



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator

**Date:** June 19, 2006

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending the Zoning Code of Ordinances and Replacing Certain Portions With New Article XI of the Zoning Code Concerning Parking and Loading Regulations – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed the petition at their June 12, 2006 meeting and gave their approval for the zoning code amendment.

**Background:**

The public hearing for the Parking and Loading text amendments was held at the March 28, 2006 Planning Commission meeting. The Planning Commission unanimously voted to recommend approval of the parking chapter. This is a significant amendment to the current code requirements, and the revisions will constitute Article 11 "Parking and Loading Regulations" of the Revised Zoning Code. Earlier drafts of this chapter were distributed to members of the development community and staff has included several of their comments throughout the revisions. The final draft of this chapter has been reviewed and revised by the City's land use attorney, Dan Vogel, Dennis Sullivan, John Betten, and Lee Cannon, transportation engineer with CBB.

The chapter pertains directly to: the circumstances when parking is required; the ratio of parking required for each land use; location, orientation, and circulation of parking; engineering requirements of lots, surfaces, and curbing; the lighting requirements of parking areas; and the landscaping in and around the parking and loading areas. This chapter will take effect upon approval of its Second Reading by City Council and its subsequent publication.

**Legal Considerations, if any:** None

**Budget Impact:** None.

**Staff recommendation:** Staff recommends approving the parking and loading zoning code amendment.