



MEMO

TO: Town Council
FROM: Gilbert Chamber of Commerce Board of Directors
DATE: December 10, 2014

RE: Land Development Code Amendments – Guest Parking (Z14-15-C)

The Chamber's Public Policy committee has been meeting regularly with Jordan Feld from the Planning Department to discuss the various LDC amendments being proposed for Town Council.

The Chamber's interest in this residential issue lies in providing quality housing options for employees of our businesses. In regards to Single Family Guest Parking, the Gilbert Chamber supports the following changes:

Single Family (no on-street parking) – 2 enclosed spaces per unit; plus .25 guest spaces per unit; **plus 6 guest spaces at the primary active open space and 3 guest spaces at each secondary active open space.** Residential uses in the Heritage District may provide 2 unenclosed spaces on-site.

Single Family, lot width is less than 65' or Single Family, lot driveway length is less than 20' – **2 enclosed spaces per unit; plus 0.5 guest parking spaces per unit; plus 0.5 guest parking spaces per unit that does not provide a minimum of 80 square feet of additional enclosed parking area; plus 6 guest spaces at the primary active open space and 3 guest spaces at each secondary active open space. All required guest parking spaces must be striped and equally distributed throughout the development; required dwelling unit guest parking spaces shall be located within 250' of the dwelling unit's front lot line as measured by the pedestrian route. Parking Plan design review approval required.**

While we acknowledge that cluster-type homes are trendy and the market drives demand, it is also important to look long-term at the sustainability of these communities. Guest parking has become a problem in areas already developed throughout the community and it is best to get ahead of this problem now for future development, especially in light of several designated high-density areas are ripe for growth. It is important to note that sometimes today's trends become the problems of tomorrow. What makes Gilbert a nationally recognized community is its high standards and ability to make adjustments to planning codes as we have grown.

Thank you for the opportunity to share our support for these changes. Please call Kathy Tilque at 480-892-1103 if she can answer any questions for you.