

Item

Ordinance 1019 Amending Ordinances Pertaining to the Parking in the Unified Land Development Code (ULDC).

Responsible Staff Contact

Clara Chaffin

Recommendations

Recommend approving Ordinance 1019 on first reading.

Executive Summary

The ULDC currently has Table 5.8-2 which identifies 22 use types and assigns parking requirements to each of those uses. The ULDC was adopted in 2015 and the parking requirements have not changed since that time. Fifteen development applications have been approved by City Council. Of those 15 developments, 11 have been approved with alternate parking plans using the Institute of Transportation Engineers book and data provided by the applicant (73% of the applications).

Developments with approved alternate parking plans since 2016 have had no complaints or issues resulting from reduced parking requirements.

Background

Many communities across the nation have recognized an excess of paved unused parking and have changed their codes from parking minimums to parking maximums.

The Summer 2022 edition of the American Planning Association Planning Magazine published another article on A Business Case for Dropping Parking Minimums. Around 40 states have seen communities of all sizes remove parking minimums. Reducing the number of required parking spaces “reduces development costs and encourages more commercial and residential growth.” The article concluded that a flexible parking policy has resulted in desired development and reduced wasted space.

Alignment to Strategic Goals and/or Other Plans

Strategic Plan : Envision and Invest in a Well-Planned, Attractive Community.

2014 Master Plan : Policy D1-2. Require urban form that reflects the desired future conditions and character of an area, including building setbacks, orientation, and location of parking.

2015 Downtown Master Plan : N/A



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Agenda Item Report City Council - November 14 , 2022

Budget/Fiscal Impact

Fund/Department	General Fund/Non-Departmental
Project/Line Item(s)	Publishing/Advertising
Budgeted Amount	\$35,000
Anticipated Amount	\$100.00

Action Requested/ Recommended Motion

Move to approve Ordinance 1019 on first reading.

Reviewed/Approved

- Community Development
- Law Enforcement
- City Administrator

- Public Works
- Legal
- Finance