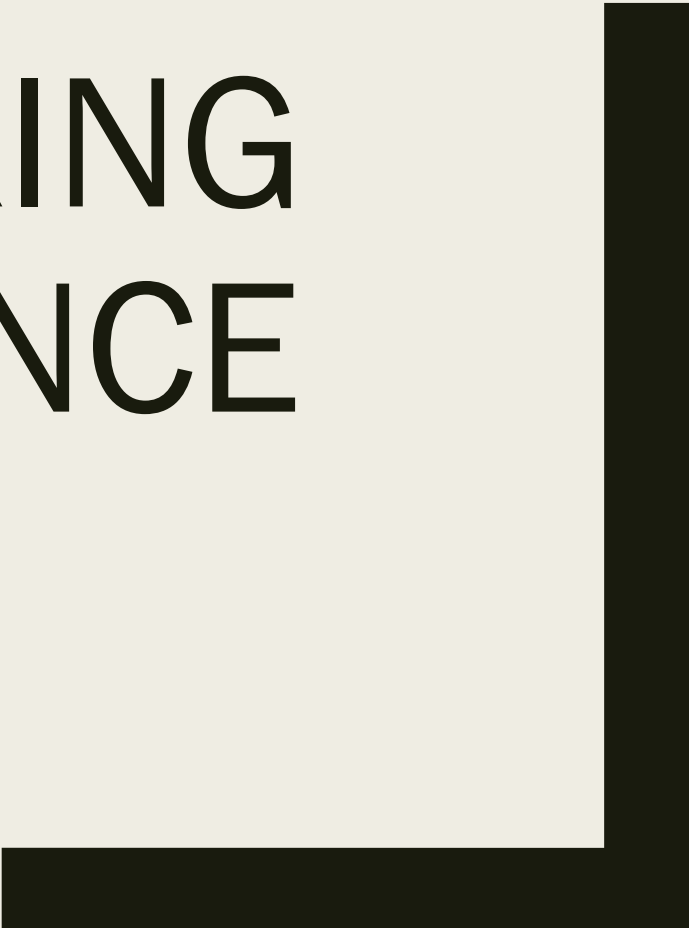




MASTER PARKING PLAN ORDINANCE

January 22, 2020



Timeline

- Spring 2019 Potential movie theater
- Discussion of redevelopment procedures with P&Z Board
- November 6, 2019 – City Commission consensus to eliminate minimum parking requirements
- November 21, 2019 – Special P&Z meeting to review Master Parking Plan concept

Summary

- Section 9.12 Parking standards [TOC]:
 - *Delete minimum number of spaces required for all non-residential uses*

- Section 33.1 Off-street parking required:
 - *Delete requirement to provide additional parking for change of occupancy*
 - *Pull shared parking language from 33.2, insert into 33.1*

Summary

- Section 33.2 ~~Location, character and size:~~
 - *Rename to Parking design standards*
 - *Separate design standards for single family/duplex vs Multifamily/Non-residential*
 - *Require basic parking plan for single family*
 - *Require Master Parking Plan (MPP) for Multi-family and Non-residential*
 - Provide detailed description of MPP requirements and review criteria

Summary

- Section 33.3 Amount of off-street parking:
 - *Delete minimum number of spaces required for all non-residential uses*
 - *Require number of parking spaces for non-residential uses as provided in approved MPP*
 - *Prohibit residential and non-residential from sharing parking*

- Section 33.4:
 - *Prohibit residential and non-residential from sharing parking*

Master Parking Plan

- Required prior to building permit for:
 - *Any new parking area*
 - *New or change of use*
 - *Substantial modification of parking area*
- Must be submitted by property owner
- Property owner responsible for all required improvements
- Improvements must be completed prior to issuance of CO or TCO
- MPP expires if a permit for improvements has not been issued within one year of approval date

Master Parking Plan

- Plan must be prepared by P.E.
- Justification for number of parking spaces must be prepared by traffic engineer or certified planner
- Plan is submitted to Development Review Committee (DRC) for review and approval
- A change of use may submit a previously approved MPP with updated parking justification to Development Services Director for approval
 - *Director may approve or forward to DRC for review*

Master Parking Plan

The MPP **shall** designate:

- Parking spaces
- Landscape areas
- Pedestrian access
- Bicycle parking
- ADA parking
- Pedestrian drop-off areas
- Dumpster locations
- Loading zones
- All truck turning movements
- Drainage
- Access aisle
- Driveways

Master Parking Plan

If applicable, the MPP shall designate:

- Electric vehicle charging stations
- Fuel pumps
- Valet parking
- Vehicle gates
- Vehicle queueing
- Short term parking
- Designated spaces for restaurants with automobile service
- Reserved parking spaces
- Hydrants
- Freestanding signs
- All other accessory structures

Master Parking Plan

Considerations when approving:

- Physical constraints
- Intensity of uses on property
- Shared parking
- Availability of transit
- Information from peer-reviewed literature
- Experience from other sites in the City
- Will not create a parking problem, and traffic problems will not be materially increased

Questions?