

**CITY OF GAUTIER
MEMORANDUM**

To: Samantha Abell, City Manager

From: Babs Logan, Planning Technician

Thru: Eric Meyer, Economic Development Director

Date: September 18, 2012

Subject: Consideration of a Request to Amend the UDO Parking Requirements for a Health Club/Fitness Center to Allow Fewer Spaces per Square Foot of Gross Leasable Area. Requested by Kenny Borries, Owner of Body Quest (GPC #12-17-UDO)

REQUEST:

Kenny Borries, owner of Body Quest, has requested to amend the Unified Development Ordinance parking space requirements for a Health Club/Fitness Center from ten (10) plus one (1) per two hundred (200) square feet of GLA to ten (10) plus one (1) per five hundred (500) square feet of GLA.

BACKGROUND:

Amendment Process

Amendments to the Unified Development Ordinance may be initiated by the City Council, the Gautier Planning Commission (GPC), the City Staff, or by a citizen. The process requires that the GPC review and forward a recommendation to the City Council on the proposed amending ordinance(s).

After due public notice the City Council shall hold a public hearing after the first reading of the ordinance amending the UDO. The City Council may consider approval after a public hearing based on the application and the relevant support materials, testimony at the public hearing, the GPC recommendation, and the Staff Report.

DISCUSSION:

After reviewing parking space requirements of neighboring cities and much consideration the Planning Commission finds the UDO's parking space requirements for a Health Club/Fitness Center to be excessive.

The GPC recommends that Section 7.2.5 (D), Table 9 of the Unified Development Ordinance be amended to require one (1) parking space per two hundred fifty (250) square feet of GLA for a Health Club/Fitness Center.

RECOMMENDATION:

The City Council may:

1. Approve the Planning Commission's unanimous recommendation to require one (1) parking space per two hundred fifty (250) square feet of GLA for a Health Club/Fitness Center; or
2. Approve the Ordinance with changes; or
3. Deny the Ordinance.

ATTACHMENTS:

Ordinance

Staff Report with Back-up

ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF GAUTIER, MISSISSIPPI, PROVIDING AUTHORITY & INTENT; AMENDING ARTICLE 7, PARKING, LOADING, DRIVEWAY, LIGHTING AND RELATED REQUIREMENTS AND SPECIFICATIONS, OF THE UNIFIED DEVELOPMENT ORDINANCE, BY REQUIRING ONE PARKING SPACE PER TWO HUNDRED FIFTY SQUARE FEET OF GROSS LEASABLE AREA FOR A HEALTH CLUB/FITNESS CENTER; AND SETTING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAUTIER, MISSISSIPPI, THAT THE CODE OF ORDINANCES OF THE CITY OF GAUTIER IS AMENDED AS FOLLOWS:

Section 1. Authority & Intent

- A. The Gautier Planning Commission held a public hearing after due public notice and considered this ordinance on Thursday, September 6, 2012 and Thursday, September 13, 2012. The City Council conducted a public hearing on October 2, 2012.
- B. The City Council finds that a Health Club/Fitness Center does not require the amount of off-street parking spaces originally stated in the Unified Development Ordinance.

Section 2. Amendment of Table 9

Article 7, Section 7.2.5 (D) Off-Street Parking Spaces Required, Unified Development Ordinance, is hereby amended to allow one parking space per two hundred fifty square feet of gross leasable area for a Health Club/Fitness Center, as listed in Table 9.

Section 3. Conflicts

All ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of such conflict.

Section 4. Severability

If any word, phrase, sentence, paragraph or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application, and to this end the provisions of this ordinance are declared severable.

Section 5. Effective Date

This Ordinance shall take effect immediately upon approval by the City Council and signature of the Mayor.

Adopted: _____

Tommy Fortenberry, Mayor

Attest:

Approved as to form and legal sufficiency.

Teresa Montgomery,
Interim City Clerk

New language is underlined.
Deleted language is ~~stricken~~.

Gautier Planning Commission

Regular Meeting Agenda

September 6, 2012

VII. NEW BUSINESS

A. LEGISLATIVE

1. REQUEST TO AMEND THE PARKING REQUIREMENTS FOR A HEALTH CLUB/FITNESS CENTER (KENNY BORRIES, OWNER OF BODY QUEST) (GPC CASE #12-17-UDO)

Synopsis: This is a request to amend the UDO to decrease the number of parking spaces required for a Health Club/Fitness Center.

**CITY OF GAUTIER
STAFF REPORT**

To: Chairman and Members Gautier Planning Commission

From: Babs Logan, Planning Technician

Thru: Eric Meyer, Planning and Economic Development Director

Date: August 31, 2012

Subject: Request for an Amendment to the UDO Regarding Parking Requirements for a Health Club/Fitness Center to Allow Fewer Spaces per Square Foot of Gross Living Area. Requested by Kenny Borries, Owner of Body Quest (GPC #12-17-UDO)

REQUEST:

The City has received an application from Kenny Borries, owner of Body Quest, requesting to amend Section 7.2.5 (D), Table 9 of the Unified Development Ordinance to amend the number of parking spaces required for a Health Club/Fitness Center from ten (10) plus one (1) per two hundred (200) square feet of GLA to ten (10) plus one (1) per five hundred (500) square feet of GLA.

