PLANNING AND ZONING COMMISSION
AGENDA REPORT
11/18/2020

TO: Planning and Zoning Commission

FROM: Jessica Rees, City Planner

SUBJECT: PZ 20-006: Conduct a Public Hearing to receive comments on a proposed amendment to Planned Development District #1-R, Snider Plaza, to modify the parking ratio requirements for restaurants and forward a recommended action to City Council. City of University Park staff, applicant.

BACKGROUND:

Snider Plaza currently has 25 vacancies and is at a disadvantage in attracting desired tenants compared to other General Retail areas in the City of University Park. The parking ratios that were put into place in 2009 are more restrictive than other, similar, retail use zoning districts and may unduly limit the tenant mix.

The Commission discussed this request with staff on November 10, 2020. A synopsis of that conversation is attached.

In general, the functional operation of retail is changing to more of an on-line experience. The introduction of the COVID-19 Pandemic virus and preventive restrictions on public establishments have accelerated that change phenomenally. Restaurants may be better positioned to recover upon easing of those restrictions. Five restaurants have expressed interest in opening a new location in Snider Plaza. The parking ratio and limited availability of parking spaces are a hindrance to leasing space to these ventures. Amending the parking ratio to be the same as retail in this District would provide an opportunity for these ventures to materialize.

RECOMMENDATION:

Staff recommends that Planning and Zoning Commission conduct a Public Hearing to receive comments relative to amending the parking ratio for restaurants in Snider Plaza, Planned Development District (PD-1-R) to be the same as retail. Upon receipt and discussion of those comments, it is further recommend that the Commission advance a recommendation to the City Council for consideration of the same amendment.

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