

Memorandum



CITY OF DALLAS

DATE August 24, 2012

TO Members of the Transportation and Environment Committee:
Linda L. Koop (Chair), Sheffie Kadane (Vice Chair), Sandy Greyson, Delia Jasso, Vonciel Jones Hill, Pauline Medrano

SUBJECT **Proposed Development Code Amendments to Parking Requirements for Certain Uses**

On Tuesday, August 28, 2012, the Transportation and Environment Council Committee will be briefed on alternatives to the previous administrative parking exception provisions briefed to the Committee on Monday, March 26, 2012 and again on Monday, April 23, 2012. Since that time staff has met with councilmembers, representatives from the development industry and the chairman of the Board of Adjustment to discuss the proposed exception process. The City Plan Commission recommended approval of the parking amendments on January 19, 2012.

Please feel free to contact me if you need additional information.

A handwritten signature in black ink, appearing to read 'Ryan S. Evans'.

Ryan S. Evans
Assistant City Manager

- c:
- The Honorable Mayor and Members of the City Council
 - Mary K. Suhm, City Manager
 - Thomas P. Perkins, Jr. City Attorney
 - Rosa Rios, City Secretary
 - Craig Kinton, City Auditor
 - Judge C. Victor Lander, Administrative Judge
 - A.C. Gonzalez, First Assistant City Manager
 - Jill Jordan, P.E., Assistant City Manager
 - Forest Turner, Assistant City Manager
 - Joey Zapata, Assistant City Manager
 - Jeanne Chipperfield, Chief Financial Officer
 - Edward Scott, Director, Controller's Office
 - Frank Libro, Public Information Office
 - Theresa O'Donnell, Director, Sustainable Development and Construction
 - Rick Galceran, Director, Public Works
 - Stephanie Cooper, Assistant to the City Manager – Council Office

Proposed Development Code Amendments to Parking Requirements for Certain Uses

City Council
Transportation and Environment
Committee

August 28, 2012



Purpose

- The purpose of this briefing is to revisit the administrative exception provisions of the amendments to parking requirements considered by the Committee on April 23, 2012.

Background

- On April 23, 2012 and on March 26, 2012 the Transportation and Environment Committee was briefed on the recommendations of the City Plan Commission on proposed amendments to the parking provisions of the Development Code.
- The Committee was supportive of the changes to the parking ratio requirements proposed by the City Plan Commission and recommended that they be forwarded to City Council for consideration.

Background

- The Committee also considered a proposal to allow for administrative exceptions and expanded authority of the Board of Adjustment to consider special exceptions to the parking requirements for certain uses.
- The Committee had some concerns with the proposal on administrative exceptions and was provided additional alternatives on April 23, 2012.
- Since that time staff has met with councilmembers, representatives from the development industry and the Board of Adjustment to discuss the proposed exception process.
- Based on those meetings staff has developed an additional proposal for consideration.

Summary of Changes

- Remove the following uses from being eligible for an administrative exception:
 - Business school
 - Technical school
 - Office uses (but allow Board to consider up to a 35 percent reduction in parking)
- Remove the following uses from being eligible for an administrative exception but allow City Council to set required parking by Specific Use Permit (if required):
 - Country club with private membership
 - Private recreation center or area
 - Public or private school
 - Commercial amusement inside
 - Commercial amusement outside

Summary of Changes

- For transit oriented development (uses within 1200 feet of a DART light rail station) permit administrative exceptions up to 20 percent of required parking for retail and personal service uses (excluding restaurants and bars) and office uses with the following additional mandatory requirements:
 - The use seeking the exception must be located a minimum distance of 600 feet away from a single family zoning district
 - The use seeking the exception must be connected to the transit station by a minimum six (6) foot wide sidewalk.

Summary of Changes

- Delete provision allowing up to a 5 percent transit oriented development administrative exception for retail and personal service uses (excluding restaurants and bars) and office uses within 600 feet of a trolley stop.

