



PLANNING COMMISSION STAFF REPORT

FOR THE PLANNING COMMISSION
MEETING OF JUNE 4, 2007
AGENDA ITEM D2

LOCATION:	100 – 190 Independence Drive and 101 – 155 Constitution Drive	APPLICANT AND OWNER:	Bohannon Development Company
EXISTING USE:	Offices, Research and Development (R&D), Light Industrial		
PROPOSED USE:	Offices and R&D, Hotel, Health Club, Cafe and Restaurant, Neighborhood- Serving Retail and Community Facilities	APPLICATIONS :	General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Development Agreement, Architectural Control, BMR Agreement, Environmental Review
EXISTING ZONING:	M-2 (General Industrial)	PROPOSED ZONING:	M-3 (Mixed-Use Commercial Business Park)
EXISTING GENERAL PLAN DESIGNATION:	Limited Industry	PROPOSED GENERAL PLAN DESIGNATION:	Mixed-Use Commercial Business Park

PROPOSAL

The applicant is proposing to demolish a number of existing office, R&D, and light industrial buildings and construct the following:

- Three office and R&D buildings (694,726 square feet);
- Hotel (173,682 square feet; 235 rooms);
- Health club, serving hotel guests and the public (76,420 square feet);
- Cafe/restaurant (6,947 square feet);
- Neighborhood-serving retail and community facilities (10,420 square feet); and
- Three parking structures.

The development would take place on two sites totaling 15.9 acres located near the US101/Marsh Road interchange. The specific sites are located at 100 to 190 Independence Drive and 101 to 155 Constitution Drive.

The proposal will require review and recommendations by the Planning Commission for a General Plan Amendment, Zoning Ordinance Amendment, Rezoning, Development Agreement, Architectural Control, and Environmental Impact Report (EIR). In addition, the proposal will require Housing Commission review and recommendation for a BMR (Below Market Rate) Agreement to provide in-lieu fees associated with the City's BMR Housing Program. The City Council will be the final decision-making body on these applications. No staff recommendation on the requested applications is being provided at this time.

This meeting will serve as a scoping session for the EIR and an opportunity for the applicant to make a project presentation. The Scoping Session is part of the EIR process, during which the City solicits input from other agencies and the public on specific topics that they feel should be addressed in the environmental analysis. Comments received during the scoping session on the project will be addressed in the Draft EIR.

BACKGROUND

The applicant submitted a similar application in 2005, and work on an Environmental Impact Report (EIR) commenced, although the project was put on hold at the applicant's request in 2006. The applicant submitted a revised application in early 2007. Given the extent of the changes to the proposal, the Notice of Preparation (NOP) and Initial Study have been revised and re-circulated. The NOP and Initial Study are included as Attachments B and C, respectively.

ANALYSIS

Bohannon Development Company is proposing a new General Plan land use designation and a new zoning district to be applied to two sites in Bohannon Park northeast of US 101 totaling 15.9 acres. The first site is located on Independence Drive and is comprised of five parcels with addresses ranging from 100 Independence Drive

to 190 Independence Drive. The second site is located on Constitution Drive and is comprised of four parcels with addresses ranging from 101 Constitution Drive to 155 Constitution Drive.

The properties have a General Plan land use designation of Limited Industry and the properties are part of the M-2 (General Industrial) zoning district. Information pertaining to the existing General Plan land use designation and zoning district is included in Attachment D. The applicant has prepared draft language of the proposed General Plan and Zoning Ordinance Amendments to create a new land use designation (Mixed-Use Commercial Business Park) and zoning district (M-3 Mixed Use Commercial Business Park), which is available as Attachment E. The exact language of the proposal may be revised at a later date.

The following is a summary table comparing the development standards of the existing M-2 zoning and the proposed M-3 zoning.

Development Regulation Comparison

	Proposed M-3 District Requirements	Existing M-2 District Requirements
Lot Area	0 sf min.	25,000 sf min.
Lot Width	0 ft. min.	100 ft. min.
Lot Depth	0 ft. min.	100 ft. min.
Setbacks		
Front	0 ft. min.	20 ft. min.
Rear	10 ft. min.	0 ft. min.
Sides	5 ft. avg.	10 ft. avg.
Height	140 ft. max.	35 ft. max.
Floor Area Ratio (FAR)		
Office	100% max.	45% max.
Hotel	25% max. additional	Not applicable
Other	13.5% max. additional	10% max. additional
Total	<u>138.5% max.</u>	<u>55% max.</u>
Coverage	0% min.	50% max.
Paving	0% min.	0% min.
Landscaping	30% min.	0% min.

