



Legislation Details (With Text)

File #:	Ord 2207	Version:	1	Name:	LDC Updates - Hardship reductions for Off-Street Parking Requirements
Type:	Ordinance	Status:		Status:	Passed
File created:	3/18/2019	In control:		In control:	City Council
On agenda:	5/6/2019	Final action:		Final action:	5/6/2019
Title:	AN ORDINANCE AMENDING SECTION 21-7238 OF THE LAND DEVELOPMENT CODE PROVIDING FOR MINOR MODIFICATIONS RELATING TO OFF-STREET PARKING REQUIREMENTS				

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance, 2. Presentation

Date	Ver.	Action By	Action	Result
5/6/2019	1	City Council	approved on second & final reading	
4/1/2019	1	City Council	introduced by council as seated and approved on first reading	Pass

AN ORDINANCE AMENDING SECTION 21-7238 OF THE LAND DEVELOPMENT CODE PROVIDING FOR MINOR MODIFICATIONS RELATING TO OFF-STREET PARKING REQUIREMENTS

Summary and Background Information:

This ordinance was part of the 2018 Minor LDC Amendments package. It was recommended for approval by Planning Commission on November 7, 2018, and approved on first reading by City Council on November 19, 2018. At the second reading on December 17, 2018, it was referred to a study session for additional information. A study session was held on March 11, 2019, whereby Council reviewed the language and recommended bringing forth the updated language with a change requiring criteria A and B and one additional criteria from options C-E to be met prior to granting an approval for a minor modification.

Minor Modifications are an administrative process which grants the ability to make small changes (typically up to 20%) to minimum or maximum standards within the LDC for specific properties and developments facing unique situations. This process is similar to a variance, but with less potential variability and no public hearing required before the Board of Adjustments for approval. It is intended to be business-friendly by allowing a small amount of administrative flexibility during the development review process.

Currently, all five approval criteria must be met in order to approve a hardship reduction. These require that the development be for non-residential uses, or housing for the elderly or disabled; that there be a severe site constraint that makes complying with the minimum parking requirements impractical; that the traffic patterns associated with the proposed use be atypical in nature; that the operations of the proposed use are such that there is reduced demand for parking; and that sufficient evidence be submitted (typically a parking study) that demonstrates that less parking is warranted.

This amendment is in response to increasing development activity in the core city, particularly with redevelopment of existing sites and infill development of vacant lots, which often have site constraints such as existing access and utility locations. Greater flexibility in how parking is handled allows for prioritizing architecture, site layout, and landscaping to enhance the overall function and aesthetic of new developments.

Due to the previous ordinance not moving forward in 2nd reading, the City Attorney would like Council to re-introduce this item with a new ordinance number.

Staff Responsible (Department Head): Chris Cramer, Community Development Director

Staff Member Presenting: Steve Timms, Planning Manager

Financial Impact: N/A

Funding Source: N/A

Staff Recommendation: A City Council recommendation of approval is suggested.

Suggested Motion: Approval.