

Memo

To: MAPC Members
From: Otis T. Spriggs, Planning Dept.; Craig Light, City Engineering Department
Date: August 4, 2011
Re.: Request for MAPC to review Text Amendment Case: Parking Lot Surface Update and make recommendation to the Public Works Council Committee as requested by the City Planner and Engineer.

Dear MAPC:

Staff is requesting MAPC approval of the following Text Amendments to the Parking Lot Regulations and Definitions within the Zoning Resolution, Chapter 117. The purpose is to provide for alternative parking lot standards, materials, methods, and designs in accordance with the U.S. Green Building Council, Leadership Energy and Environmental Design (LEED) voluntary rating system for large recreational/seasonal use facilities within the City of Jonesboro. *The proposed text follows with the existing text language in blue and the proposed amendments in red:*

Modify Sec. 117-2: Definitions of terms and uses. (ADD the following definitions).

Parking Lot, Seasonal: means a special parking area used for businesses or recreational facilities; seasonal parking areas are typically utilized for special and recreational events. Such seasonal parking shall be defined as a parking area or lot generally used for a time period of up to six (6) months in a given year, occupying up to 50% of the required parking calculation per Section 117-324 of this ordinance. Any proposed parking exceeding 50% of the requirement shall be subject to review and approval by the Metropolitan Area Planning Commission through a site plan application.

Parking Lot, Special Event: Means a parking lot which accommodates Parks/Recreation/Entertainment Indoor/Outdoor uses such as: Convention Centers, Entertainment and Amusement Parks, Fairground and Carnival Uses, Athletic Stadium/Arena/ Playfields, etc.

Existing Regulation Text:

Amend Zoning Ordinance Section 117-324 (d) (5) Surfacing. All required off-street parking and loading spaces, and the driveways serving off-street parking and loading spaces, shall be paved with asphalt, concrete or brick; provided driveways serving single-family dwellings shall only be required to pave the first 100 feet, as measured from the street. The area of the driveway from the edge of the street to the property line shall be paved.

Proposed Amendment:

Section 117-324 (d) (5) Surfacing. All required off-street parking and loading spaces, and the driveways serving off-street parking and loading spaces, **except seasonal or event parking**, shall be paved with asphalt, concrete or brick; provided driveways serving single-family dwellings shall only be required to pave the first 100 feet, as measured from the street. The area of the driveway from the edge of the street to the property line shall be paved.

Section 117-324 (d) (5a.) For seasonal or event parking, developers may propose alternative materials, methods, and designs in accordance with the U.S. Green Building Council, Leadership Energy and Environmental Design (LEED) voluntary rating system. Such proposals must include documented evidence from professional engineers, architects, or environmental planners demonstrating the effectiveness of the proposed alternative materials, methods, and

designs in meeting the intent and purpose of these regulations. Any such proposals must be specifically approved by the City Engineer. However, aggregate, chip and seal, or pea gravel and seal surfaces shall not be permitted.

If you have any questions, please do not hesitate to contact your City Staff.

Thank you.