

Parking Reductions for Infill Development District.

Section 702.E.9.

- a. Within the infill development district, as shown on the general plan for Phoenix, a development's on-street parking adjacent to and along the same side of a public, local or collector street may be counted toward parking requirements.
- b. Off-site parking. Off-site parking not within the right-of-way may account for up to a maximum of 50 percent of the required parking with a use permit and meeting the following conditions:
 - (1) The use is within 1,320 feet of a parking lot or garage to be used by patrons of the subject parcel. This shall be measured from the closest points from the parking area to the main entrance.
 - (2) The owner of the subject parcel must provide an executed lease in a minimum five-year increment to the City demonstrating the right to use the off-site parking spaces, which spaces shall not have been counted for use by others, unless a shared parking model is approved for the site.
 - (3) The lease must be renewable in a minimum of five-year increments. If at any time the lease is no longer in effect, the owner of the subject parcel shall notify the City in writing within 30 calendar days of this condition and provide the City a replacement executed lease for the required spaces. A copy of the executed recorded lease shall be provided by the applicant to the Planning and Development Department Traffic Engineer. If at any time a lease for necessary off-site parking is no longer in effect, it shall be considered a violation of the approved use permit.
 - (4) The off-site parking area must be identified for use by patrons of the subject parcel and shall not eliminate required parking for any other use if on private property.
 - (5) The use permit for infill development parking reductions may be revoked if any of the use permit stipulations are violated including the failure to obtain an executed lease.
 - (6) Additional bicycle parking may be required as a condition of use permit approval.
- c. Use Permit Notice Procedure for Infill Parking Reductions. The following additional procedures shall be followed as part of the infill parking reduction use permit process (in addition to the procedures required by Section 307):
 - (1) A Neighborhood Traffic Notification Zone (NTNZ) as determined by the Street Transportation Department.
 - (2) The applicant for the use permit shall send, by first class mail, a notice of the date, time and place of the use permit zoning adjustment hearing to all property owners within

the NTNZ. The notice shall also include an invitation to a meeting to discuss the proposal, and shall include a short description of the request.

(3) The following shall be provided to the City at least seven days prior to the zoning adjustment hearing:

(a) A written summary of the meeting or meetings.

(b) A map showing all leased off-site parking areas, number of spaces and locations of signs shall be placed on site to clearly show the location and address of the off-site parking areas, together with executed leases for such spaces.

(c) A written summary of how parking needs will be met and on-site management procedures to minimize impacts to surrounding residentially zoned properties. If valet parking is proposed, a copy of the valet parking plan that has preliminary approval by the Planning and Development Department's Traffic Engineer.

(d) A copy of a shared parking agreement as defined in this section, if applicable.