

SUBJECT: Proposed text amendments for §1409-25 Location of Parking.

PURPOSE:

To obtain approval from the City Planning Commission (CPC) on text amendments related to the location of parking in pedestrian and mixed districts.

PROPOSED TEXT AMENDMENT:

§ 1409-25. Location of Parking.

In the pedestrian and mixed districts, the intent of the building placement standards is to create a continual street facade where parking is located to the rear of the buildings. The depth of lots is, however, not always sufficient to permit this, and some uses need more parking than building area. To maintain pedestrian character in these districts, surface parking lots may be located to the side of the building adjacent to the public right-of-way ~~and may not exceed 50 percent of the frontage.~~ This location requires a Special Exception approval provided for in Chapter 1445, Variances, Special Exceptions and Conditional Uses.

JUSTIFICATION:

The language proposed to be eliminated is confusing the public. They are reading this language to say that as long as they do not exceed 50% of the frontage, a public hearing before the Hearing examiner is not required. Removing this language will clear up any confusion.

PUBLIC STAFF CONFERENCE:

A Public Staff Conference was held on February 13, 2008. A recommendation was given to change the language to read, "If the depth of the lot is insufficient to permit parking in the rear, then a Special Exception approval provided for in Chapter 1445, Variances, Special Exceptions and Conditional Uses may permit the parking lot to be located to the side of the building adjacent to the public right-of-way, but may not exceed 50 percent of the frontage."

RECOMMENDATION:

The City Planning Department staff recommends that the City Planning Commission approve the text amendment as written.

RESPECTFULLY SUBMITTED BY:

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REVIEWED BY:

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12/13/07

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APPROVED:

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