

ORDINANCE AMENDMENT REVIEW SHEET

AMENDMENT: C2O-2011-010

DESCRIPTION: Amend Chapter 25-6 of the City Code to modify parking requirements for properties in the downtown area that are zoned P-Public.

BACKGROUND: Since 1985 there have been provisions in the City Code to reduce parking requirements in the downtown area for properties that are zoned CBD – Central Business District or DMU – Downtown Mixed Use. These reductions recognize the fact that Downtown has better transit access than other areas of the city. They are also intended to discourage inharmonious parking facilities in historic districts and reduce intrusion on pedestrian-oriented street frontages. However, these provisions do not apply to buildings that are zoned P-Public. This amendment would apply the same reductions to properties zoned P as are allowed for properties zoned CBD or DMU.

CURRENT REGULATIONS: In the CBD and DMU, the minimum parking requirement is 20 percent of the standard requirement. There is also a limit on the amount of parking which may be provided – 60 percent of the standard requirement. This limit may be exceeded if all spaces are in a parking structure or if the Land Use Commission approves off-site parking. No parking is required for historic landmarks or districts, or for a use of less than 6,000 square feet in a building that existed before April 7, 1997.

Properties zoned P-Public in the central part of the city currently receive a parking reduction, but not to the same degree allowed for CBD and DMU. P-Public properties must provide 80 percent of the standard requirement.

ISSUES: There is no known opposition to this ordinance amendment.

DEPARTMENTAL COMMENTS: The ordinance would have an immediate impact upon the proposed new central library, which is being designed to provide approximately 50 percent of the standard parking requirement. The amendment has been endorsed by the Downtown Commission and the Planning Commission.

STAFF RECOMMENDATION: To approve the proposed amendment.

BASIS FOR RECOMMENDATION: The amendment is consistent with the objective of promoting transit and other alternative forms of transportation in the downtown area.

PLANNING COMMISSION ACTION: Recommended approval on 8-9-11 (7-0).

CITY COUNCIL ACTION:

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

ASSIGNED STAFF: George Zapalac, 974-2725; Candace Craig, 974-2788