



Planning and Development Services

Petition PB-12-19 TCH

City Commission

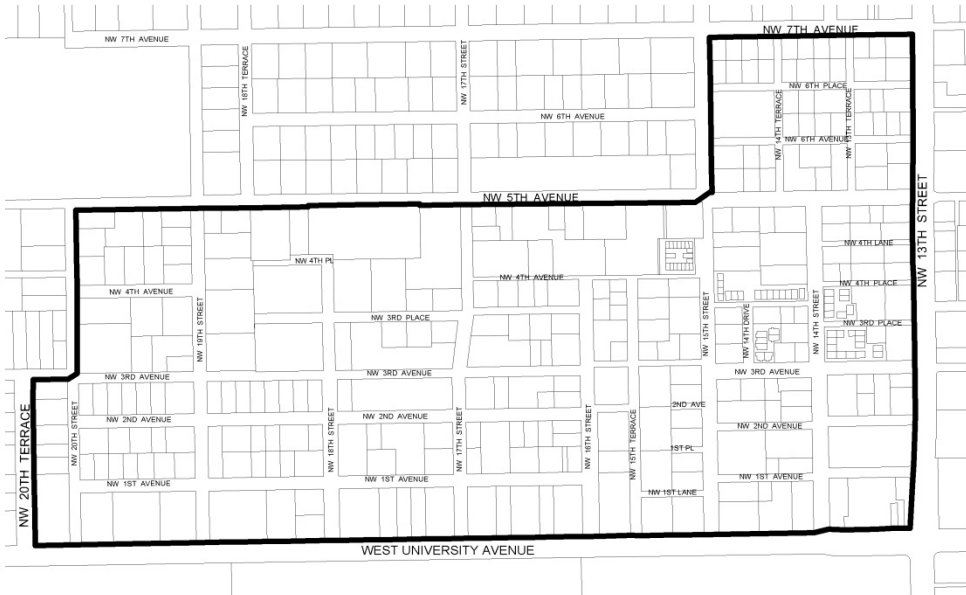
Unpaved Parking Regulations for College Park and University Heights Special Area Plans

May 16, 2013

- **Referral to Plan Board from the City Commission (Jan. 2012)**
- **Started as a referral from City Commission to Community Development Committee (CDC) in February 2011**
- **Discussion at CDC in April, July, Aug. 2011**

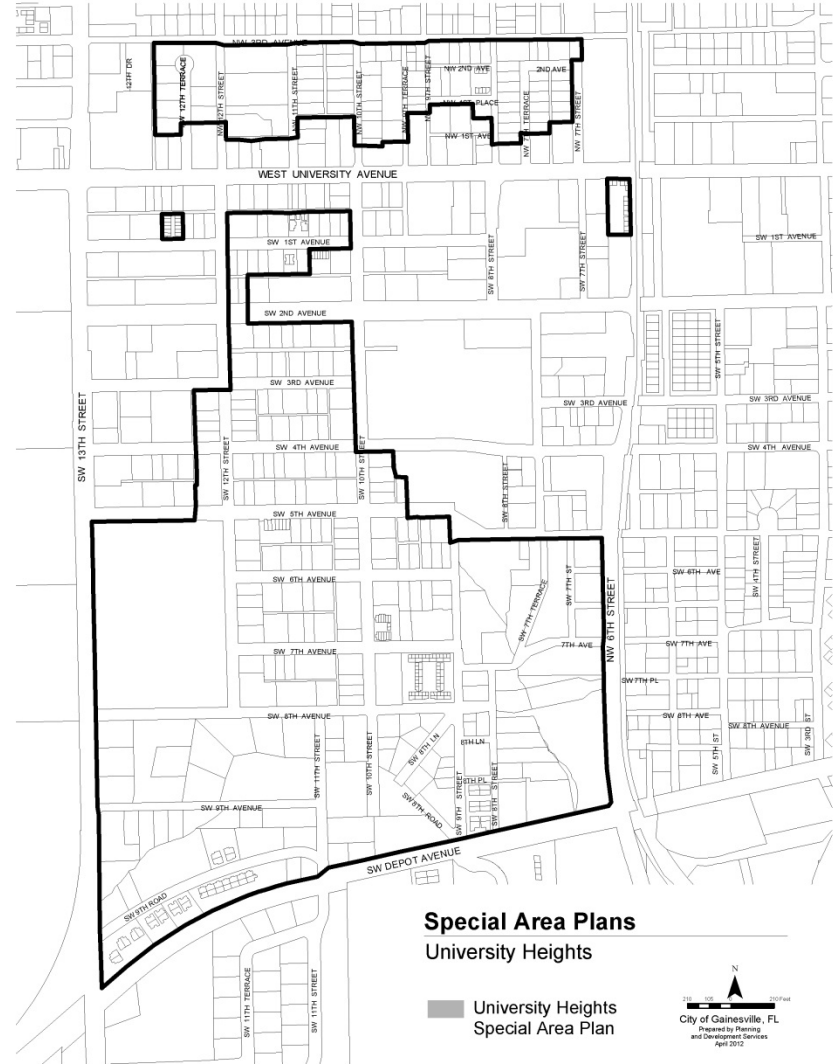
Background cont.