The applicant paid the required \$250.00 application fee on August 15, 2012.

BACKGROUND:

The Amendment Process

Amendments to the Unified Development Ordinance may be initiated by the City Council, the Gautier Planning Commission (GPC), the City Staff, or by a citizen. The process requires that the GPC review and forward a recommendation to the City Council on the proposed amending ordinance(s).

After due public notice the City Council shall hold a public hearing after the first reading of the ordinance amending the UDO. The City Council may consider approval after a public hearing based on the application and the relevant support materials, testimony at the public hearing, the GPC recommendation, and the Staff Report.

DISCUSSION:

Staff contacted several cities to find out what their parking requirements were for Health Club/Fitness Centers and the results are as follows:

Pascagoula – for a use not expressly listed in Table 6.2.D.1 of the City's UDO, the City Manager is authorized to:

- a. *Apply the minimum off-street parking space requirement specified in Table 6.2.D.1 for the listed use that is deemed most similar to the proposed use; or*
- b. *Establish the minimum spaces required by referencing the standard parking resources published by the National Parking Association or the American Planning Association; or*
- c. *Establish the minimum spaces required based on a parking demand study prepared by the applicant that estimates parking demand based on the recommendations of the Institution of Traffic Engineers (ITE) or other acceptable source of parking demand data.*

Ocean Springs – *Health Club or Exercise Club: 1 space for each 250 square feet of gross floor area*

Jackson County – *parking requirements for uses other than those stated in the list shall be determined by the Planning Commission.*

Slidell, LA – *Skating Rink, Dancehall, Exhibit Hall, Gym: Space equal to 2 times the gross floor area.*

Mandeville, LA – *Exercise & Workout Rooms (Civic): 1 per 50 square feet per room*

NOTE: *The Parking Professional Magazine*, which is the official magazine of the International Parking Institute, recommends the parking ratio for a freestanding health club is 7.70 spaces per 1,000 square feet of building area. This ratio provides an operating cushion equal to about ten percent of the parking supply and a design standard equal to 85th percentile of peak parking conditions, both industry standards. (See attached article.)

STAFF FINDINGS:

Staff finds the number of parking spaces required for a Health Club/Fitness Center under Gautier’s UDO is comparable with other cities and therefore recommends denial of this request.

RECOMMENDATIONS:

The Planning Commission may:

1. Recommend that City Council approve the Ordinance; or
2. Recommend that City Council not approve the Ordinance.

Enclosures: Applicant’s Exhibit 1- Application
Article from *The Parking Professional Magazine*
Ordinance

ECONOMIC DEVELOPMENT/PLANNING DEPARTMENT
GAUTIER, MISSISSIPPI

TEXT CHANGE TO UNIFIED DEVELOPMENT ORDINANCE (UDO)
PUBLIC HEARING APPLICATION

Hearing Number

CPC 12-17-UDO

<u>TYPE OF REQUEST:</u>	<input checked="" type="checkbox"/>	<u>FEE:</u>
Text Change to UDO		\$250.00

Name of Applicant: KEVIN BORRIES

Name of Business: Body Quest

Address: 2707 Hwy 90, #7 Mailing Address (if different): _____

Email Address: _____

Phone: _____ Cell Phone: 817-3883 (817-3335)

Reason for request: VARIANCE IN PARKING REQUIREMENTS

Signature of Applicant: K. Borries

Date of Application: 8-13-12

FOR OFFICE USE ONLY

Date Received 8/15/12 Verify as Complete BL

Fee Amount Received 250.00

Initials of Employee Receiving Application BL

TEXT CHANGE TO UDO

Criteria for Approval

1. What Article is proposed to be amended?
2. What section and subsection is proposing to be amended?
3. How would you amend the above to read? (Strike-through/Underline format, e.g. ~~change these words~~ to these words)
4. Why are you proposing this amendment?
5. Give an analysis of the degree of consistency of the proposed amendment with the goals, objectives and policies of the Comprehensive Plan?
6. Attach any supporting documents, facts and/or evidence to the application in support of your request.