Next Steps

- Schedule for City Council Consideration on September 26, 2012

Appendix 1 – Proposed Parking Ratio Amendments

ORD SEC	USE	CURRENT PARKING REQUIREMENT	PROPOSED ADDITION/CHANGE
1 30	Multifamily	1 space per 500 square feet of dwelling unit floor area within the building site; not less than 1 space nor more than 2.5 spaces are required for each dwelling unit in a MF structure 36 feet in height or less; not less than one space nor more than 2 spaces are required for each dwelling unit in a MF structure over 36 ft. in height.	1 space per bedroom. An additional one-quarter space per unit must be provided for guest parking if the required parking is limited principally to residents
2 31	Retirement Housing	0.7 space per dwelling unit plus one space per 300 square feet of floor area not in a dwelling unit or suite	1 space per dwelling unit or suite
3 26	Child Care Facility	1 space for each 500 square feet of floor area	Added a provision providing that if an SUP is required for the use, the parking requirement may be established in the ordinance granting the SUP, otherwise 1 space for each 500 square feet of floor area
4 27	Church		Added a provision that for churches with less than 5,000 square feet of floor area located in a shopping center with greater than 20,000 square feet in floor area, one space per 333 square feet in floor area
5 29	Public or Private School		Added a provision providing that if an SUP is required for the use, the parking requirement may be established in the ordinance granting the SUP
6 32	Business School		Added a provision clarifying that personal services accessory to such use must be parked to the appropriate parking requirement
7 23	Technical School		Added a provision clarifying that personal services accessory to such use must be parked to the appropriate parking requirement

Appendix 1 – Proposed Parking Ratio Amendments

ORD SEC	USE	CURRENT PARKING REQUIREMENT	PROPOSED ADDITION/CHANGE
8 28	Library, Art Gallery, Museum	1 space per 500 square feet of floor area	Library: no change Art Gallery or Museum: 1 space per 600 square feet of floor area
9 33	Inside Commercial Amusement		Added a provision that no special exception may be granted for a dance hall use.
10 40	Taxidermist	1 space per 300 square feet of floor area	1 space per 600 square feet of floor area
11 35	Furniture Store	1 space per 500 square feet of floor area	1 space per 500 square feet of floor area open to the public. 1 space per 1000 square feet of floor area for storage and warehouse areas not open to the public
12 38	Home Improvement Center	1 space per 200 square feet of floor area	1 space per 275 square feet of retail floor area, plus 1 space per 1000 square feet of site area exclusive of parking area
13 34	Car Wash	None	Single Unit-type car washes: None Tunnel Type Car Washes: 3 spaces
14 43	Open Storage Outside Storage	1 space per 2000 square feet of site area	1 space per 5000 square feet of site area, up to a maximum of five spaces
15 25	Outside Salvage	Minimum of 5 spaces	Added a provision providing that if an SUP is required for the use, the parking requirement may be established in the ordinance granting the SUP, otherwise a minimum of 5 spaces
16 41	Mini-Warehouse	1 space per 3000 square feet of floor area	Six spaces are required. Spaces may not be used for outside storage
17 42	Office/Showroom Warehouse	Office: One space per 333 square feet of floor area Showroom/Warehouse: One space per 1000 square feet of floor area	Office: No Change Showroom/Warehouse: One space per 1000 square feet of floor area for the first 20,000 square feet of floor area. One space per 4,000 square feet of floor area for any floor area in excess of 20,000 square feet

Appendix 1 – Proposed Parking Ratio Amendments

ORD SEC	USE	CURRENT PARKING REQUIREMENT	PROPOSED ADDITION/CHANGE
18 44	Accessory Community Center (Private)	One space per 100 square feet of floor area	One space per 100 square feet of floor area, but none if this use is accessory to a multifamily use and is used primarily by residents
19	LI District		Added Taxidermist to the list of permitted uses
20	IR District		Added Taxidermist to the list of permitted uses
21	IM District		Added Taxidermist to the list of permitted uses
22	Job or Lithographic Printing	1 space per 300 square feet of floor area	1 space per 600 square feet of floor area
24	Metal Salvage Facility	1 space per 500 square feet of floor area A minimum of 5 spaces	Added a provision that the parking requirement may be established in the ordinance granting the SUP, otherwise a minimum of 5 spaces is required. Deleted 1 space per 500 square feet requirement.
36	General Merchandise or Food Store greater than 3,500 square feet	One space per 200 square feet of floor area	One space per 200 square feet of floor area for uses with less than 10,000 square feet of floor area. One space per 220 square feet of floor area for uses with a floor area of 10,000 square feet or greater, but less than 40,000 square feet. One space per 250 square feet of floor area for uses with a floor area of 40,000 square feet or greater, but less than 100,000 square feet.
37	General Merchandise or Food Store 100,000 square feet or more	One space per 200 square feet of floor area	One space per 300 square feet of floor area
39	Taxidermist		Revised to permit this use by right in CS, central area and industrial uses

“SEC[§]. 51A-4.313. ADMINISTRATIVE PARKING REDUCTION.

