ZONING INTERPRETATION RECORD

Subject of Interpretation:

Parking Space Requirement for Indoor Recreation Facility

Zoning Ordinance Section Number:

N/A

Title of Section:

N/A

Cause for Interpretation:

The applicant asked me to review the minimum parking requirements for an indoor recreation activity. This activity would make available various gym apparatus such as trampolines and similar devices for recreational purposes. The facility would also provide a snack bar for food and drink concessions, and be set up to accommodate small groups such as children’s birthday parties. The principal market is focused on accommodating teens and pre-teens, and the method of travel to and from the facility is thought to be principally parent drop-offs and pick-ups using the family vehicle. The facility is described as a 27,000 square foot building. This development site is designed with a second, similar-sized building as a part of the same development. These two buildings share the 105 available on-site parking spaces.

The applicant provided parking counts that were taken this year for a 25,000-square foot facility currently operating as a similar trampoline center. During the observation, parking counts taken in the morning on all three days were relatively low (11 to 19 cars), and generally peaked later in the evening (49 to 79 cars). Higher peak totals during the mid-week count occurred only during the last observation at 6:00 p.m., while the Friday peak started at 4:00 p.m., and the Saturday peak occurred over a broader period of time, beginning at noon, then holding steady between 2:00 p.m. and 6:00 p.m.

Interpretation:

Assuming that the operation of the proposed indoor recreation facility is similar to the referenced trampoline center in which the parking counts were conducted, the peak period count of 79 calculated to roughly 1 parking space per 300-square feet, which is the parking ratio used in Mesa for shell commercial space. Applying that parking ratio to the facility proposal would calculate that roughly 90-spaces are required for a 27,000-square foot interior space.

The applicant provided evidence of agreements with neighboring business operators that these businesses are willing to share available parking resources based on a varied peak demand basis. Both of the neighboring businesses have more traditional parking demands typically associated with business operating on Monday through Friday, 8:00 a.m. to 5:00 p.m. schedules for employment-based activities. The peak demand for parking evidenced by the trampoline center is notably evening- and weekend-based,
which differs from the traditional daytime-working week peak demands associated with employment uses found at the two adjacent facilities.

Given the number of spaces available at offsetting peak periods on this site, and the number of available spaces on adjacent parcels that can be shared with this specific activity, the minimum parking requirements are considered satisfied for this use based on the information provided in the applicant’s letter to the Zoning Administrator.