



Department Source: Community Development - Planning

To: City Council

From: City Manager & Staff

Council Meeting Date: December 20, 2021

Re: Zoning Text Amendments - **#A3: 29-4.3 (b)(1) Parking and Loading** (Case #24-2022)

Executive Summary

Approval will amend the UDC to revise the minimum parking ratio for *Light vehicle service and repair*, add a parking ratio for *Gas Station or fueling center*, and other minor revisions.

Discussion

Staff has prepared for consideration a list of proposed zoning text amendments to Chapter 29 of the City Code commonly known as the Unified Development Code (UDC). There are 3 separate text amendments proposed with this case that are numbered #A1 - #A3. The principal objective of this group of amendments is to revise the minimum parking ratio for *Light vehicle service and repair*.

This amendment will add the use *Gas Station or fueling center* to the required off-street parking table, but the parking ratio will stay the same as it is currently (1 space/500 square feet of gross floor area). As proposed, the current *Light vehicle service and repair* parking requirement will be increased from 1 space/500 sf gfa to 1 space/300 sf gfa. This amendment would increase the amount of the minimum parking spaces required for the use and accordingly increase the maximum number of parking spaces that would be allowed for the use.

Two other minor revisions are proposed to language that states that the parking table includes parking maximums, which it does not. Parking maximums are addressed separately in Section 29-4.3(e). The revision to 29-4.3(b)(1) was not originally included by staff as a needed revision, but it was identified during the public hearing. The "revised" amendment sheet which is attached reflects this additional revision that was recommended by the PZC.

The Planning and Zoning Commission considered this request at their November 18, 2021 meeting with amendments #A1 and #A2 (see separate staff reports on each). Staff presented its report. One member of the public spoke in favor of the proposed amendments, and another speaker provided feedback on the data presented with the requested amendments and on the public process as well as offered a recommended additional amendment be considered for consistency.

One Commissioner stated that their support for the amendment was partially due to the proposed parking ratio being similar to parking required for retail uses, and that it keeps *Gas Station or fueling center* at the current ratio of 1 parking space/500 sf gfa. Other Commissioners shared concerns with the amount of parking that 1 parking space/300 sf gfa would allow on a site with a *Light vehicle service and repair* use. Following additional



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discussion on the proposed amendments to parking and loading, a motion to approve the #A3 zoning text amendment, with the additional revision to 29-4.3(b)(1), passed (6-3). The Planning Commission staff report, proposed text amendment sheets, **REVISED** amendment #A3 (per Planning Commission), 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 text amendment #A3 as recommended by the Planning and Zoning Commission.