In addition, the applicant is proposing to undertake a number of associated amendments to the Zoning Ordinance. In particular, the applicant is proposing that the M-2 off-street parking ratio of one space per 300 square feet of gross floor area be replaced with use-based standards specific to the M-3 district. These standards, which are described in more detail in the draft Zoning Ordinance amendment (Attachment E8), would allow for reductions for shared parking.

The applicant has not completed the design of a specific development project, but intends architectural control approval of specific project plans to be a component of the final review process. In order to secure entitlements for an extended period of time, the applicant is pursuing a legally binding Development Agreement. Under State law, development agreements enable the City to grant a longer-term approval in exchange for demonstrable public benefits. The applicant proposes that a hotel has the potential to provide public benefits through revenue generated from transient occupancy taxes. To address this and related fiscal issues, the applicant is preparing a Fiscal Impact Analysis (FIA) for public review.

The proposed project would require the following actions:

1. General Plan Amendment to create a new Mixed-Use Commercial Business Park land use designation;
2. General Plan Amendment to change the land use designation of the properties from Limited Industry to Mixed-Use Commercial Business Park;
3. Zoning Ordinance Amendment to create a new M-3 (Mixed-Use Commercial Business Park) zoning district and undertake associated modifications, in particular the addition of unique parking requirements for the M-3 district;
4. Rezoning the properties from M-2 (General Industrial) to M-3 (Mixed-Use Commercial Business Park);
5. Architectural Control approval of specific project plans for the construction of new buildings with a total of 962,196 square feet of gross floor area (138.5% FAR) and a maximum building height of 140 feet (equating to eight stories);
 - The Constitution Drive site would include two office buildings, two parking structures, and neighborhood-serving retail and community facility space;
 - The Independence Drive site would include one office building, a 173,682-square foot, 231-room hotel, a 76,420-square-foot health/fitness center, a shared parking structure, and associated commercial space;
 - The combined office gross floor area on the two sites would total 694,726 square feet.
6. BMR Agreement for the payment of in-lieu fees associated with the City's Below Market Rate (BMR) Housing Program;
7. Development Agreement to guarantee development rights associated with the requested entitlements; and
8. Environmental Impact Report (EIR) to analyze the potential environmental impacts of the proposal.

Throughout the process, there will be opportunities for public input. The following public meetings have been scheduled or are planned:

- EIR Scoping Sessions – June 4, 2007 (Planning Commission) and June 19, 2007 (City Council)
- Housing Commission Public Meeting to make recommendations on the proposed BMR Agreement.

- Planning Commission Public Hearing to review the Draft EIR and the requested development applications.
- Planning Commission Public Hearing to make recommendations on the Final EIR, incorporating responses to comments on the Draft EIR, and the requested development applications.
- City Council Public Hearing on the Final EIR and the requested development applications, including introduction of the ordinance to rezone the property.
- City Council Meeting to adopt the ordinance to rezone the property.

The City has prepared a project page for the proposal, which is available at the following address: http://www.menlopark.org/projects/comdev_iac.htm. This page will provide up-to-date information about the project, allowing interested parties to stay informed of its progress. The page allows users to sign up for automatic email bulletins, notifying them when content is updated.

ENVIRONMENTAL REVIEW

An Environmental Impact Report (EIR) will be prepared for this project. The Notice of Preparation of the EIR, including the Initial Study, was released on May 25, 2007. The City requests that written comments on the NOP be sent to the following address by June 25, 2007: Thomas Rogers, Associate Planner, City of Menlo Park Community Development Department, Planning Division, 701 Laurel Street Menlo Park, CA, 94025. Comments may also be submitted by email to: throgers@menlopark.org

RECOMMENDED MEETING REVIEW PROCEDURE

1. Staff Introduction of Applicant
2. Project Presentation by Applicant
3. Commission Questions of Staff/Applicant
4. Public Comment
5. Commission Comments on EIR Scope

Thomas Rogers
Associate Planner
Report Author

Justin Murphy
Development Services Manager

PUBLIC NOTICE

Public notification was achieved by posting the agenda, at least 72 hours prior to the meeting, with this agenda item being listed. In addition, joint notice of this scoping meeting and City Council scoping meeting of June 19, 2007 were mailed to all property owners and occupants within 2,640 feet (1/2-mile) of the project area, as well as any additional parcels within the City of Menlo Park that are within the area defined by Marsh Road, Bay Road, Flood Park, Hetch-Hetchy right-of-way, Willow Road, and Bayfront Expressway.