- **Original referral proposed regulation in UF Context Area for properties zoned RMF-5, RMF-6, RMF-7, RMF-8, RH-1, RH-2, UMU-1, UMU-2, RMU, OR, & OF**
- **After Staff review, determination made that major problem areas were in University Heights & College Park SAPs and regulatory area reduced**



Special Area Plans
 College Park

■ College Park
 Special Area Plan



Special Area Plans
 University Heights

■ University Heights
 Special Area Plan



- **Petition PB-12-19 TCH heard by the Plan Board on April 26th, 2012**
 - **Plan Board referred petition to the College Park/University Heights Redevelopment Advisory Board**
- **Public Works staff working group initiated to study Parking Decal Permit Program**
- **Planning Department Stakeholder meeting held on May 21, 2012**
- **CP/UH Board heard a Planning Staff presentation on June 6th, 2012**

- **Second Planning Department Stakeholder meeting held on January 7, 2013**
- **CP/UH Board heard a Planning Staff presentation on February 6th, 2013 and moved to recommend to the CRA Board that the Plan Board move forward with the proposed regulations**
- **CRA board approved the CPUH recommendation at their February 18th meeting**
- **Plan Board approved the proposed Staff recommendation with a minor revision on February 28**

- **The College Park and University Heights Special Area Plans are intended to:**
 1. **Adopt regulations and standards to encourage redevelopment and reinvestment (CP)**
 2. **Maintain the scale, character, and integrity of the neighborhood (CP)**
 3. **Create high quality street spaces with a pleasant, convenient, and safe environment designed for pedestrians, bicyclists, public transit, and motorists (UH)**
 4. **Make the neighborhood a pleasant place to live, that will attract a mix of long-term residents that reflect the university community and adjacent neighborhoods (UH)**

- **CP/UH Community Redevelopment Area findings:**
 1. **Conversion of single-family residences to multi-family has increased demand for parking**
 2. **Existing CRA area affected by a lack of aesthetic quality and infrastructure thereby hampering reinvestment in the area**

- **The proposed regulations support the intent of the Special Area Plans and the CP/UH Community Redevelopment Area goals by:**
 1. **Improving the aesthetic quality of existing unpaved parking areas to support redevelopment and investment**
 2. **Mitigating the safety and fiscal problems associated with unregulated parking and access**
 3. **Providing for consistent enforcement of parking standards for existing properties in College Park and University Heights**

Existing residential off-street parking regulations:

1. 10/27/97 – Off-street parking regs for single family zoned properties in UF Context area (RSF-1, 2, 3, or 4, RC) to reduce blight from yard parking
2. 3/15/04 – Amended regs to add design criteria for parking areas, access, and requirement for parking plan
3. 8/28/06 – Established Residential Parking Overlay District (neighborhood choice)

- **Applicability and Exemptions**
- **Access and the Parking Plan**
- **Borders and Coverage Materials**
- **Administration**

- **The provisions of this section only apply to properties that:**
 - **Did not require a development plan approval;**
 - **Are exempt from the development plan approval process; or**
 - **Were built prior to the development plan approval process requirements.**
 - **RSF-1, 2, 3, 4 and RC zoned properties regulated by context area parking provisions**

