## INTER-OFFICE COMMUNICATION

Item No. 7

TO:

City Plan Board

DATE:

May 20, 2004

FROM:

Planning Division Staff

SUBJECT:

<u>Petition 82TCH-04 PB</u>, City Plan Board. Amend the City of Gainesville Land Development Code, Section 30-332, to add language allowing a reduction in the number of required bicycle parking spaces.

## Recommendation

Planning Division staff recommends approval of Petition 82TCH-04 PB.

## Explanation

During the discussion of changes made to the off-street parking regulations in Article IX of Division 2 in 2003, the issue of bicycle parking was raised. Specifically, there was concern that some uses may be required to have a larger number of bicycle parking spaces than the particular circumstances of the location, use and other factors would justify. The parking requirement for automobiles can be reduced based upon the criteria listed in Section 30-332(g). There are currently no provisions for the reduction of bicycle parking requirements. This proposed text amendment to allow bicycle parking reduction is based on Section 30-332(g), modified to be specific to bicycles and issues involved with bicycle parking. The Public Works Committee has reviewed the overall issue.

The proposed text is as follows:

## 30-332. Required number of parking spaces.

(h) Reduction in number of required bicycle parking spaces. The development review board or city plan board, through development plan review, or staff, when only staff review is required, may authorize a reduction in the number of required bicycle parking spaces if it is determined there will be reason to anticipate a lesser need for bicycle parking. In no instance shall the number of required bicycle parking spaces be reduced to zero less than 50 percent of the requirement. In reaching a determination of reduction in the number of bicycle parking spaces the board or staff shall apply the following criteria, as applicable:

- (1) Evidence that there are an adequate number of bicycle parking spaces in the vicinity (within 100 feet of the development) that are available to the general public and that said use will not reduce the spaces available to and used by other establishments.
- (2) Evidence that the proposed use and likely future uses of the development will generate less bicycle parking than the minimum requirement of this chapter and is unlikely to generate the need for the number of spaces required.
- (3) Evidence that a reduction in required bicycle parking will not result in the unauthorized use of pedestrian areas and the use of bicycle parking provided by nearby businesses.
- (4) Evidence that bicycle parking or bicycle storage space is available for employees and the general public within a building or structure on the development site.

The number of required bicycle parking spaces shall not be reduced for the erection, construction or placement of any building on any land. Provided further, that the number of bicycle spaces in mixed-use districts may be reduced using the same criteria as that used for vehicular spaces, in accordance with subsection 30-332(g).

Respectfully submitted,

Ralph Hilliard Planning Manager

RH: JS