ATTACHMENTS

- A. Location Map
- B. Notice of Preparation
- C. Initial Study
- D. Existing General Plan Land Use Designation, Zoning District, and Off-Street Parking Requirement
- E. Draft General Plan and Zoning Ordinance Amendments, Prepared by Applicant
- F. Illustrative Land Use Concept (*color copies to be distributed to the Planning Commission and made available at the meeting*)

Note: Attached are reduced versions of maps and diagrams submitted by the applicants. The accuracy of the information in these drawings is the responsibility of the applicants, and verification of the accuracy by City Staff is not always possible. The original full-scale maps, drawings and exhibits are available for public viewing at the Community Development Department.

EXHIBITS TO BE PROVIDED AT MEETING

None

V:\STAFFRPT\PC\2007\060407 - Bohannon.doc

Attachment D

Bohannon Office/Hotel Mixed Use General Plan Amendment and Rezoning Project

Existing General Plan Land Use Designation, Zoning District, and Off-Street Parking Requirement

June 4, 2007

GENERAL PLAN LAND USE DESIGNATION

Limited Industry

This designation provides for light manufacturing and assembly, distribution of manufactured products, research and development facilities, industrial supply, incidental warehousing, offices, limited retail sales (such as sales to serve businesses in the area), public and quasi-public uses, and similar and compatible uses. The maximum FAR shall be in the range of 20 percent to 55 percent.

Table II-3 INDUSTRIAL USE INTENSITY		
Land Use Designation/Type	Use Intensity (Floor Area Ratio)	Applicable Zoning Districts
Limited Industry		
Industrial	55%	M-2
	55%	M-1
Offices	45%	M-2
	20%	M-1

ZONING DISTRICT

Chapter 16.46 – M-2 GENERAL INDUSTRIAL DISTRICT

Sections:

- 16.46.010 Permitted uses.
- 16.46.015 Administratively permitted uses.
- 16.46.020 Conditional uses.
- 16.46.030 Development regulations.

16.46.010 Permitted uses. Permitted uses in the M-2 district, all within a building and not requiring new construction or structural alterations therefor (except for those structural alterations enumerated below) and not having any noxious or hazardous character, are as follows:

- (1) General industrial uses including but not limited to warehousing, manufacturing, printing, assembling;
- (2) Offices;
- (3) All of the uses listed above involving any of the following structural alterations:
 - (A) seismic or Americans with Disabilities Act (ADA) compliant upgrades,
 - (B) structural alterations that affect 10,000 square feet or less of gross floor area of a building during a 12-month period measured from final inspection to building permit issuance, or
 - (C) structural alterations that affect more than 10,000 square feet of gross floor area of a building, where said alterations do not both change the use and increase the intensity of a building.

16.46.015 Administratively permitted uses. Uses allowed in the M-2 district, subject to obtaining an administrative permit, are as follows:

- (1) Any outside storage of material, equipment or vehicles associated with the main use.

16.46.020 Conditional uses. Conditional uses allowed in the M-2 district, subject to obtaining a use permit, are as follows:

- (1) All of the uses listed in Section 16.46.010, for which new construction or structural alterations are required, except for the structural alterations permitted therein;
- (2) Activities similar to those listed in Section 16.46.010, but involving the use of hazardous material, provided there are adequate safeguards therefor;
- (3) Cafes, intended to serve the employees of the immediate area;
- (4) Convenience stores to serve the employees of the immediate area and limited to hours of operation between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday;
- (5) Personal services such as barber, beauty, launderette, dry cleaning and shoe repair meant to serve the employees of the immediate area and limited to hours of operation between 7:00 a.m. and 7:00 p.m., Monday through Saturday;
- (6) Day care facilities to serve the employees of the immediate area;
- (7) Public utilities in accordance with Chapter 16.76;
- (8) Special uses in accordance with Chapter 16.78.

