

Proposed Code Amendments

**PASSENGER VEHICLE
PARKING
FOR INDUSTRIAL USE
BUILDINGS**



CEDAR HILL
WHERE OPPORTUNITIES GROW NATURALLY

PARKING CODE EVOLUTION

Number of spaces required increases over time.

1961

All Industrial Uses – 1 space per 5 employees or 1 per 1,000 square feet

1977

All Industrial Uses – 1 space per 2 employees or 1 per 1,000 square feet

2001 (Today)

Warehouse – 1 per 1,000 square feet

Manufacturing/Assembly – 1 per employee on largest shift + 1 per 1,000 square feet

PRIOR PARKING VARIANCES & SPECIAL EXCEPTIONS

Zoning Board of Adjustments approved these requests.

May 2000

Heitman Warehouse Development (currently JCPenney)

Approved Request: Reduce requirement from **1 space per 1,000 sq ft (1,200)** to **0.18 spaces per 1,000 sq ft (218)** for a 1.2 million sq-ft building

Actual construction: **0.6 spaces per 1,000 sq ft** for 420,000 sq-ft building and 253 parking spaces

June 1999

Dualite Warehouse

Approved Request: Reduce requirement from **1 space per 1,000 sq ft (100)** to **0.75 spaces per 1,000 sq ft (75)** for a 100,000 sq-ft building

May 2000 ZBA Minutes reference Precision Wood (160,000 sq ft building) and Intsel Steel (104,000 sq ft building) receiving variances.

Industrial Property Status



Industrial District – Undeveloped

~99 acres



Industrial District – Development under construction or anticipated

KBC

470,880 sq ft spec space (no specified use)

Stream Realty

869,160 sq ft spec space (no specified use)

Hillwood

1.23 million sq ft of light manufacturing/assembly

223,910 sq ft spec space (no specified use)



Industrial Park District – Undeveloped

382 acres approx. total includes:

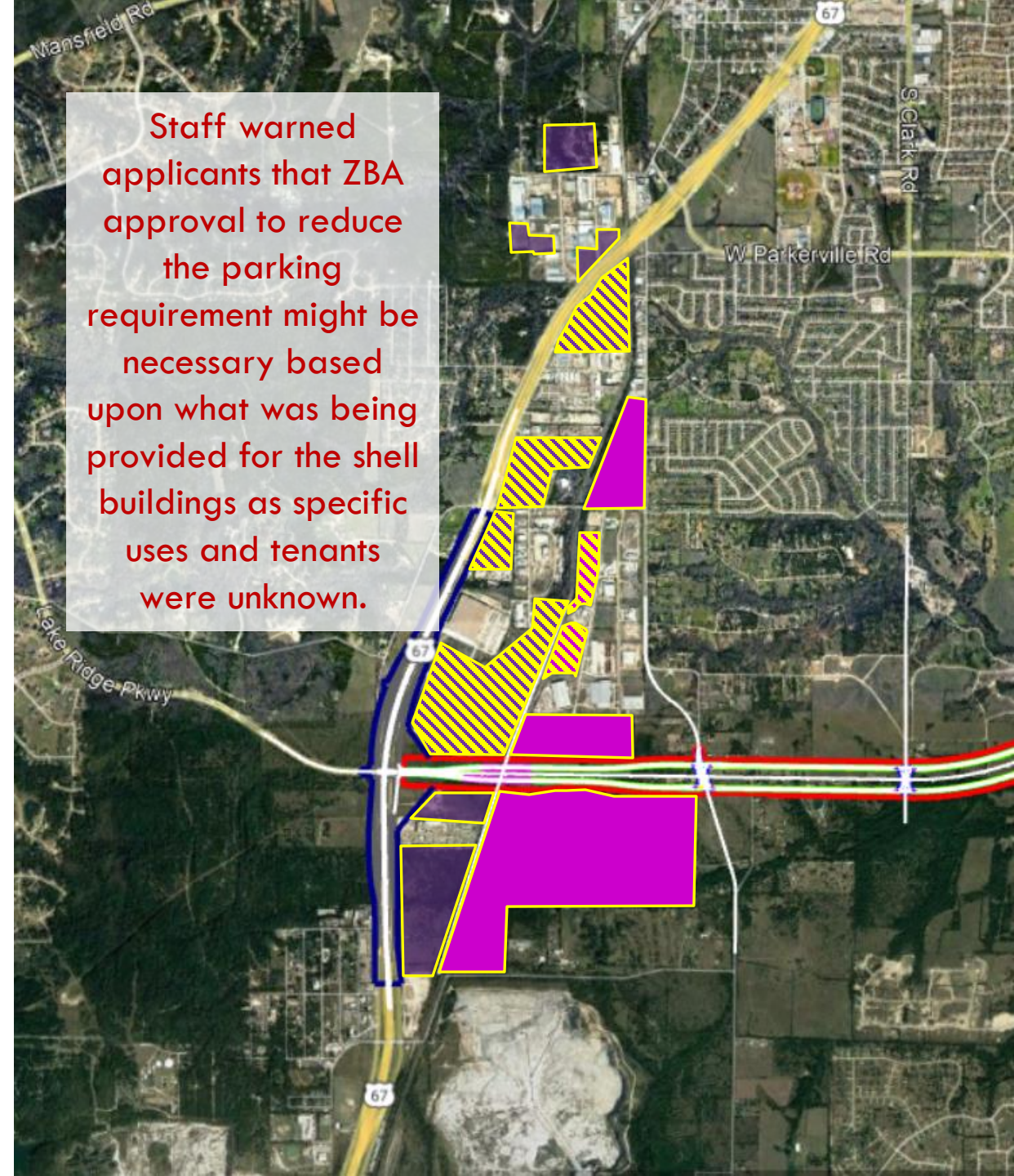
Frankie Lee – 41 acres

Hillwood – 46 acres



Industrial Park District – Development under construction or anticipated

~28 acres



WHAT WE KNOW NOW

Pratt Industries (Light Manufacturing)

