

REDFIELD PLANNING COMMISSION
AGENDA
APRIL 19, 2022

Call to Order

Review of minutes from previous meeting

Old Business: None

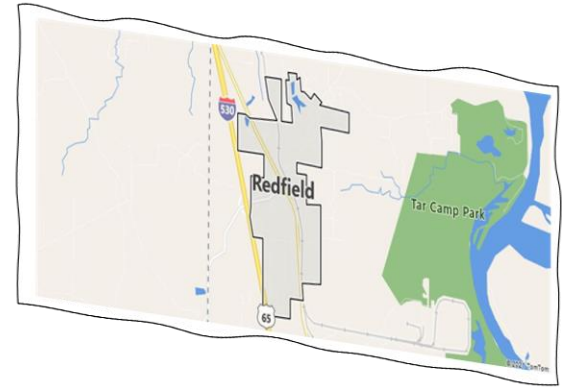
New Business:

1. Discussion and possible action to review parking requirements and related matters.
2. Discussion and possible amendments to the zoning map.

Additional Discussion

Comments

Adjournment



Redfield Agenda Item 1
April 19, 2022

Zoning Classifications – Sheridan Road

Review

Recent and former discussion centered on the zoning classifications along Sheridan Road and the nonconforming uses. Planning Staff is unable to create an ordinance without input from the Commissioners. Attached are two aerial photos 1) indicates use by color and 2) indicates parcel layout.

If the intended result is to make every parcel compliant with zoning classifications, there will need to be at least 2 possibly 3 zones along this stretch of road.

If the intent is to bring about the commission and the city's vision for what they would like the area to represent, a decision about what uses are a "best fit" along this right-of-way then a single zone may be possible with a depth increase to possibly the depth of the deepest existing commercial zone.

Recommendation

Staff has 2 large maps which will be easier to determine uses and depth. These will be at the meeting and are available for markup. From that input staff can draft an ordinance for presentation to City Council.

Red – Commercial

Yellow – Residential

Blue – Church or public use

Redfield Agenda Item 2
April 19, 2022

Parking regulation review

Section 7B of the Zoning code adopted in 1994 reads, “Off-street parking space as required in this section **shall be provided for all new buildings and structures and for additions to existing buildings or structures.** The word “additions” as used above shall include any alteration intended to enlarge or increase the capacity of a building or structure by adding or creating dwelling units, guest rooms, floor area or seating capacity. Required parking space may include existing parking space and shall be maintained and shall not be encroached upon so long as main buildings or structures remain, unless an equivalent number of spaces are provided elsewhere in conformance with this ordinance.”

Previous discussion centered on bringing all properties into compliance with the improved parking requirements. Upon further review appropriate action to ensure compliance may require several changes to the ordinance. These include:

1. Compliance with ADA requirements
2. Existing nonconforming uses that existed prior to enactment of the code
3. Noncompliance with new structures or altered uses requiring addition spaces.
4. Retail vehicle sales lots

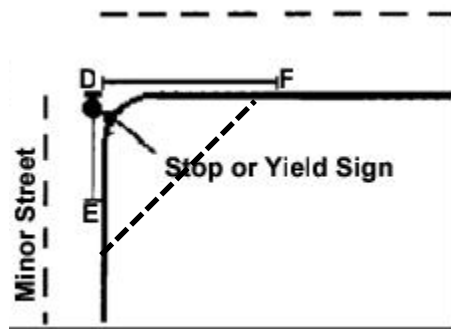
Parking requirements are intended to enhance ingress/egress from public right-of-ways, control vehicular movement within a lot, control drainage and since the adoption of the American Disabilities Act provide “stable, firm and slip-resistant surfaces for the disabled.

Based on the review of the existing ordinance, staff recommends the following:

A: **Page 28 7a** change to read ...no parking space shall be allowed within the first 10 Feet of any front yard adjacent to street right-of-way in all residential zones except when parked on a hard-surfaced driveway. Off-street parking as an accessory to residential uses in all residential zoning districts, includes the parking of valid licensed passenger vehicles and pickup trucks. Major recreational equipment, and recreational vehicles solely for the use of occupants of the dwelling of by guests of the occupants may be permitted

within side and rear yards only.

- B. **Page 28-29 7b** following last paragraph: add “ No parking shall be allowed within 25 feet of any intersection which is identified as within 25 feet of the corners of such intersection.



- C. **Page 29c** Rename “Number and size of spaces.
- D. **Page 29 7c2 and 7c3** Move to improvement section (new)
- E. **Page 29-30 7c3** add another category : Convenience store:5 spaces per 1000 square feet of gross floor area.

Add: “Where a use is not specifically listed, parking spaces shall be provided for the most similar use, or as determined by the zoning officials.

- F. **Page 30** add subsection 7E Titled “Improvements”
- Add: 1. Change the minimum parking space requirement from 9 x 34 to 300 square feet inclusive of aisle space.
- Add: 2. Every parcel of land used as a public or commercial (employee lot, etc.) parking area, automobile, and trailer sales area, or loading spaces shall be improved to the following minimum standards: (maintain existing requirements) **page 29 c 3**. Site plans depicting areas to be improved shall be provided to the zoning staff indicating parking spaces, ingress/egress and handicap spaces as required.
- Add: 3. Maintenance standards
- a. All off-street areas shall be hard surfaced (as provided

for in this chapter) and maintained to prevent areas of standing water, potholes and dust. The parking area shall be arranged as efficiently as possible and marked to provide orderly and safe parking and movement of vehicles and be graded to drain so as to dispose of surface water. For non-residential uses, pavement markings shall be properly maintained and on-site signs properly maintained as necessary to provide a clear identification of parking spaces and to facilitate the movement of vehicular and pedestrian traffic.

b. Ingress and Egress Standards – Any area utilized as ingress and egress from the street pavement to the property owner’s lot line shall be improved to standards as set forth in this chapter and maintained free of potholes so as to allow for the safe and efficient flow of vehicles entering and existing the public right of ways.

c. Vehicles sales and/or storage – Any area used for vehicle storage (sales or repair garages) shall be hard surfaced as provided for in this chapter and maintained in an impervious manner to prevent the accumulation of water. Customer parking spaces shall be identified, striped and free of sale or repair vehicles.

G. **Page 30 add** : F - In order to improve safety entering and leaving streets, to promote health and general welfare, to provide adequate provision for surface drainage, to provide for accessibility for all citizens as a requirement of the American with Disability Act and amendments to require parking surfaces to be accessible parking spaces that must be **stable, firm, and slip-resistant**, parking lots not in compliance as of passage of this ordinance shall meet the requirements of Chapter IV Section 5 B 5.

H. Page 51: Add 5 Nonconforming Parking

Commercial parking lots not in compliance at the time of passage of this ordinance shall be required to shall meet the improvement requirements noted in section Section 7 E 2. In order to minimize the financial impact a graduated timeline has been adopted:

- a. 1-10 spaces including ingress/egress 1 year
- b. 11-20 spaces including ingress/ egress 2 years
- c. 21-30 spaces including ingress/egress 3 years

d. 31 plus spaces including ingress/egress 4 years

(a)

