



Planning and Development Services

Ordinance No. 120908

City Commission

Unpaved Parking Regulations for College Park and University Heights Areas

April 17, 2014

Background

- **Referral to Plan Board from the City Commission (Jan. 2012)**
- **Petition PB-12-19 TCH heard by the Plan Board on April 26th, 2012**
- **CP/UH CRA Board heard a Planning Staff presentation on June 6th, 2012 and February 6th, 2013**
- **Planning Department Stakeholder meetings held on May 21, 2012 and January 7, 2013**

Background

- **Plan Board approved the petition on February 28, 2013**
- **City Commission approved the petition on May 16, 2013**

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

Exemptions

- **The City Manager or designee may exempt a property based on the following criteria:**
 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; and**
 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

Parking Plan:

- Required for regulated properties
- Parking areas must be accessed from a legal driveway connection.
- 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
- 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:

- 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
 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

- Mulch,
- wood chips,
- leaves,
- pine needles
- gravel, or
- pervious pavement materials, such as pavers, approved by the Public Works Department

5 or more spaces

- 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

120908B

- **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

Implementation:

- **Parking plan required submittal by August 1st, 2014:**
 - **Once approved, owners have 90 days to bring parking area into compliance with approved plan.**

Staff Recommends:

- Approve Ordinance 120908