



Legislation Details (With Text)

**File #:** 19-130      **Version:** 2      **Name:**

**Type:** Ordinance      **Status:** Adopted

**File created:** 4/5/2019      **In control:** City Council

**On agenda:** 5/7/2019      **Final action:** 5/7/2019

**Title:** Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Adopt an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to OFF-STREET PARKING SCHEDULE AND OVER-PARKED IMPACT FEE.

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD NO 17,681 (Item No. 19-130), 2. Ordinance for PZ 19-C, 3. Staff Report for PZ 19-C, 4. Meeting Minutes for PZ 19-C

Date	Ver.	Action By	Action	Result
5/7/2019	2	City Council	adopted	Pass
4/23/2019	1	City Council	received and filed	Pass

**ACTION REQUESTED:**

Communication from the City Manager and Director of Community Development with a Request to Concur with the Recommendation from the Planning & Zoning Commission and Staff to Adopt an ORDINANCE Amending APPENDIX A, the Unified Development Code, Relating to OFF-STREET PARKING SCHEDULE AND OVER-PARKED IMPACT FEE.

**BACKGROUND:** In 2014, City Council approved changes to parking regulations that replaced minimum parking requirements with a maximum parking allowed by-right. The maximum number of parking spaces may be exceeded upon payment of a \$250 per parking space impact fee. The intent was to reduce the amount of impervious surfaces especially in a shopping center development where parking is shared.

Last year the City began collecting the stormwater utility fee based on the amount of impervious surface area on a property. Like the over-parked impact fee, the stormwater utility fee may encourage property owners to reduce the amount of impervious surfaces.

Now that the stormwater utility fee is in effect, Staff is proposing to eliminate both the maximum off-street parking schedule and the over-parked impact fee.

The Planning & Zoning Commission found that the request met the Findings of Fact and voted 4 to 0 to approve the text amendment.

See the attached Planning & Zoning Commission case packet and meeting minutes for detailed information.

**FINANCIAL IMPACT:** N/A

**NEIGHBORHOOD CONCERNS (at the Planning & Zoning Commission Meeting):** A concerned citizen spoke to inform the Commission that he has submitted a request to the Capital Development Board to revise the accessibility code to include other types of disabilities.

**IMPACT IF APPROVED:** The Land Development Code will be amended to eliminate non-residential parking requirements in all districts except the Form Districts. Parking requirements for single family, multi-family and group/family care facilities will remain.

**IMPACT IF DENIED:** The Land Development Code will not be amended and maximum parking requirements with the over-parking impact fee will remain.

**ALTERNATIVES:** N/A

**EEO CERTIFICATION NUMBER:** N/A

**WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2017 - 2032 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?**

1. Grow Peoria

**WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?**

1. Have an efficient government.

**DEPARTMENT:** Community Development