

CITY OF COLORADO SPRINGS PLANNING COMMISSION

MINUTES / RECORD-OF-DECISION

**THURSDAY, OCTOBER 20, 2016,
CITY HALL COUNCIL CHAMBERS
107 NORTH NEVADA AVENUE,
COLORADO SPRINGS, COLORADO 80903**

PRESENT:

Phillips, Henninger, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham

ABSENT:

None

ALSO IN ATTENDANCE:

Mr. Peter Wysocki, Planning and Development Director
Mr. Marc Smith, City Senior Corporate Attorney

NEW BUSINESS CALENDAR

DATE: October 20, 2016
ITEM: 6.D
FILE NO.: CPC CA 16-00116
PROJECT: Parking Ordinance
STAFF: Meggan Herington

STAFF PRESENTATION:

Meggan Herington gave a Power Point Presentation

This amendment proposes changes to City Code by adding a new Section 7.4.204; Alternative Parking allowances related to on-street credit and on-site reduction. It will also update City Code Section 7.4.205 – Accessible Parking which updates parking for the disabled by editing existing Code sections.

The Infill Committee recommended updates to the City Code Section 7.4.201 – 207 (Off Street Parking Requirements) to adopt new infill-supportive standards including allowing credit for on-street and off-site parking in some cases.

The Code Scrub Committee is supporting this ordinance unanimously and recommends Planning Commission and City Council support the proposal.

The Independence Center reviewed the accessible parking changes of the Code and is in support.

Alternative Parking Options in City Code Section 7.4.204:

On-Street Parking Credit: A project can count on-street spaces as part of the minimum parking requirement if the property fronts a street that allows on-street parking and the minimum lot width is 30-feet. Scope and scale of the request would not generate significant

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off-site impacts upon neighboring properties, spaces cannot be used for storage, and spaces cannot be for private use or reserved. Metered parking would not be affected.

Reduction in Minimum Parking Spaces: conditions for a reduction include – 400-foot direct pedestrian access to, 1) Public transit stop; 2) Designated bike route or City trails; 3) City or privately-owned parking lot. Shared Parking, 1) shared parking agreement recorded; 2) Location of shared parking no further than 400-feet from the site.

Regarding the reductions there could be the following: 5% reduction in required spaces for each proximity, up to a 20% reduction for utilization of shared parking and a total of up to 35% reduction in on-site parking minimums.

Additional requirements would be to add bicycle parking, add motorcycle or moped parking and/or improvements to public right-of-way depending on the scenario.

The request for alternative parking would be submitted with a new or amended development plan . The submittal would include a project statement, parking plan/evaluation and justification. The request is then reviewed by staff utilizing the standard review process. This would include notification to surrounding property owners.

Other cities along the Front Range have either alternative parking plans, parking reductions or both.

The language related to parking for the disabled is clean up in the existing Code language to more closely mirror Federal standards. There will be addition of diagrams, specific number of van accessible spaces, specific percentages for certain types of human service and medical office uses, what residential uses allow for requirements, clarify language on the distribution of accessible spaces on-site and marking and identifying of accessible spaces. Nothing new; just some clarification and clean up.

Questions:

None

Citizens in Support:

None

Citizens in Opposition:

None

DISCUSSION AND DECISION OF THE PLANNING COMMISSION:

Motion by Commissioner Markewich, seconded by Commissioner Henninger regarding **CPC CA 16-00116 – Parking Code Amendment** - Recommend adoption to City Council of an ordinance amending Part 2 (Off-Street Parking Standards) of Article 4 (Site Development Standards) of Chapter 7 (Planning, Development and Building) of the Code of the City of Colorado Springs 2001, as amended, pertaining to parking

Aye: Phillips, Markewich, Shonkwiler, Walkowski, Smith, McDonald, Gibson, Graham, McDonald, Henninger No: None Motion Passed 9-0