

# ZONING INTERPRETATION RECORD

Subject of Interpretation:

Parking Requirements for Public Assembly

Zoning Ordinance Section Number:

11-16-3(G) (Pre-2011 Zoning Ordinance)

Title of Section:

???????

Cause for Interpretation:

The applicant asked about converting an existing storage room within a dinner theater to a banquet room. Their intent is to provide a dinner option to theatre patrons who utilize the “show only” seats presently, and to provide a meeting room/banquet hall facility for use during time periods that do not involve the presentation of a play or musical.

To support this request, the applicant provided a parking study that documents actual parking counts taken during the peak parking demand time frames when plays were presented. During these counts, they also indicated that there were twelve sellout shows, of which, the maximum total parking usage was an evening show in which only 61% of the available parking spaces within the commercial center were used (347 out of 573).

Interpretation:

Parking for theatres and other public assembly uses is governed by Section 11-16-3(G) of the Mesa Zoning Ordinance, which requires one parking space for each seventy-five square feet of gross floor area used for public assembly. The question in this case is whether the new banquet facility would be considered as an accessory to the primary theatre, or an ancillary use requiring additional parking to supplement the existing theatre.

According to information submitted by the applicant, it would appear that the banquet facility will be operated in a manner that supports the existing theatre during peak periods, As demonstrated by the floor plan, patrons cannot utilize both the “show only” seats and the banquet room at the same time and still enjoy the play. In theory, a separate use of the banquet facility and the primary theatre could take place, but the applicant indicated he does not intend to manage the proposed facility in this manner. Because the room will be used either during non-show times as a meeting room, or during show times to supplement existing seating, the storage room may be converted to a banquet room, without the need to provide additional parking for the entire site. However, this approval is based on the commitment the applicant to not operate the banquet facility for a separate use at the same time as a presentation of a play or musical. If the applicant’s client finds that a change in the intended use requires both the theatre

and the banquet room to be utilized at the same time for separate functions, a variance will need to be approved by the Board of Adjustment before that change takes place.