



## Planning and Development Services

**PB-09-176 TCH**

**Jason Simmons**

**July 15, 2010**

**City Legistar No. 090883**

- Request to amend Section 30-332(c) to add a parking standard for Intermediate Care Facilities (IN 8052)
- These are health care facilities for individuals who are disabled, elderly or ill providing less intensive care than a hospital or skilled nursing facility

- Under current code, these facilities would be considered under “Hospitals, convalescent and nursing homes and personal care facilities,” in Sec. 30-332(c)
- Vehicle parking standard is 1 space per 3 beds

- Under TCEA rules the minimum parking allowed is the maximum
- Sec. 30-332(a)(2) allows 10 additional spaces or up to 10% of required spaces, whichever is greater, to be counted as part of the minimum required spaces

- With a 120 bed facility, 1 space per 3 beds allows 40 spaces plus 10 equals 50 spaces as the minimum/maximum
- Plan Board approved a parking standard of 1 space per 1.5 beds
- With 120 bed facility, this equals 80 spaces plus 10 equals 90 spaces as the minimum/maximum

## Plan Board Recommendation:

- **APPROVAL** of Petition PB-09-176 TCH with the recommendation that Intermediate Care Facilities (IN 8052) be added to Section 30-332(c) with a standard of 1 parking space per 1.5 beds and a bicycle space requirement of 5 percent of the required number of vehicle parking.