



## MEMORANDUM

**TO:** Planning Commission Members

**FROM:** George Adams, Assistant Director  
Planning and Development Review Department

**DATE:** April 16, 2014

**SUBJECT:** Proposed Amendment to 25-6-478 to clarify the applicability of parking reductions

This purpose of this memorandum is to provide background regarding this proposed Land Development Code amendment.

### Background

In 2012 the Planning and Development Review Department processed a series of amendments to Chapter 25-2, Subchapter E, Design Standards and Mixed Use. These were approved by the City Council in June 2012. During interdepartmental review of these proposed amendments it came to light that the Public Works Department, Neighborhood Connectivity Division was also in the early stages of processing a series of amendments to allow reduced on-site vehicular parking if certain bicycle facilities, such as showers or additional bicycle parking, were provided.

Initially, Public Works staff proposed including these as part of the Subchapter E amendments. After additional discussion staff from PDRD and Public Works instead proposed a separate code amendment that would cover the bicycle-related amendments and also transfer several existing parking reductions from Subchapter E to the same section as the new bicycle-related reductions. The intent of this approach was to group numerous options for parking reductions in one section of the code (25-6-478). The Public Works amendments were approved in 2013.

Recently it has come to our attention that there are unintended consequences of this consolidation of parking reductions. Specifically, we have received requests to apply the former Subchapter E parking reductions to single-family or two-family projects. In addition, there is concern that projects that are not subject to Subchapter E, for example a site plan exemption, may be able to access these parking reductions. This was never the intent of the amendments. Staff is requesting initiation of a proposed code amendment to clarify the intent of the code and address these unintended outcomes.

I hope this provides useful information for your consideration. If you have questions or need additional information please contact me at (512) 974-2146.