16.46.030 Development regulations. Development regulations in the M-2 district are as follows:

- (1) Minimum lot area -- Twenty-five thousand square feet;
- (2) Minimum lot dimensions -- One hundred feet width; one hundred feet depth;

- (3) Required minimum yards -- Twenty feet front; rear, none except twenty feet where abutting residential districts; side, ten feet, except that side yard may be reduced to zero feet provided the side yard is correspondingly increased;
- (4) Land cover by all structures shall not exceed fifty percent of building site;
- (5) Height of structures shall not exceed thirty-five feet; however, additional height may be permitted subject to obtaining a conditional development permit;
- (6) In the case of conditional uses, additional regulations may be required by the planning commission.
- (7) The floor area ratio shall not exceed fifty-five percent for general industrial uses, including but not limited to, warehousing, manufacturing, printing, assembling, related office and laboratory uses, and shipping and receiving, and forty-five percent for offices.

OFF-STREET PARKING REQUIREMENT

16.72.050 M-2 district uses. M-2 district uses are as follows: one parking space shall be provided for every 300 square feet of gross floor area not in the front one-quarter of any required front yard.

PROPOSED GENERAL PLAN AMENDMENTS

PART II

(page II-3)

LAND USE/CIRCULATION DIAGRAMS AND STANDARDS

INDUSTRIAL DESIGNATIONS

Limited Industry

This designation provides for light manufacturing and assembly, distribution of manufactured products, research and development facilities, industrial supply, incidental warehousing, offices, limited retail sales (such as sales to serve businesses in the area), public and quasi-public uses, and similar and compatible uses. The maximum FAR shall be in the range of 45 percent to 55 percent.

Mixed-Use Commercial Business Park

This designation provides for light manufacturing and assembly, distribution of manufactured products, research and development facilities, industrial supply, incidental warehousing, offices, limited sales, services to serve businesses and hotel/motel clientele in the area (such as restaurants, cafes, and health/fitness centers), hotel/motel to serve the local and regional market, public and quasi-public uses, and similar and compatible uses. The maximum FAR for the commercial business uses (i.e., light manufacturing and assembly, distribution of manufactured products research and development facilities, industrial supply, incidental warehousing, offices, and limited sales) on both properties shall be 100 percent. In addition to the commercial business at 100 percent FAR, a project with mixed-use commercial business park designation may have an additional FAR of 13.5 percent for health and fitness centers, cafes and restaurants, day care facilities, and neighborhood-serving convenience retail/community facilities; and an additional FAR for hotel/motel use of 25 percent.

(page II-7)

TABLE II-3 INDUSTRIAL USE INTENSITY		
Land Use Designation/Type	Use Intensity (Floor Area Ratio)	Applicable Zoning Districts
Limited Industrial		
Industrial	55%	M-2
Offices	45%	M-2
Mixed-Use Commercial Business Park		
<i>Commercial businesses (i.e., light manufacturing and assembly, distribution of manufactured products, research and development facilities, industrial supply, incidental warehousing, offices, and limited sales)</i>	100%	M-3
<i>AND</i>		
<i>Health and fitness centers, cafes, restaurants, neighborhood-serving convenience retail, community facilities, and day care facilities</i>	13.5%	M-3
<i>AND</i>		
<i>Hotell/motel</i>	25%	M-3

The following existing Goals and Policies are supportive of the proposed project.

**PART I
SECTION I: LAND USE**

GOALS AND POLICIES

(page I-3)

COMMERCIAL

Goal I-E **To promote the development and retention of commercial uses which provide significant revenue to the City and/or goods or services needed by the community and which have low environmental and traffic impacts.**

Policies

I-E-1 All proposed commercial development shall be evaluated for its fiscal impact on the City as well as its potential to provide goods or services needed by the community.

I-E-2 Hotel uses may be considered at suitable locations within the commercial and industrial zoning districts of the city.

I-E-4 Any new or expanded office use must include provisions for adequate off-street parking, mitigating traffic impacts, and developing effective alternatives to auto commuting, must adhere to acceptable architectural standards, and must protect adjacent residential uses from adverse impacts.

INDUSTRIAL

Goal I-F **To promote the retention, development, and expansion of industrial uses which provide significant revenue to the City, are well designed, and have low environmental and traffic impacts.**

Policies

I-F-5 Convenience stores and personal service uses may be permitted in industrial areas to minimize traffic impacts.

PROPOSED ZONING ORDINANCE AMENDMENTS

(page i)

Title 16 ZONING

Chapters:

- 16.44 M-1 Light Industrial District
- 16.46 M-2 General Industrial District
- 16.47 M-3 Mixed-Use Commercial Business Park
- 16.48 OSC Open Space and Conservation District

(page 4)

Chapter 16.04 DEFINITIONS

Sections:

- 16.04.325 Gross floor area.
- 16.04.328 *Health and Fitness Centers.*
- 16.04.030 Height of structure.

