

Memorandum

TO: Honorable Mayor Lott and City Councilors

FROM: Eric Vorwald, AICP
Planning & Zoning Manager

RE: **Follow-up on May 23rd Planning Commission Priority Setting**

DATE: June 01, 2019

This memorandum is being provided as a follow-up to discussions at the May 23, 2019 Planning Commission meeting related to priorities for possible amendments to the Unified Land Use and Development Regulations (ULUDR). No immediate action is required, however future direction from Council will help the Planning Commission prioritize their work program for the coming year.

At their regular meeting on May 23rd, the Planning Commission discussed priorities for future work related to amendments to the ULUDR. Through this discussion, three categories were identified to focus efforts for amendments. These included:

- Parking Standards
- Historic Preservation Standards or Protections
- General Amendments to all areas of the ULUDR

The following information provides background on each of these items to help guide the discussion of Council.

Parking Standards

When the ULUDR was last adopted in 2016, it included new provisions for the Form-Based Code (FBC). One component that was proposed, but not included in the FBC was specific standards related to parking. These standards were intended to help promote the overall goal of a more walkable development pattern that emphasized alternative travel options over vehicular trips. The proposed parking standards included specific provisions for commercial and retail parking; residential parking; and shared parking. There were also accommodations for off-site parking as well as discussion on how, or when, to count on-street spaces.

Since these specific parking provisions were not adopted as part of the FBC, the base ULUDR governs parking requirements. The parking standards in the base ULUDR have been identified as a barrier to development, since the required number of spaces, and the options to meet these requirements, can seem onerous to property owners or developers. As an example, the FBC allows for a bonus story if



affordable housing is included in a project, but there is no relief from parking. Based on this, no development has taken advantage of the bonus story for affordable housing. For reference, it is estimated that one parking space can cost between \$10,000 and \$30,000 to construct, depending on if it is located on the surface, or in a garage. Finally, the parking standards in the base ULUDR do not include the Downtown Core Zoning District. Appendix C of the ULUDR provides specific requirements for development in the downtown, including separate parking standards.

Options for Council Action

Council should discuss options to provide direction to the Planning Commission regarding possible changes to parking. Options may include:

1. Develop and maintain separate parking standards for base zoning, FBC, and downtown
2. Combine parking standards for all zoning districts, including the FBC and downtown
3. Update the standards to adjust the minimum required spaces for all uses and zoning districts
4. Develop additional options for relief from parking minimums, such as affordable housing

Historic Preservation

In recent months, historic preservation has taken a more prominent position related to redevelopment of existing properties. The City does not currently have any formal review or protections established for local, state, or nationally designated historic resources. The ULUDR has limited protections of state or nationally designated historic resources, but this is primarily limited to demolition. The City has contemplated amendments to the ULUDR in the past for historic preservation, but mainly to clarify the state's role in the local process. While amendments to the ULUDR for historic preservation may be appropriate, other options may present a more diverse and robust level of protection for locally identified historic resources. A separate memo identifies historic preservation options that should be discussed by Council.

General Amendments to all areas of the ULUDR

For the past several months the Planning Commission has been discussing various amendments to the ULUDR related to issues or inconsistencies that have been identified by the Zoning Administrator. Specific items include exempt uses, split zoning, definitions, flood hazard regulations, zoning map amendments, and others. These amendments are typically proposed for clarity to limit inconsistencies in interpretations between users of the regulations.

Options for Council Action

Council should identify any specific components of the ULUDR they feel need to be specifically amended for clarity or consistency. As an additional option, Council may choose to identify a timeline for completing specific updates to ensure the amendment process is completed on an appropriate schedule.