Potential impacted parcels

		Parcel Information					
Special Area Plans	Total # of Parcels	UF Master Plan or Public owned	Condos	Single family zoned	PD zoned parcels	Parcels with paved parking	Potential # of Impacted Parcels
College Park	452	7	153	19	15	102	156
University Heights	610	18	327	-	-	70	195
Total:	1,062	25	480	19	15	172	351

Exemptions

- **The City Manager or designee may exempt a property from this subsection upon a finding that the property meets items 1, 2, and 3 or that compliance would create an inordinate burden on the landowner as described in item 4 of the following:**
 1. **The parking area is clearly defined; and**
 2. **The parking area is maintained in a safe and neat condition; and**
 3. **The parking area does not allow run-off of materials which would negatively impact the stormwater system; or**
 4. **The requirements of this section would impose an inordinate burden on the landowner due to topographical road configuration constraints or other significant design constraints.**

Access and the Parking Plan

Access to parking areas:

- All parking areas must be accessed from a legal driveway connection.
- Issues associated with non-existent or substandard driveway access connections :
 - Unlawful “curb hopping”
 - Damage to City maintained curbs, sidewalks, and ramps
 - Illegal and/or unpredictable traffic movements
 - Driveway separation conflicts





Access and the Parking Plan

Parking Plan:

- Required for regulated properties
- Parking Plan consists of a sketch of property showing:
 - The proposed parking area
 - A general circulation plan for how vehicles will access the parking area
 - Types and extent of borders and coverage materials used.
- Submitted to Code Enforcement
- No fee for submittal/review
- 90 day compliance subsequent to approval of plan

Borders:

- The borders are intended to:
 1. Physically define the parking area per the approved Parking Plan
 2. Contain the parking area coverage materials onsite to prevent run-off into the stormwater system

Borders and Parking Area Coverage Materials

Borders:

- **Parking area must be defined with side borders of:**
 - **Plants;**
 - **Pressure treated landscape timbers;**
 - **Railroad ties;**
 - **Pressure treated wood;**
 - **Composite “plastic wood”;**
 - **Brick;**
 - **Concrete; or**
 - **Similar border materials approved by City**

Parking Area Coverage Material:

- The parking area coverage materials are intended to:
 1. Improve the aesthetics of parking areas consistent with the intent of the SAPs and Redevelopment Areas
 2. Reduce damage to vegetated ground cover and root systems due to automobile maneuvering

Borders and Parking Area Coverage Materials

Number of parking spaces	Permitted parking area coverage material
1-4 spaces	<ul style="list-style-type: none">• Mulch,• wood chips,• leaves,• pine needles• gravel, or• pervious pavement materials, such as pavers, approved by the Public Works Department
5 or more spaces	<ul style="list-style-type: none">• Gravel, or• pervious pavement materials, such as pavers, approved by the Public Works Department.

Parking Area Coverage Material:

- Prohibited materials:
 - Grass clippings
 - Canvas
 - Plastic sheets
 - Poly sheets
 - Other similar rolled sheeting

Borders and Parking Area Coverage Materials

- **Other parking area coverage materials may be approved by the City prior to use**
- **Paving (impervious surface) subject to the applicable requirements of the LDC and Public Works Engineering Design and Construction Manual.**

Other provisions:

- No parking area subject to these regulations may be leased, rented or otherwise provided for consideration, except as allowed by **Sec. 30-329(i)** (leasing of on-site parking spaces to on-site tenants allowed)
- Parking on the day of major university-related events is not subject to these regulations

Provide a 12 month compliance period after ordinance adoption date, before Code Enforcement would begin issuing notices of violation

- **Submitting a parking plan and/or applying for a driveway permit would constitute moving into compliance**

Enforcement:

- **Once ordinance is effective: If a parking plan has not been submitted or parking area is not in compliance:**
 - **Owners have 30 days to submit a new or modified plan from date of receipt of a written request**
 - **Must be in compliance within 60 days of parking plan approval**

- **Form Based Code**
 - **College Park and University Heights Special Area Plans will be eliminated and replaced by multiple T-Zones**
 - **This will necessitate setting a specific geographic boundary as a specially regulated parking area where these regulations would apply**

Recommendation

Staff Recommends:

1. Approval of Petition PB-12-19 TCH;
2. Providing a 12-month compliance period from the date of final ordinance adoption; and
3. The Code Enforcement Division hold workshop(s) to explain to impacted property owners how to comply with the new regulations.