



# **Ordinance #2207: Minor Amendment to Approval Criteria for Hardship Reduction for Non-Residential Off-Street Parking Requirements**

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City Council  
April 1, 2019

# Topic Summary

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- Location: City-wide
- Request: Minor Amendment to Approval Criteria for Hardship Reduction for Off-Street Parking Requirements
  - Only affects non-residential projects
- Process: Legislative



# Topic History

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- November 7, 2018: PC Recommendation
- November 19, 2018: CC Adoption
- December 17, 2018: CC 2<sup>nd</sup> Reading
  - Ord. 2187 referred to study session
- March 11, 2019: CC Study Session to discuss this update.
  - Council gave direction to move forward with updating criteria for approval.

# Purpose for Amendment

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- Increasing development activity in core city
  - Existing vacant infill sites
  - Redevelopment of existing sites
- Greater parking flexibility allows prioritization of architecture, site design, landscaping



# Minor Modifications

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- Provides flexibility in the code to handle unique situations
- Minor changes to maximum or minimum standards approved administratively
  - Up to 20% min or max standards
- Similar to variance, but less variability and no public hearing with BOA
  - Business-friendly

# Minor Modifications

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- Approved cases since 2009: 5
  - Cummins (10850 E 104<sup>th</sup> Ave; built 2010)
  - Greenhaus MJ cultivation (5400 Monroe; not built)
  - Ty Webb Enterprises MJ cultivation and MIP (9792 Hanover Ct; under construction)
  - Sutrak USA (6897 E 49<sup>th</sup> Ave; phase 1 built 2017)
  - Las Dos Americas restaurant (6065 Quebec St; approved 2019)



# Current Regulations

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- **Hardship Reduction up to 20% (must meet all 5 approval criteria)**
  - a) Nonresidential Use (or housing for the elderly or disabled)
  - b) Severe Hardship
  - c) Atypical traffic pattern
  - d) Unique operations
  - e) Evidence demonstrates less parking

# Council Direction/Proposed Language

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- At the March 11, 2019 study session, City Council directed staff to move forward with an updated amendment that reflects the following:
  - Requirement that both criteria A and criteria B be met. In addition, a minimum of one of the criteria C-E must be met.



**Questions?**

