Legislation Details (With Text)

File #:	CPC CA 16-00073 **Version:** 4	**Name:**	
Type:	Planning Case	**Status:**	Mayor's Office
File created:	5/24/2016	**In control:**	City Council
On agenda:	8/23/2016	**Final action:**	8/23/2016
Title:	Ordinance No. 16-84 amending Section 206 (Parking Exempt Districts) of 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 the Old Colorado City Parking Exempt District. (Legislative) Presenter: Michael Turisk, Planner II, Planning and Community Development Peter Wysocki, Planning and Community Development Director		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. OCC Parking Exempt District ordinance, 2. CPC CA 16-00071-BUFFER - Old Colorado City Parking Exemption Expansion, 3. Signed Ordinance 16-84.pdf		

Date	Ver.	Action By	Action	Result
8/23/2016	3	City Council	finally passed	Pass
8/9/2016	2	City Council	approved on first reading	Pass
7/25/2016	2	Council Work Session	referred	
6/16/2016	1	Planning Commission	referred	Pass

Ordinance No. 16-84 amending Section 206 (Parking Exempt Districts) of 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 the Old Colorado City Parking Exempt District.

(Legislative)

Presenter:
Michael Turisk, Planner II, Planning and Community Development
Peter Wysocki, Planning and Community Development Director

Summary:
This proposed amendment to City Code aims to expand the Old Colorado City Parking Exempt District (hereafter, OCC Parking Exempt District), per 7.4.206 (Parking Exempt Districts).

The current OCC Parking Exempt District is bounded at the north by the south line of West Pikes

Peak Avenue, at the south by the north line of West Cucharras Street, at the east by the west line of South 24th Street and at the west by the east line of 26th Street. This proposed code amendment seeks to expand the OCC Parking Exempt District to include the half-block bounded at the west by the east side of South 27th Street, bounded at the north by the alley between West Colorado Avenue and West Pikes Peak Avenue, the half-block bounded at the south by the alley between West Colorado Avenue and West Cucharras Street and at the east by the east side of South 26th Street.

Previous Council Action:
On 07/25/2016, the OCC Parking Exempt District was presented to City Council on work session. Some concerns were:

Helen Collins asked if the other six SIMDs include metered on-street parking.

Don Knight communicated concern about letting what he thinks is a multi-family use/project (in the proposed expansion area) off the hook from minimum off-street parking requirements, thereby pushing tenants to utilize spaces (on-street; public lots) that would better serve local businesses.

Merv Bennett mentioned at the very end that he feels that the Parking Exempt Overlay should mirror “Old Colorado City

This item will be heard at regular session on August 9, 2016.

On August 9, 2016, this item was unanimously approved on first reading.

Background:
The proposed code amendment aims at expanding the Old Colorado City Parking Exempt District (hereafter, OCC Parking Exempt District), per 7.4.206 (Parking Exempt Districts).

The current OCC Parking Exempt District is bounded at the north by the south line of West Pikes Peak Avenue, at the south by the north line of West Cucharras Street, at the east by the west line of South 24th Street and at the west by the east line of 26th Street. The proposed amendment seeks to expand the OCC Parking Exempt District to include the half-block bounded at the west by the east side of South 27th Street, bounded at the north by the alley between West Colorado Avenue and West Pikes Peak Avenue, the half-block bounded at the south by the alley between West Colorado Avenue and West Cucharras Street and at the east by the east side of South 26th Street

The area under consideration exhibits similar streetscape characteristics identified within the current bounds of the OCC District. Furthermore, there is the need to continue encouraging urban infill along and proximate to the West Colorado Avenue corridor.

The properties that would be potentially most affected would be those adjacent and proximate; however, it is expected that there would be minimal impact upon public parking demand along area street rights-of-way. The code amendment is considered appropriate due to the adjacency of the area under consideration to the existing OCC Parking Exempt District, the site constraints presented by many commercial properties in the area, the distinct infill redevelopment opportunities, and the suggestion that local public streets have adequate overflow capacity and public and private parking lots would continue to augment available on-site parking in the area.

Furthermore, the ordinance supports the City’s Strategic Plan Objective relating to improving Colorado Springs' business-friendly climate.

Specifically, the ordinance would remove unnecessary regulatory barriers for additional property

owners (business owners in particular), specifically precluding the need to comply with minimum, “suburban-style” parking standards in an area of the City experiencing infill redevelopment. In addition, the ordinance supports the Strategic Plan Objective of encouraging responsible and innovative land use by encouraging infill policies with a priority on West Colorado Avenue, Economic Opportunity Zones and Downtown.

Financial Implications:
N/A

Board/Commission Recommendation:
At their regular meeting on June 16, 2016, the City Planning Commission voted unanimously to forward a recommendation of approval to City Council.

Stakeholder Process:
Two meetings were facilitated by Community Development staff - one with the Old Colorado City Special Improvement Maintenance District Committee (OCC SIMD), and a second with the OCC SIMD Committee and the general public. The OCC SIMD Committee and the public attendees communicated strong support for the code amendment; however, concern was expressed by the OCC SIMD Committee that the area proposed for expansion does not encompass the entirety of the OCC SIMD boundary. Notice was mailed to property owners within 500-feet of the proposed expansion area regarding the neighborhood meetings and public hearings.

Alternatives:
1. Adopt and approve the recommendation of the City Planning Commission;
2. Modify the recommendation of the City Planning Commission;
3. Deny the recommendation of the City Planning Commission; or
4. Refer the matter back to the City Planning Commission for further consideration

Proposed Motion:
Adopt an ordinance amending Section 206 (Parking Exempt Districts) of 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 the Old Colorado City Parking Exempt District.

An ordinance amending Section 206 (Parking Exempt Districts) of 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 the Old Colorado City Parking Exempt District.