1,087,840 sq-ft building

Requirement: 1 space per 1,000 sq ft (1,088) + 1 per employee on largest shift (272) = **1,360 spaces**

Wac Lighting (Light Assembly)

147,079 sq-ft building

Requirement: 1 space per 1,000 sq ft (147) + 1 per employee on largest shift (70) = **217 spaces**

The tenants indicate the floor space utilized for equipment and material storage for these large industrial buildings consume a considerable amount of the total floor area. Therefore, they believe the amount of parking the Cedar Hill code requires is not needed.

IS THERE A

PROBLEM WITH

THE CODE?

HOW ARE OTHER CITIES REGULATING?

Survey Cities – 13

Allen

Arlington

Denton

DeSoto

Frisco

Grand Prairie

Lancaster

Mansfield

Midlothian

Plano

Rockwall

Rowlett

Waxahachie

HOW ARE OTHER CITIES REGULATING?

Observations

Warehouses

- 6 of 13 cities (**DeSoto, Frisco, Lancaster, Plano, Rockwall, Waxahachie**) have the same parking requirement as Cedar Hill at 1 space per 1,000 sq ft.
- 6 of 13 cities (**Allen, Denton, Grand Prairie, Mansfield, Midlothian, Rowlett**) require less parking than Cedar Hill, particularly for larger buildings.

Distribution Centers

- 10 of 13 cities (**Allen, Arlington, DeSoto, Frisco, Grand Prairie, Lancaster, Midlothian, Plano, Rockwall, Rowlett**) have parking requirements specifically for this use.
- The cities above require parking for distribution centers the same as warehouses with the exceptions of **DeSoto** (lesser), **Lancaster** (lesser), and **Rockwall** (TBD).

HOW ARE OTHER CITIES REGULATING?

Observations

Manufacturing

- 6 of 13 cities (**DeSoto, Grand Prairie, Lancaster, Mansfield, Midlothian, Rockwall**) require more parking for manufacturing uses than other industrial uses.
- **Cedar Hill** is the only city that requires manufacturing uses to park the floor area + the number of employees, which in most cases means we require more parking for manufacturing than any other city surveyed.

Accessory Office

- 3 of the 13 cities (**Mansfield, Midlothian, Rowlett**) that require the office portion of the industrial buildings to be parked at a higher ratio also had the lowest parking requirement for the warehouse, distribution center, and manufacturing portions of the buildings.

HOW ARE OTHER CITIES REGULATING?

Observations

of Employees

- 7 of 13 cities (**Denton, DeSoto, Lancaster, Mansfield, Plano, Rockwall, and Waxahachie**) require parking based upon # of employees.

Increase/Decrease Ratio Based Upon Size of Building

- **Arlington** – Parking ratio increases based upon size of the building.
- **Grand Prairie & Rowlett** – Parking ratio decreases based upon size of the building.

Least Amount of Required Parking

- **Allen, Denton and Grand Prairie** generally require the least amount of parking spaces with an exception that **Grand Prairie** requires significantly more parking for manufacturing uses at 1.66 spaces per 1,000 square feet.

PRELIMINARY RECOMMENDATIONS

1. Warehouse

- a) Decrease the requirement from 1 space per 1,000 sq ft to 0.2 spaces per 1,000 sq ft.
- b) Require the accessory office portion of the building to park at 1 space per 300 sq ft.
- c) Would be similar to Denton (0.286/1,000) and Grand Prairie (0.2/1,000).
- d) But also similar to Mansfield (0.33/1,000) and Midlothian (0.33/1,000) who additionally require parking for accessory office space at 1 space per 300 sq ft.
- e) Consistent with variances ZBA granted for large industrial buildings 20 years ago.

2. Distribution Centers & Fulfillment Centers

- a) Would have the same requirement as warehouses similar to how other cities are regulating.

PRELIMINARY RECOMMENDATIONS

3. **Manufacturing & Assembly**

- a) Require 1 space per employee or 1 space per 1,000 sq ft, whichever is less.
- b) 1 space per employee would be similar to Denton, but more than Rockwall (0.75) or Waxahachie (0.5).
- c) Would require fewer spaces than 10 of the 13 surveyed cities (Allen, Arlington, DeSoto, Frisco, Grand Prairie, Lancaster, Mansfield, Midlothian, Plano, Rowlett).

WHAT THIS WOULD MEAN FOR PRATT & WAC

Pratt Industries (Light Manufacturing)

1,087,840 sq-ft building

Current Requirement: 1 space per 1,000 sq ft (1,088) + 1 space per employee on largest shift (272) = **1,360 spaces**

Proposed Requirement: 1 space per 1,000 sq ft (1,088) or 1 space per employee on largest shift (272), whichever is lesser = **272 spaces**

Parking Constructed: **388 spaces**

Wac Lighting (Light Assembly)

147,079 sq-ft building

Current Requirement: 1 space per 1,000 sq ft (147) + 1 space per employee on largest shift (70) = **217 spaces**

Proposed Requirement: 1 space per 1,000 sq ft (147) or 1 space per employee on largest shift (70) = **70 spaces**

Parking Constructed: **123 spaces**



Council
Briefing 1

P&Z
Briefing

Council
Briefing 2

P&Z
Hearing
& Action

Council
Hearing
& Action

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FEEDBACK?