



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date:	Feb. 12, 2024
Department:	Planning and Economic Development Division
Agenda Section:	Consent
Public hearing:	Yes
Date of public hearing:	Jan. 18, 2024

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II
Shannan Campbell, Planning and Economic Development Manager

ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance (UDO) text amendment (staff-initiated):

- Section 6.5.11.3 South Churton Non-Residential Buffer - Requirements
- Section 6.7.11.2 Parking and Circulation, Site Layout
- Sections 6.13.3.1 – 6.13.3.3 Off-Street Parking Provisions
- Sections 6.13.9.1 – 6.13.9.2 Off-Street Parking Design Requirements

Attachments:

1. UDO sections listed above, amended as proposed
2. Consistency statement
3. Ordinance amending the UDO

Summary:

This amendment is intended to clarify and consolidate off-street parking regulations. It removes portions from Sections 6.5.11 *South Churton Non-Residential Buffer* and 6.7.11 *Parking and Circulation, Site Layout*. Clarified language is then consolidated with Section 6.13.9 *Off-Street Parking Design Requirements*.

Section 6.13 *Parking, Loading, and Circulation* applies to all developments (except one- and two-family detached houses). All new non-residential and multi-family developments will be subject to off-street parking requirements under this section. The proposed amendment also includes some “housekeeping” items, including:

- Clarified rounding conventions for parking space requirements;
- General reformatting and grammatical corrections; and
- Corrections to the parking reduction/addition provision, so that smaller projects can benefit from the section as well.

Comprehensive Sustainability Plan goals:

- Transportation and Connectivity Goal 1:
Develop and maintain a safe, efficient, and sustainable multimodal transportation system (including bicycle, pedestrian, and transit options) that offers alternatives to single-occupancy vehicle trips and promotes health and access to area jobs, destinations, and services.
- Strategy:
Adopt regulations that contribute to meeting identified transportation and connectivity needs in town.

Financial impacts:

None.

Staff recommendation and comments:

Staff recommends approval of the text amendment as written.

Planning Board recommendation:

After the Joint Public Hearing on January 18, 2024, the Planning Board unanimously recommended approval of the proposed text amendment (8-0). An excerpt from the draft minutes for the Joint Public Hearing is included below:

Item 6E. Text amendment to various UDO sections on off-street parking (staff-initiated)

Boyle explained that this amendment was intended to consolidate and clarify by putting all references to off-street parking in the UDO in one section. It applies to everything except 1- and 2-family units and keeps the current allowance of one row of parking and one drive aisle in front of the primary structure, with a maximum width of 44 feet. Additional parking must be behind or to the side of primary building. It also corrects an issue with the parking reduction and additions formula that didn't work for less intensive land uses.

Schmidt asked if the language about rounding would fit better in the administrative section of the UDO. Boyle said she considered doing that but did not want to pull more sections into the amendment, especially since the town would be rewriting its UDO soon.

Hughes asked how the amendment would factor into the UDO rewrite and how it relates to the recent proposal from Holy Family Church for additional parking. Campbell said the amendment doesn't affect the current minimum parking formula, adding that the change extends the standards to redeveloped as well as new properties. Campbell said she expected the town to revisit parking issues in the upcoming revision of the UDO.

After the public hearing closed, Boyle explained the board was not required to make recommendations that evening but could recommend any amendments it was ready to recommend.

Motion: Schultz moved to recommend approval of the text amendments in sections 6 A, C, D, and E on the agenda as written. Schmidt seconded.

Vote: 8-0. Motion passed.

Action requested:

Approve attached amendments, consistency statement, and ordinance; approve with conditions/modifications; or table/continue the item.