

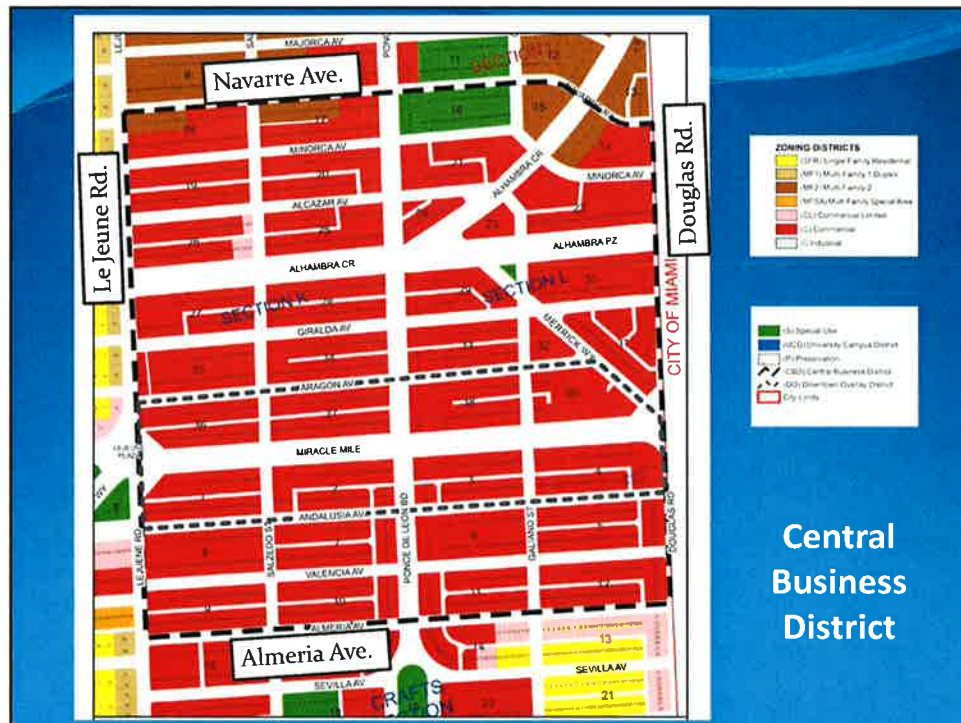


## City Commission

Zoning Code Text Change  
Remote Parking  
July 22, 2014

### Current Code Provision:

- ❖ Remote off-street parking in the CBD (Sec. 5-1409)
- ❖ Within 500 feet of building site
- ❖ Not in Single Family District
- ❖ Restrictive Covenant or Parking Easement
- ❖ Cap at 50% for residential uses (Sec. 5-1409 E.3)
- ❖ No records of city-approved remote parking to date
- ❖ No further guidelines on the process



### Project Eligibility:

- ❖ Expansion of existing project or change of use
- ❖ Project seeking remote parking must be located in CBD, or within 1,000 feet of CBD (measured airline)
- ❖ Director finds infeasible or impracticable to provide required parking onsite (a one time finding, cannot be basis for later enforcement)

### Requirements for Remote Parking Spaces:

- ❖ May be outside CBD, within 1000' (can be waived by Commission)
- ❖ Within City limits (can be waived by Commission)
- ❖ Not in a single family zoning district
- ❖ Leased or Owned by Applicant



### Application for Remote Parking:

- ❖ Survey of remote parking – location, traffic flow and physical layout
- ❖ Document that applicant owns/leases remote parking
- ❖ If leased, min. one year lease, and not terminated less than 90 days
- ❖ Demonstrate remote parking spaces are not required to serve the development where they are located
- ❖ Copy of approved plan for remote parking
- ❖ Demonstrate no action would interfere with parking arrangement
- ❖ Application fee (via separate resolution)

### Covenant in lieu of Unity of Title:

- ❖ Applicant owns or leases remote parking
- ❖ New application process required to relocate approved remote parking
- ❖ Report unplanned changes within 5 days; submit remedial plan within 10 days (may be extended for good cause)
- ❖ Authorize staff entry during normal operating hours
- ❖ Annually submit affidavit as part of Certificate of Use renewal
- ❖ Renewed documentation for new or renewed lease
- ❖ Appeals of Director's decision pursuant to Code provision

### Remedial Plan for Remote Parking:

- ❖ Payment in lieu of required parking
- ❖ Modify the intended use (i.e. reduce size, change use)
- ❖ Secure alternate remote parking
- ❖ Provide additional parking on-site

### Failure to Comply:

- ❖ Notice and opportunity to cure
- ❖ If fail to cure, then application is revoked
- ❖ May not reapply for 6 months following revocation



### City Commission Waivers:

- ❖ 1,000 foot distance between remote parking and project
- ❖ Remote parking located within the City limits

### City Commission Findings:

- No harm to public interest
- ❖ Will not create parking problems

### Staff's Concerns for Remote Parking outside the City limits:

- ❖ Cannot verify whether the parking facility meets the parking needs of the original intended use
- ❖ No authority to enforce the Zoning Code of another jurisdiction
- ❖ Lack of information on the various uses and their corresponding parking ratios for the parking facility
- ❖ Lack of information as to how such change of use further impacts any approved remote parking leases
- ❖ No knowledge if parking spaces are over-committed to serve different projects and uses outside the City
- ❖ Difficult for staff to conduct site visits for remote parking location
- ❖ City's public parking will be taxed for required parking purposes if the remote parking is not being used as intended



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