



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: February 15, 2021

Re: Zoning Text Amendments - **#A9: 29-4.3(e) Maximum parking limit** (Case #49-2021)

Executive Summary

Approval will amend Section 29-4.3(e) [Maximum Parking] of the Unified Development Code (UDC) to clarify its purpose and application as well as revise the requirements for increasing parking from 150% to 200% in certain situations.

Discussion

The structure of the Section 29-4.3(e) was found to be generally confusing (e.g., it is unclear that the 200% maximum parking limit applies to all permitted uses). The section was reorganized and rewritten to clarify its intent and certain portion of the text were deleted.

Reference to Board of Adjustment action to exceed the 200% maximum parking limit was deleted as it should be understood that whenever an applicant appeals application of a zoning provision the path for relief is to the Board.

In addition, in the existing Section (1), the first criteria pertaining to allowing parking over 150% was deleted. The criteria required a letter to be submitted to the Director of Community Development justifying such request; however, there were not clear objective standards on when to grant the exception. As such, it was concluded the letter was inconsequential and a superfluous step.

In place of the existing provision a new provision has been proposed that would allow a site to exceed 150% of minimum parking (still with a maximum of 200%) if the user meets the criteria in new sections (2)(i) and (2)(ii), which were the other two remaining landscaping requirements from the original text.

The Planning and Zoning Commission considered this request at their January 21, 2021 meeting. Staff presented its report. No member of the public spoke during the public hearing. Following limited discussion, a motion to approve the zoning text amendment passed (8-0). As a note, the PZC reviewed a draft of the proposed text amendment during three work sessions prior to the public hearing.

The Planning Commission staff report, proposed text amendment sheet, and meeting minute excerpts are attached.



Fiscal Impact

Short-Term Impact: None

Long-Term Impact: None

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

Legislative History

Date	Action
3/20/2017	Approved Chapter 29 of the City Code, referred to as the Unified Development Code.

Suggested Council Action

Approve UDC amendment A9 as recommended by the Planning and Zoning Commission.