



Legislation Text

File #: 20-ZA-05, Version: 1

Conduct a public hearing and consider a request to amend the Comprehensive Zoning Ordinance Article 4.3 Parking and Loading, related to parking requirements for residential and non-residential uses; and take appropriate action.

BACKGROUND:

As part of the City's FY2019 strategic initiative, along with the Planning Department's work program and City Council's critical business outcomes, a review of the parking provisions of the Comprehensive Zoning Ordinance (CZO) has been initiated. Due to the increasing infill and redevelopment of property throughout the City, particularly on the East Side, it is appropriate to review the parking provisions within the CZO to ensure that these standards are supportive of development that occurs, as well as ensure that these standards align with the City's Comprehensive Plan.

The focus of the parking ordinance update has been to relax required parking ratios, reduce storm water runoff and improve storm water quality, promote adaptive reuse of existing buildings, encourage shared parking and other sustainable practices, and also add pertinent regulations that were either lacking in detail or were not addressed before. The 2020 Strategic Plan - Critical Business Outcome (CBO10) identified "sustainability initiatives" as one of the key elements in progress and success. Proposed amendments to the parking provisions are aligned with this goal.

Staff has reviewed recent literature and studies, as well as other cities' ordinances, that have useful recommendations for cities in terms of how to better plan for parking. Staff presented these proposed draft amendments to the Commission at their July 20, August 17, and August 31, 2020 study session discussions and have received feedback. Based upon the Planning and Zoning Commission's direction, staff has initiated the public hearing process to amend the parking regulations within the CZO.

RECOMMENDATION:

Staff recommends approval of the Zoning request.

ACTIONS:

1. Motion to recommend approval of the Zoning request.
2. Motion to recommend approval of the Zoning request with the following modifications...
3. Motion to recommend denial.
4. Motion to continue discussion at the next meeting.

ATTACHMENT(S):

1. Staff Report
2. Proposed Draft Ordinance (clean version)
3. Proposed Draft Ordinance (strikethrough redlined edited version)
4. Current CZO Excerpt - Article 4.3 Parking and Loading