F.

TABLE I

CASHION BUSINESS DISTRICT ALTERNATIVE JOINT-USE PARKING STANDARDS MINIMUM PARKING RATIOS	
USE	MINIMUM PARKING RATIOS
OFFICE Including: 1 . Banks, Savings and Loans, Other Financial Institutions. 2 . Medical or Dental Office. 3 . Professional or Unspecified Office.	3.0 Spaces/1,000 SF of gross usable area
RETAIL COMMERCIAL	4.0 Spaces/1,000 SF of gross usable area
PUBLIC ASSEMBLY Including: 1 . Movie Theater. 2 . Social/Private Club.	1.0 Space/4 seats 3.0 Spaces/1,000 SF of gross usable area
RESTAURANT Including: 1 . Restaurant under 1,000 SF gross usable area. 2 . Restaurant over 1,000 SF gross usable area.	3.0 Spaces/1,000 SF of gross usable area 5.0 Spaces/1,000 SF of gross usable area
RESIDENTIAL New Construction of Office or Hotel Uses on Lots Greater Than 20,000 Square Feet	Excluded from use of joint-use parking standards. Excluded from use of joint-use parking standards.
OTHER Any category not listed above may be reviewed by the City on a case-by-case basis.	Variable



CITY COUNCIL REPORT

SUBJECT:

Target Graffiti and Code Enforcement Pilot Program

MEETING DATE:

March 1, 2010

TO: Mayor and Council

FROM: Gina Montes, Neighborhood and Family Services Director (623)333-2727

THROUGH: Charlie McClendon, City Manager

PURPOSE:

The purpose of this item is to describe the pilot program that will enable staff and a limited number of the public to report graffiti, code violations and other issues using a smartphone.

BACKGROUND:

In May 2007, the City entered into a contract with Graffiti Protective Coatings (GPC), a graffiti removal and restoration company to provide services in Avondale. Under the initial program, GPC patrolled selected streets to remove graffiti proactively and also responded to work order requests generated by Code staff. After initial success, the contract was increased and expanded to include City buildings and parks.

In early 2009, GPC began development of an enhanced work order system to provide real time work order requests to their technicians. The system was designed to eliminate paper and to facilitate the uploading of pictures and other data to a system called Target Graffiti. In addition, the system has an integrated global positioning system (GPS) that enables GPC technicians to easily locate graffiti and to maximize their efficiency. Work orders appear on a map on the smartphone as they are requested, and when completed, the system is immediately updated to show completion. Pictures are uploaded automatically in the system.

A benefit of the system is that its reporting capabilities can instantaneously provide customized reports and maps that provide useful planning information to staff. As the technicians remove graffiti, they also enter the "moniker" that identifies the vandal. This enables jurisdictions to track where a vandal is doing graffiti, the cost of abating that graffiti and other characteristics. The database is currently being used by the Tucson Police Department to increase the severity of the charges when a graffiti vandal is caught. It also allows the court to set restitution at a higher amount to reflect the total cost to the City of Tucson for abatement of that vandal's graffiti.

DISCUSSION:

GPC has also developed an application that will enable the public to report graffiti, code violations and any other issue to the City using the iPhone. This reporting capability enables the user to take a picture, map the location describe the issue and other important information and submit it to the City. GPC has made this application available to Avondale, and staff is planning on testing it out in a pilot program.

This limited pilot program will enable staff and GPC to assess the potential for complete implementation open to the public. Currently, the capability does not exist for smartphones other than the iPhone. In addition, compatibility of the data with the current case management system may be an issue. These issues will be assessed during the pilot program.

The long-term potential for use of this type of application for Code Enforcement and other staff makes this pilot program and further exploration worthwhile. The ability to take pictures and for address and other information to be entered from the field and automatically uploaded to a system would increase efficiency tremendously. Staff will assess the feasibility of long-term implementation and compatibility with current systems during the pilot program.

BUDGETARY IMPACT:

There is no budgetary impact. GPC will provide test phones to selected staff and the City Council and has provided the Target Graffiti software to the City at no additional cost.

RECOMMENDATION:

This report is for information and discussion only.

ATTACHMENTS:

[Click to download](#)

No Attachments Available