

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2014-008 Reduced Parking

Description: Consider an amendment to Title 25 of the City Code to clarify that certain parking reductions cannot be used for one and two-family residential projects or site plan-exempt projects.

Proposed Language: See attached draft ordinance details.

Summary

- Clarifies that certain parking reductions may not be taken for one and two family residential projects and development that is exempt from site plan requirements.

Background: Initiated by Planning Commission on April 22, 2014.

In 2012 staff from PDRD and Public Works proposed a code amendment that would cover the bicycle-related parking reductions and also transfer several existing parking reductions from Subchapter E to the same section as the new bicycle-related reductions. The intent of this approach was to group numerous options for parking reductions in one section of the code (25-6-478). These amendments were approved in 2013.

Recently it has come to staff's attention that there are unintended consequences of this consolidation of parking reductions. Specifically, requests to apply the former Subchapter E parking reductions to single-family or two-family projects. In addition, there is concern that projects that are not subject to Subchapter E, for example a site plan exemption, may be able to access these parking reductions. This was never the intent of the amendments; the proposed code amendment clarifies that certain parking reductions may not be taken for one and two family residential projects and development that is exempt from site plan requirements.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions

October 21, 2014: Recommended by the Codes and Ordinances Subcommittee on a 4-0 vote (Commissioner Oliver absent).

October 28, 2014: Recommended by the Planning Commission on an 8-0 vote (Commissioner Roark absent).

Council Action

November 6, 2014: A public hearing has been set.

Ordinance Number: NA

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