16.04.205 **Community Facility.** *A facility where community events and/or gatherings are held or sponsored by neighborhood, business, civic, cultural, religious or other community organizations.*

16.04.328 **Health and Fitness Centers.** *A commercial athletic facility where a building or site is equipped for physical training, fitness, or athletic type games and sports, such as but not limited to, health spas, gymnasiums, group exercise, and personal fitness training; also including ancillary uses when incidental to the primary use, such as but not limited to, steam baths, weight training, massage as defined in Section 16.04.465, saunas, food sales, and retailing of athletic supplies to be used in the facility. Does not include adult entertainment establishment as defined in Section 16.04.025.*

16.04.385 **Light industrial uses.** "Light industrial uses" mean uses engaged in prototype development, testing, repairing, manufacturing, assembling, packaging, storage, and/or distribution of finished or semi-finished products conducted within a building, including wet labs, dry labs and/or clean rooms, and not having any noxious or hazardous character. Uses with similar characteristics of the above listed activities, such as telecommunication hub facilities, may also be considered as light industrial uses. Incidental administrative offices and sales areas occupying less than 20% of the gross floor area of the building are allowed,

16.04.470 **Motel or hotel.** "Motel" or "hotel" means a single building or group of detached or semi-detached buildings containing guest rooms or apartments, with automobile storage space provided on the site, *or as a shared facility and meeting the requirements in subsection 16.72.055*, for such rooms or apartments provided in connection therewith, which group is designed and used primarily for the accommodation of transient automobile travelers *or visitors*,

and not containing individual cooking facilities *except for limited facilities provided in extended stay hotels; and including associated recreational facilities (e.g., swimming pools, exercise facilities, and tennis courts) and associated restaurant.*

16.04.550 Research and development. “Research and development” means a *use which is involved in scientific or engineering investigation leading to the manufacture of new material or equipment and including the making of prototypes but not including the manufacture of such material or equipment.*

(page 16)

Chapter 16.08
DISTRICTS ESTABLISHED – GENERAL REGULATIONS

Sections:

- 16.08.050 Ambiguity
- 16.08.060 Increase in building height in C-3, C-4, ~~and~~ M-2, *and M-3 districts.*
- 16.08.070 Cluster housing.

16.08.010 Districts established—Designated. There are established several districts into which the city is divided and which are designated as follows:

- M-1 Light Industrial District
- M-2 General Industrial District
- M-3 *Mixed-Use Commercial Business Park*
- OSC Open Space and Conservation District

(page 17)

16.08.060 Increase in building height in C-3, C-4, ~~and~~ M-2, *and M-3 districts.* Subject to obtaining a conditional development permit as provided in this title, any building in a C-3, C-4, ~~or~~ M-2, *or M-3* district may be erected to a height exceeding that specified for such districts; provided:

- (1) In C-3 districts, the minimum building site shall be twenty thousand square feet.
- (2) In C-4, ~~and~~ M-2, *and M-3* districts, the minimum building site shall be one acre.
- (3) Off-street parking, as required in this title, shall be provided on or adjacent to the building site.

(new page)

Chapter 16.47

M-3 MIXED-USE COMMERCIAL BUSINESS PARK

Sections:

- 16.47.010 Purpose
- 16.47.015 Applicability
- 16.47.020 Permitted Uses
- 16.47.030 Conditional Uses
- 16.47.040 Development Regulations

16.47.010 Purpose. *The purpose and intent of the M-3 district is to:*

- (1) Provide for flexible zoning that would accommodate uses ranging from office to light industrial, including research & development businesses, allowing for modern business practices that often lead to shifts in primary business functions over time.
- (2) Provide an area that accommodates hotel uses to serve local and regional demand.
- (3) Allow supportive commercial services for nearby employment and hotel uses.
- (4) Provide a benefit to the City of Menlo Park that is negotiated through a Development Agreement.

