



# Staff Report

## Text Amendment

Case #: TA-2017-05-00007

### Attachments:

Staff Report, Current Code

Planning Commission Public Hearing: Thursday, June 1, 2017

City Council Introduction: Tuesday June 6, 2017

City Council Final: Tuesday June 20, 2017

### City Council Request (Ordinance):

Introduction to an Ordinance to Amend Unified Development Code Ordinance # 14-5364 Section 14.3.2 Surfacing Required "A" to add: (3) Pavement in city right of ways (a) driveways and any pavement in rights -of-ways to be designed with (6) inch thick concrete and as required in Appendix C-Parking, Streets, and Roadways (TA-2017-05-0007) Recommend approval by Planning Commission

### Public Hearing:

**For:** NONE

**Against:** NONE

### Commission Recommendation:

**Motion:** To recommend Approval

**For:** Jimmy Meyer, William Travis, Matt Sandifer, Jeffery Smith

**Against:** NONE

**Abstain:** NONE

**Absent:** Stanley Young

### Ordinance to Read:

WHEREAS the Planning Commission held a public hearing on June 1, 2017 and recommended approval to Amend Unified Development Code Ordinance # 14-5364 Section 14.3.2 Surfacing Required "A" to add: (3) Pavement in city right of ways (a) driveways and any pavement in rights -of-ways to be designed with (6) inch thick concrete and as required in Appendix C-Parking, Streets, and Roadways (TA-2017-05-0007)

#### D. School Bus Loading

When a school is provided school bus transportation; off-street loading and unloading facilities shall be provided. Backing onto or off public streets will not be allowed. A twelve (12) foot by thirty-five (35) foot with a minimum vertical clearance of fourteen (14) foot school bus loading/unloading space shall be provided for each bus, based on the maximum number of buses expected to be loading or unloading simultaneously.

### 14.3.2 Design Standards

#### A. Surfacing Required

All off-street parking spaces, aisles, new/used car lots and connecting driveways shall be surfaced with a permanent dust-free paving, cement, or asphalt (gravel is not dust-free). The Building Official may waive the paved parking for church related parking if he determines that the non-paved parking will not cause a safety hazard, drainage or other problems in the neighborhood.

(1) Exception:

None.

(2) Excess Parking

For developments providing parking in excess of the number required by Sub-[Section 14.2.2 B](#), the following conditions apply:

(a) Excess parking created that is less than an additional ten (10) percent or fifty (50) spaces (whichever is less) than the requirements set forth in UDC may use any of the approved surface types listed in this chapter for the additional spaces;

(b) For excess parking created that is equal to or greater than an additional ten (10) percent or fifty (50) spaces (whichever is less) than the requirements set forth in Sub-[Section 14.2.2 B](#), all excess spaces must be Hard Pervious surface types.

#### B. Parking Restrictions

(a) Parking of abandoned, or non-operating vehicles, shall not be kept in front or side yards for more than a temporary period as may be allowed in the City's abandoned vehicle ordinance, or 30 days, whichever is more.

(b) Parking of vehicles in front and side lawns shall not be permitted in residential areas of the City. No more than 45% of a required front yard may be used for paved area and parking in single family residential districts. Parking spaces and the parking of vehicles shall only be within the designated parking spaces or in driveways, with no more than one vehicle per parking space.

#### C. Markings

When six or more off-street parking spaces are required by this development code, all parking spaces within the parking area must be marked and maintained with paint or other suitable pavement marking material so as to be distinguishable. When any part of an off-street parking area is redesigned, those pavement markings that no longer apply must be completely removed.

#### D. Parking Encroachment

Parking must be located so that no vehicle when parked will have any portion of such vehicle overhanging or encroaching on pedestrian or vehicular travel paths. If necessary, wheel stops or barriers may be required in order to enforce this provision.

#### E. Corner Clearance

(1) No parking spaces will be permitted on corner lots within the Sight Distance Triangles defined in [Appendix C – Parking, Streets, and Roadways](#).

(2) No parking spaces may be permitted closer to the roadway edge or curb than ten (10) feet.

(3) A request for waiver of the sight distance triangle restriction for parking spaces can be made to the planning and zoning commission for the following:

(a) Corner lots on intersecting one-way streets.

(b) Commercial or multifamily driveways with more than fifteen (15) feet from back of curb or edge or roadway to the right-of way line and widening of the public street is not anticipated by implementation of the Major Street Plan and the Comprehensive Master Plan.