TO THE CITY OF GAITHER

- 1) T.D.S (D) OFF STREET PARKING.
- 2) SECTION T.D.S (D) TABLE 9
- 3) WE FEEL AS AN ESTABLISHED FITNESS CENTER THAT 10 PLUS 1 PER 100 SF IS EXCEEDING WHAT WE NORMALLY USE, TO CHANGE TO 10 PLUS 1 PER 500 SF IS SUFFICIENT FOR OUR NEEDS, AND ASK THAT THIS BE ALLOWED FOR THIS BUSINESS.
- 4) THE OLD WATER HOLE SALOON IS WHERE WE WILL RELOCATE, AND 41 PARKING SPACES ARE AVAILABLE.
- 5) WE ARE TAKING DOWN AN EYESORE AND BUILDING A VERY NICE AND MODERN BUILDING FOR ALL TO SEE.

S) THE FACTS ARE THAT 75%
OF OUR BUSINESS IS AFTER
5 PM AND THERE IS SUFFICIENT
PARKING LOCATION ADJACENT TO
OUR BUSINESS TO ACCOMMODATE
ANY OCCASION.

Jay M. J.

8/13/12,

ORDINANCE

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- B. The City Council finds that a Health Club/Fitness Center does not require the amount of off-street parking spaces originally stated in the Unified Development Ordinance.

Section 2. Amendment of Table 9

Article 7, Section 7.2.5 (D) Off-Street Parking Spaces Required, Unified Development Ordinance, is hereby amended to allow ten plus one parking space per five hundred square feet of gross living area for a Health Club/Fitness Center, as listed in Table 9.

Section 3. Conflicts

All ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of such conflict.

Section 4. Severability

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Section 5. Effective Date

This Ordinance shall take effect immediately upon approval by the City Council and signature of the Mayor.

Adopted: _____

Tommy Fortenberry, Mayor

Attest:

Approved as to form and legal sufficiency.

Teresa Montgomery,
Interim City Clerk

New language is underlined.
Deleted language is ~~stricken~~.

City	Parking Required for a 12,000 SF Fitness Club
Ocean Springs	48
Oceanside, CA	48
Culver City, CA	60
Clermont, FL	60
Sandy Springs, GA	60
Acworth, GA	60
Johns Creek, GA	60
Gautier	70
Slidell	75
St. Petersburg	80
Ormond Beach, FL	80
ITE	92
Los Angeles	120
Encinto, CA	120
Glendale, CA	120



Home / News / Fitness club parking rule changed

Fitness club parking rule changed

- Story
- Discussion

Fitness club parking rule changed

By: BARBARA HENRY - Staff Writer North County Times | Posted: Saturday, April 17, 2004 12:00 am | Loading...

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CARLSBAD --- While there are plenty of places to exercise outdoors in Carlsbad, don't bother looking for a large indoor fitness club: There aren't any. No 24-Hour Fitness. No Gold's Gym. No Frog's Club One.

A few small exercise companies have facilities in Carlsbad -- Fitness for Life and Fitness Elite for Women, for example -- "(but) we don't have any of the large facilities," Associate Planner Jennifer Coon said Friday.

That may change. PureFitness, which operates clubs in Chula Vista, El Cajon and San Diego, has approached the city about building a center in a former market on Paseo Del Norte just south of its intersection with Palomar Airport Road.

The company's plans were initially blocked by the same thing that has prevented many other companies from building health clubs in Carlsbad --- the city's parking requirements. Under its parking code, Carlsbad requires that health clubs provide one parking place for every 35 square feet of gross floor area, or about 28 parking spots per 1,000 square feet of floor area.

Other cities require far less parking. Vista requires one space for 50 square feet, Encinitas has a one per 100-square-foot requirement and Oceanside's standard is a whopping one space for every 250 square feet, according to a recent parking study.

Carlsbad created its parking requirements for new businesses in 1986 and had trouble categorizing health clubs at the time, Coon said.

"I guess back in '86 there weren't very many standards for parking for gyms," she said.

So, the city used the public assembly standards -- standards that were more appropriate for a meeting hall than Saturday's modern health clubs.

"The design of gyms have changed over time," Coon said. "They're designed with more open area per piece of equipment."

PureFitness officials, who couldn't be reached for comment Friday, arrived in town at the right time. When they told the planning department they couldn't meet the parking requirement, city planners told them they had been thinking about redoing the standards.

PureFitness then funded a parking study of fitness clubs, watching people coming and going from LA Fitness in Encinitas and Vista, 24-Hour Fitness in Oceanside and Carlsbad's Fitness Elite for Women. In a report to the city late last year, the company noted that Carlsbad's requirement was far higher than it needed to be. Instead of 28 parking spaces per 1,000 square feet, Carlsbad should require 4.8 spaces per 1,000 square feet, the study found. Even at peak periods, the clubs in other cities only needed 4.35 spaces, it stated.

On Tuesday, the City Council gave its initial approval to the revised standards. The final document will go before the council this week.

But that's only part of the hurdle for the PureFitness project. It's in the coastal zone and state Coastal Commission review will be required.

Contact staff writer Barbara Henry at (760) 901-4072 or bhenry@nctimes.com.

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Posted in Local on *Saturday, April 17, 2004 12:00 am*

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