

STAFF EVALUATION

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Case No.: Zoning ordinance amendment, ZOA2021-00017

Planning Commission Date: October 13, 2021 **City Council Date:** November 10, 2021

General Information

<i>Description of Proposal</i>	To address both private and City development parking concerns, Staff is proposing to update the zoning ordinance to create the private parking lot/ garage and public parking lot/garage uses. This amendment adds definitions of 'public parking garage/lot' and 'private parking garage/lot'. This item is being brought forward in conjunction with Zoning Ordinance Amendment No. 21-00016.
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<i>Zoning Definitions</i>	<u>Existing definitions:</u> Commercial parking garages and commercial parking lots are currently defined as garages/lots which are owned and operated by a private entity, but open to the public, where vehicles are parked for a fee.
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New definitions:

Parking garage/lot, private. Any parcel owned and operated by a private entity, but open to the public, where vehicles are parked for free or for a fee. This includes the term commercial parking lot and commercial parking garage. This does not include vehicle storage.

Parking garage/lot, public. Any parcel owned or operated by a governmental body where vehicles are parked.

<i>Community Outreach</i>	Developers and business owners have requested an off-site parking option.
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<i>Current Regulations</i>	The current ordinance permits commercial parking garages by right in the C-3, M-2, M-3, LFA-1, LFA-2, DT-1, DT-2, and FM-4 districts and with a use permit in the FM-2 and FM-3 districts. The current ordinance permits commercial parking lots by right in the C-1, C-2, C-3, M-2, M-3, LFA-1, LFA-2, RT-1, and FM-4 districts and with a use permit in the FM-2 and FM-3 districts.
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Analysis

This amendment adds two new definitions which are in conjunction with amendment ZOA2021-00016; ZOA2021-00016 adds 'public parking garage/lot' and 'private parking garage/lot' to the use table and removes 'commercial parking garage' and 'commercial parking lot' as uses.

The existing terms 'commercial parking garage' and 'commercial parking lot' apply only when vehicles are parked for a fee. There is no existing use in the use table for a parking lot or garage in which vehicles are parked for free.

ZONING ORDINANCE AMENDMENT ZOA2021-00017**STAFF EVALUATION**

This amendment creates the definitions for the two new uses: 'public parking garage/lot', which is a parking lot or garage owned or operated by a governmental agency; the other is a 'private parking garage/lot' which is privately owned and includes those lots which require a fee to park or allow parking for free.

Staff recommends approval of ZOA 21-00017.