16.47.015 Applicability. *The district shall be limited to two areas with boundaries delineated by: (1) the Bayshore Freeway (US101), Independence Drive, and Chrysler Drive; and (2) the Bayfront Expressway, Independence Drive, Constitution Drive, and Chrysler Drive; and by the requirement of a Development Agreement approval at the time of rezoning.*

16.47.020 Permitted Uses. *Permitted uses in the M-3 district not having noxious or hazardous character, are as follows:*

- (1) Administrative and Professional Offices;
- (2) Research & Development;
- (3) Light Industrial;
- (4) Motel or Hotel;
- (5) Health and Fitness Centers privately operated and intended to serve a hotel or motel and the employees of the surrounding area, and the broader community;
- (6) Cafes and restaurants, not serving beer, wine or alcoholic beverages of any type and providing live music or entertainment, with a focus on serving a hotel or motel and/or to serve the employees of the surrounding area;
- (7) Neighborhood-serving convenience retail businesses intended primarily to serve the employees of the immediate area and limited to hours of operation between the hours of 6:00 a.m. and 9:00 p.m., Monday through Sunday;
- (8) Personal Services.
- (9) Community Facilities;
- (10) Parking Structure;

- (11) *Any outside storage of material, equipment or vehicles associated with the main use, which meets the minimum screening and location requirements as defined within Chapter 16.64.*

16.47.030 Conditional Uses. *Conditional uses allowed in the M-3 district, subject to obtaining a use permit are as follows:*

- (1) *Activities similar to those listed in Section 16.47.020, but involving the use of hazardous material, provided there is adequate safeguards therefore; [to be determined]*
- (2) *Cafes and restaurants serving beer, wine or alcoholic beverages of any type and providing live music or entertainment;*
- (3) *Day care facilities to serve the employees, hotel guests, and other patrons of uses in the immediate area;*
- (4) *Public utilities in accordance with Chapter 16.76;*
- (5) *Special uses in accordance with Chapter 16.7: except for recreational facilities privately owned, which is a permitted use listed as Health and Fitness Centers;*
- (6) *Development which exceeds any of the development regulations with the exception of maximum FAR in Section 16.47.040.*

16.47.040 Development regulations. *Development regulations in the M-3 district are as follows, these regulations apply across all parcels that are part of the Development Agreement, even if the parcels are not contiguous.*

- (1) *Minimum yards:*
 - a) *Zero feet minimum street-facing frontage;*
 - b) *10 feet along frontage facing Bayshore Freeway (US 101) and Bayfront Expressway (landscape buffer treatments within this frontage shall be determined through the architectural control process as part of building permit approvals);*
 - c) *5 feet along boundaries adjoining other property, except that a setback may be reduced to zero feet provided that the parallel setback is correspondingly increased to 10 feet or when abutting another district that allows residential use in which case the side yard shall be no less than required by the abutting district;*
- (2) *Minimum on-site landscaping; 30% minimum of the total site area shall be landscaped, including planted areas, paved plaza space and pedestrian circulation.*
- (3) *Maximum floor area ratio (FAR):*
 - a) *Administrative and Professional Offices, Research & Development, Light Industrial uses: 100% of the lot area;*
AND
 - b) *Health and Fitness Center, Cafes and Restaurants, Neighborhood-Serving Convenience Retail/Community Facilities, and Day Care Facilities: 13.5% of the lot area;*
AND
 - c) *Motel or Hotel: 25% of the lot area.*
- (2) *Maximum height of structures shall be 140 feet;*
- (3) *Motel or Hotel room limit: the total number of motel or hotel rooms allowed within one M-3 Zoning District project proposal shall not exceed 235 rooms.*
- (4) *In the case of conditional uses, the Planning Commission may require additional regulations.*

-(page 62)

**Chapter 16.72
OFF-STREET PARKING**

Sections:

- 16.72.045 M-1 district uses.
- 16.72.050 M-2 district uses.
- 16.72.055 *M-3 district uses.*
- 16.72.060 Public utility facilities.

16.72.055 *M-3 district uses. Shared parking is allowed within the M-3 District. Parking requirements for M-3 district uses are as follows.*

- (1) *Administrative and Professional Offices, Research & Development, Light Industrial uses: one parking space for every 300 square feet of gross floor area;*
- (2) *Motel or Hotel: one parking space for every one guest room;*
- (3) *Recreational facilities privately operated, Cafes and Restaurants, Day Care Facilities, Neighborhood-Serving Convenience Retail, Personal Services, or Community Facilities: one space for every 200 square feet of gross floor area;*
- (4) *Required parking shall not be provided in any required street-facing yard in M-3 districts on the subject properties.*
- (5) *Shared parking: The uses allowed within the M-3 district may have maximum parking demands at different times of day. Parking requirement reductions that account for this by allowing shared parking agreements may be included in the Development Agreement which is required to implement the M-3 district designation.*