

ORDINANCE AMENDMENT REVIEW SHEET

Amendment: C20-2013-015 LO Off-Site Accessory Parking

Description: Consider an ordinance amending Chapter 25 of the City Code to make off-site accessory parking a conditional use in the Limited Office (LO) zoning district.

Proposed Language: See attached draft language (TBD)

Background: Initiated by Council Resolution 20130620-054

Current code requires that a site used for off-site accessory parking must be zoned General Office (GO) or less restrictive; the proposed code amendment would make off-site accessory parking a conditional use in the Limited Office (LO) zoning district. The proposal would allow for additional opportunities for parking requirements to be met where on-site accommodation is not possible. Further, the proposal would allow more space on a given property to be used for a pedestrian-oriented uses, with parking located elsewhere (off-site). Because there are existing LO-zoned properties adjacent to or in close proximity to residential uses, staff feels it would be most appropriate to make off-site accessory parking a conditional (as opposed to permitted) use.

Staff Recommendation: Staff recommends the proposed code amendment.

Board and Commission Actions

July 16, 2013: To be reviewed by the Codes and Ordinances Subcommittee

July 23, 2013: To be reviewed by Planning Commission

Council Action

August 29, 2013: A public hearing has been set for City Council

Ordinance Number: NA

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RESOLUTION NO. 20130620-054

WHEREAS, the Imagine Austin Comprehensive Plan envisions a city that is compact and connected with ample opportunities for walking and other daily exercise; and

WHEREAS, many Austin neighborhoods include a mix of residential uses and low-impact commercial uses with parking lots that are in use only some of the time; and

WHEREAS, making complementary use of existing parking can serve the Imagine Austin goals of making the city more compact and connected, with improved conditions for walking and daily exercise; and

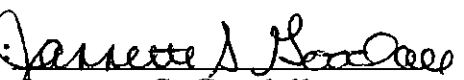
WHEREAS, Off-site Accessory Parking, which is the use of a site for the provision of parking spaces on a different site from the principal use, is a permitted use in the General Office (GO) District Designation, but is not permitted in the Limited Office (LO) District Designation; **NOW, THEREFORE,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to initiate a code amendment to allow Off-site Accessory Parking as a conditional or permitted use in the Limited Office (LO) District Designation, and to present an ordinance for Council's consideration within 90 days.

ADOPTED: June 20, 2013

ATTEST:


Jannette S. Goodall
City Clerk