



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

City Council
April 1, 2019

Topic Summary

- 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

- November 7, 2018: PC Recommendation
- November 19, 2018: CC Adoption
- December 17, 2018: CC 2nd 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

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



Commerce
CITY

Minor Modifications

- 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

- Approved cases since 2009: 5
 - Cummins (10850 E 104th 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 49th Ave; phase 1 built 2017)
 - Las Dos Americas restaurant (6065 Quebec St; approved 2019)



Current Regulations

- 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

- 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?

