



## Legislation Text

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**File #:** 21-152, **Version:** 1

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### **TITLE:**

Request-to-Set a Public Hearing on a Text Amendment to the Land Use Ordinance Relating to Parking Requirements

**PURPOSE:** The purpose of this agenda item is to consider setting a public hearing on a text amendment relating to the use of satellite parking. A draft ordinance has been prepared. Text amendments are legislative decisions; the Town Council must receive public input prior to making a decision.

**DEPARTMENT:** Planning Department

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**INFORMATION:** Chris Baldwin of 401 East Main Street, has submitted an application for a text amendment to the Land Use Ordinance relating to the use of satellite parking to meet parking requirements (*Attachment C*). The existing provisions in Section 15-298 of the LUO allow for the use of satellite parking to meet parking requirements when the number of spaces cannot be reasonably accommodated on the site. The request is to change the language in this provision such that all required parking can be located off site using the satellite provisions whether or not the parking can be accommodated on site. This would be a relatively small change in the language in the first sentence of 15-298(a) but a rather significant departure from the way the Town has previously required businesses to accommodate parking needs on the same site as the principal use to extent possible based on the existing physical parameters of the property.

A draft ordinance has been prepared for the Council's review and discussion (*Attachment B*). Consideration of a text amendment is a legislative decision; a resolution has been provided for the Council to set a public hearing on the draft ordinance, if desired. Orange County and the Planning Board would also need to review, and the Council may wish to include the Transportation Advisory Board and the Economic Sustainability Commission due to their respective expertise.

**FISCAL & STAFF IMPACT:** Public notice costs and staff time are associated with the review of text amendments for public hearings and advisory board review.

**RECOMMENDATION:** Staff recommends that the Town Council discuss the request and consider adopting the attached resolution (*Attachment A*) setting a public hearing for June 15<sup>th</sup> and referring the item to Orange County and Town advisory boards for review.