(a) The director may grant a reduction in the number of off-street parking spaces required under this article for specific uses if the director finds that the parking demand generated by the use does not warrant the number of off-street parking spaces required, and the reduction would not create a traffic hazard or increase traffic congestion on adjacent or nearby streets. The maximum reduction authorized by this section for specific uses is:

<u>Use</u>	<u>Maximum Administrative Reduction</u>
Business school	25 percent <i>[Leave with BDA]</i>
Technical school	25 percent <i>[Leave with BDA]</i>
Industrial (inside)	50 percent
Industrial (outside)	50 percent
Office uses	20 percent <i>[Leave with BDA but allow 35 %]</i>
Country club with private membership	25 percent <i>[BDA or SUP can reduce]</i>
Private recreation center, club, or area	25 percent <i>[BDA or SUP can reduce]</i>
Public or private school not granted by SUP	35 percent <i>[BDA or SUP can reduce]</i>
Commercial amusement (inside)	50 percent <i>[BDA or SUP can reduce]</i>
Commercial amusement (outside)	50 percent <i>[BDA or SUP can reduce]</i>
Retail and personal service uses (except for Restaurant or alcoholic beverage establishment for on premise consumption use) and office uses within a 1,200 feet walking distance of a platform of a rail transit station	20 percent <i>[if not within 600 ft of a single family or duplex district and use is connected to station by a minimum 6 ft wide sidewalk]</i>
Retail and personal service uses (except for Restaurant or alcoholic beverage establishment for on premise consumption use) within a 600 feet walking distance of a transit trolley stop	5 percent
Trade center	25 percent
Warehouse greater than 100,000 square feet	50 percent (up to 75 percent if the requirement of Subsection (d)(3) is complied with)
Museum/art gallery	50 percent

Note: Applicants may seek a special exception to parking requirements under Section 51A-4.311 and an administrative parking reduction under this section. The greater reduction will apply. Reductions may not be combined.

(b) In determining whether to grant a reduction under Subsection (a), the director shall consider the following factors:

(1) The extent to which the parking spaces provided will be assigned, compact, remote, shared, or packed parking.

(2) The parking demand and trip generation characteristics for the occupancy for which the reduction is requested.

(3) The number of individuals employed on the site of the occupancy for which the reduction is requested.

(4) The number of company vehicles parked on the site of the occupancy for which the reduction is requested.

(5) Whether or not the subject property or the surrounding properties are part of a modified delta overlay district.

(6) The current and probable future capacities of adjacent and nearby streets based on the city's thoroughfare plan.

(7) The availability of alternative transportation modes and availability, access, and distance to public transit and the likelihood of their use.

(8) The feasibility of parking mitigation measures and the likelihood of their effectiveness.

(9) The impact on adjacent residential uses.

(c) In granting a reduction under Subsection (a), the director shall specify the occupancy to which the reduction applies. A reduction granted by the director for a particular occupancy automatically and immediately terminates if and when the certificate of occupancy for the use is amended, changed, or terminated.

(d) In granting a reduction under Subsection (a), the director may:

(1) establish a termination date for the reduction or otherwise provide for the reassessment of conditions after a specified period of time;

(2) impose restrictions on access to or from the subject property;

(3) require that adequate lot area be available to comply with standard parking requirements; or

(4) impose any other reasonable condition that would have the effect of improving traffic safety or lessening congestion on the streets.

(e) The director may not grant a reduction under Subsection (a) to reduce the number of off-street parking spaces required in an ordinance granting or amending a specific use permit.

(f) The director may not grant a reduction under Subsection (a) to reduce the number of off-street parking spaces required in the text or development plan of an ordinance establishing or amending a planned development district. This prohibition does not apply when:

(1) the ordinance does not expressly specify a minimum number of spaces, but instead simply makes reference to the existing off-street parking regulations in Chapter 51 or this chapter; and

(2) the regulations governing that planned development district expressly authorize the director to grant the reduction.