



## Planning and Development Services

# Petition PB-12-19 TCH

## City Commission

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

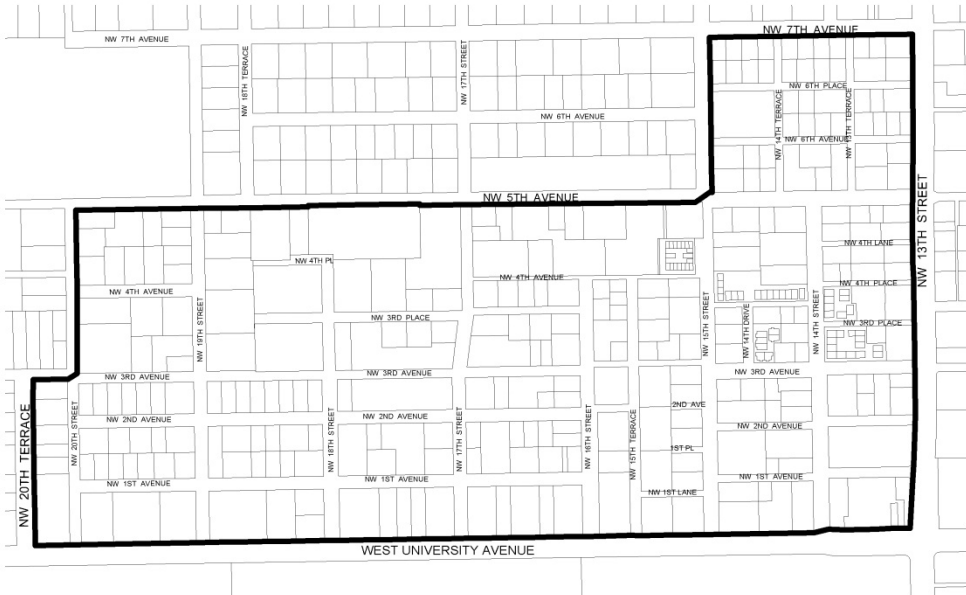
May 2, 2013

# Background

- **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**

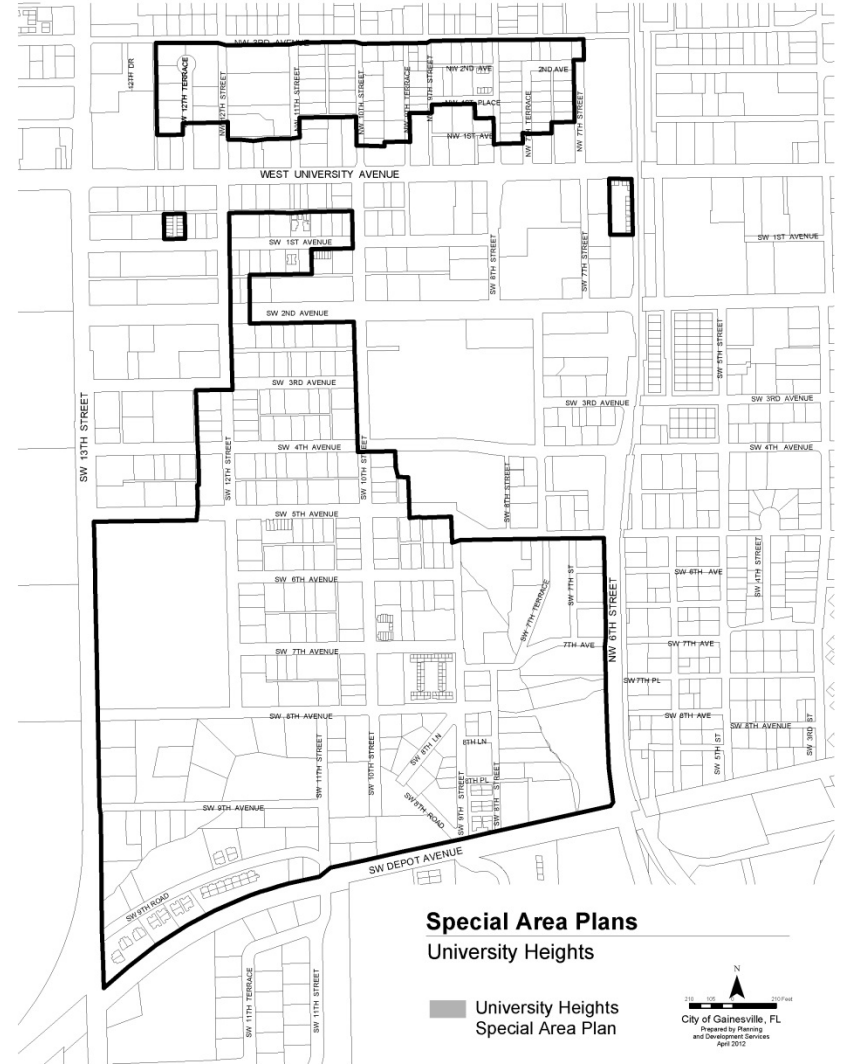
# Background cont.

- 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 History

- **Petition PB-12-19 TCH heard by the Plan Board on April 26<sup>th</sup>, 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 6<sup>th</sup>, 2012**

# Petition History

- **Second Planning Department Stakeholder meeting held on January 7, 2013**
- **CP/UH Board heard a Planning Staff presentation on February 6<sup>th</sup>, 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)**

# Discussion

- **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
<b>Total:</b>	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:

- **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 <sup>120908I</sup>

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

## **Parking Area Coverage Material:**

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

# Borders and Parking Area Coverage Materials

1209081

- **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

# Administration

**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

- **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.