



Legislation Details (With Text)

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<b>On agenda:</b>	6/15/2021	<b>Final action:</b>	
<b>Title:</b>	Public Hearing on a Text Amendment to the Land Use Ordinance Relating to Satellite Parking PURPOSE: The purpose of this agenda item is for the Town Council to consider a proposed text amendment to the Land Use Ordinance that would modify the regulations relating to the use of satellite parking. A draft ordinance has been prepared. The consideration of an amendment to the Land Use Ordinance is a legislative decision; the Council must receive public input before reaching a decision on the draft ordinance.		
<b>Indexes:</b>			
<b>Code sections:</b>			
<b>Attachments:</b>	1. Attachment A - Draft Ordinance Relating to Satellite Parking_05-28-2021, 2. Attachment B - Application for TextAmend_401 Main_3-25, 3. Attachment C - Comments Combined, 4. Attachment D - 21 ART-XVIII		

Date	Ver.	Action By	Action	Result
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**TITLE:**

Public Hearing on a Text Amendment to the Land Use Ordinance Relating to Satellite Parking

**PURPOSE:** The purpose of this agenda item is for the Town Council to consider a proposed text amendment to the Land Use Ordinance that would modify the regulations relating to the use of satellite parking. A draft ordinance has been prepared. The consideration of an amendment to the Land Use Ordinance is a legislative decision; the Council must receive public input before reaching a decision on the draft ordinance.

**DEPARTMENT:** Planning Department

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**INFORMATION:** Chris Baldwin of 401 Main has submitted an application for a text amendment to modify the existing provisions relating to satellite parking in association with an application for a zoning permit (*Attachment B*). Section 15-298 of the Land Use Ordinance provides for the use of satellite parking to meet the parking requirements when the number of spaces cannot be reasonably accommodated on the site of the principal use. The request in the application is to allow for parking to be located off site using satellite parking whether or not the parking can be accommodated on site. This would be a departure from the way the Town has previously administered parking requirements.

A draft ordinance has been prepared with two options for a possible amendment (*Attachment A*). The language in option A restates the requested change. This language was included in the agenda item to set the public hearing on May 11<sup>th</sup>. The language in option B represents further staff review of the request in relation to the existing ordinance language and places the amendment in Section 15-299 and includes criteria for applicability. Section 15-299 of the LUO provides an exemption from the parking standards in full or in part for properties with existing buildings or within neighborhood preservation districts. The Spotted Dog restaurant is an example of site that uses this provision.

The Town Council must receive public comments before adopting amendments to the Land Use Ordinance. The draft ordinance was referred to Orange County and presented at the Joint Advisory Board meeting on June 3<sup>rd</sup>, and discussed at the Economic Sustainability Commission meeting on June 9<sup>th</sup>. Comments are provided (*Attachment C*).

**FISCAL & STAFF IMPACT:** The applicant has submitted the application fee for this amendment and notice has been published. No extraordinary costs have occurred in conducting the public hearing or advisory board review.

**RECOMMENDATION:** Staff recommends that the Town council hold a public hearing to receive comment on the proposed amendment. Public comment may be submitted to the Town Clerk up to 24 hours after the close of the public hearing. A subsequent agenda item will be scheduled for the Council to consider making a decision on the item. A resolution of consistency will be provided at that time.