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MEMO

To: Mayor and City Council

From: Kelly Diekmann, Planning & Housing Director

Date: May 20, 2022

Subject: Request for a Text Amendment to Sec. 29.406(2) Medical Office Parking Rate.

Mary Greeley Medical Center requests initiating a Text Amendment to the Medical Office Parking rate to reduce the current requirement of 1 per 143 square feet (Equivalent 7 per 1000 square feet) to 1 per 200 square foot rate (Equivalent 5 per 1000 square feet). Mary Greeley Medical Center is seeking this change as they believe it is a burden to medical/dental offices under 50,000 square feet to have to meet the current standard as it often requires excess parking and is burdensome to their budget for future clinic construction in Ames. For purposes of the City's current ordinance, medical offices include uses such as dental clinics, chiropractors, medical laboratories, general practice doctors, and surgery centers that do not permit overnight stays.

Options:

The applicant is requesting that the City initiate a Text Amendment to change the Medical/Dental Office parking rate from the current 7 per 1000 square feet of medical office space parking rate for medical clinics under 50,000 square feet to 5 per 1000 square feet of medical office space. For medical offices greater than 50,000 square feet, the current ordinance requires 5 spaces per 1000 square feet. If City Council is interested in pursuing the change, staff has identified two reasonable options.

Option 1: All Medical Office Uses at 5 parking spaces per 1000 square feet.

The City Council can choose to direct staff to draft a text amendment to have one parking rate for all medical office uses at 5 spaces per 1000 square feet. This will align the medical office parking rate for all sized medical clinics across the City. This assumes that regardless of facility size that additional parking is not needed to meet demand.

Option 2: Reduce the threshold from 50,000 square feet to 10,000 square feet for the 5 parking spaces per 1000 square feet

Under this option the parking requirement will remain at 7 spaces per 1000 for uses under 10,000 square feet, but reduce the rate to 5 spaces per 1000 for facilities over 10,000 square feet. This option would ensure that small facilities would still have a base minimum of parking in recognition of the high levels of demand for staffing and patients, but allow for a reduction in the parking rate for medium sized facilities.

STAFF COMMENTS:

A cursory review of comparable parking rates indicates that cities have a wide range of requirements, with some cities having less required medical parking and some having similar standards to our 7 per 1000 standard.

The City's medical office rate applies to a very diverse set of medical related uses that do not all have a high demand for parking. **Staff is supportive of reducing the parking rate with either Option 1 or Option 2 which would allow the applicant to apply for a text amendment.**

Staff notes that the Mary Greeley Hospital site and McFarland Clinic Site at the corner of Duff Avenue and 13th Street are already parked at the 1 per 200 square foot (5 per 1000 square foot) parking rate as the size of those facilities exceeds 50,000 square feet in size. The proposed text amendment would not affect those facilities.



Mary Greeley

MEDICAL CENTER

Doing what's right.

April 22, 2022

City of Ames City Council
c/o: Kelly Diekmann
515 Clark Ave
Ames, IA 50010

RE: Request for Zoning Text Amendment on Medical Parking Requirement

Dear Ames City Council:

Mary Greeley Medical Center and McFarland Clinic are requesting a zoning text amendment be considered to reduce the current requirement of 1 space/143 SF or 7 stalls/1,000 SF of medical office to 5 stalls/1,000 SF. We are exploring a potential medical clinic project in Ames and have applied the current ratio to a site layout. The parking is unnecessarily large and a burden to the overall budget. Area communities, such as West Des Moines and Waukee, have medical office requirements of 3 or 5 spaces/1,000 SF for medical office/clinic use. 7 stalls/1,000 SF would equate to 238 parking stalls for a 34,000 SF clinic that will average 50 staff and 34 patients maximum. The parking that is currently being required is almost triple what is needed from a building use.

As we navigate uncertain times with increasing construction pricing and low availability of materials, the challenge to meet a project budget and still meet project goals are monumental. The cost burden of this parking requirement impacts many areas like soils, granular base material, concrete, storm sewer and landscape screening, which all impact the bottom line. Mary Greeley Medical Center and McFarland Clinic would prefer to concentrate budget dollars on medical equipment and space that assists in improving the quality of life for our community members.

We request that you amend the current zoning requirement of 7 stalls/1,000 SF of medical office to 5 stalls/1,000 SF or lower. We appreciate your consideration of this request for upcoming and future development.

Sincerely,

MGMC in partnership with McFarland Clinic

A handwritten signature in black ink, appearing to read 'Amber Deardorff'.

Amber Deardorff
MGMC Vice President/Clinical and Support Services