

**\*ITEM 6** The Development Services Department on behalf of the Parking Manager requests to amend Section 14.37.100 of the Provo City Code relating to parking garage standards. Citywide application. Javin Weaver (801) 852-6413 jweaver@provo.org PLOTA20220288

## **OVERVIEW**

The Development Services Department is proposing to amend the *Parking Design Standards* (14.37.100). This amendment would provide clearer design standards that are easy to understand. The purpose of this revision is to make it easier for an individual to park their vehicle in a parking garage without conflict of a column, wall, and free of obstructions within a parking stall. Staff analyzed our current code and saw that this section of standards needed to be updated based on experience within parking garages in Provo. These standards will be applicable for any project seeking sub-grade parking or a parking structure.

## **FINDINGS OF FACT**

1. The section (14.37.100[15]) of code has not been amended since 2003.
2. Long-range vision and planning documents adopted by Provo City encourage the enhancement of the downtown through development design standards.

## **STAFF ANALYSIS**

Provo City Code Section 14.02.020(2) sets forth the following guidelines for consideration of ordinance text amendments:

*Before recommending an amendment to this Title, the Planning Commission shall determine whether such amendment is in the interest of the public and is consistent with the goals and policies of the Provo City General Plan. The following guidelines shall be used to determine consistency with the General Plan: (responses in bold)*

- (a) *Public purpose for the amendment in question.*

**To establish clear Parking Design Standards that staff and the public may utilize as development occurs.**

- (b) *Confirmation that the public purpose is best served by the amendment in question.*

**This amendment to the parking design standards is proposed, so developers, property owners, and City staff can more easily work through the project review process with a level of certainty towards staff expectations and code compliance.**

- (c) *Compatibility of the proposed amendment with General Plan policies, goals, and objectives.*

**The proposed, amended standards are intended to meet General Plan policies (1.2.5 and 6.4.6.2) to have high quality urban design standards and “promote efficient utilization of building space...”.**

- (d) *Consistency of the proposed amendment with the General Plan’s “timing and sequencing” provision on changes of use, insofar as they are articulated.*

**There are no timing and sequencing issues with the proposed changes.**

- (e) *Potential of the proposed amendment to hinder or obstruct attainment of the General Plan’s articulated policies.*

**It seems unlikely that the proposed general plan amendment would hinder or obstruct attainment of the articulated policies because it is fulfilling the goals from the General Plan.**

- (f) *Adverse impacts on adjacent landowners.*

**No conflicts have been identified as these standards will be imposed on new development.**

## **CONCLUSIONS**

Revising the Parking Design Standards encourages continued development in areas of that city that allow parking garages and subgrade parking and fosters new development that will have a high standard. The proposed amendment helps to achieve these goals of the City for housing and economic development purposes.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission recommend approval of the proposed ordinance text amendment to the Municipal Council.

## **ATTACHMENTS**

1. Amended Text – Parking Design Standards (14.37.100)

**Attachment 1 - Amended Text – Parking Design Standards**

**14.37.100**

**Parking Design Standards.**

...

(15) Parking located adjacent to walls or columns (e.g., parking structures) ~~shall~~ **must** be one (1) foot wider to accommodate door opening clearance and vehicle maneuverability **except for columns placed within four (4) feet of the front or back of a stall (excluding when adjacent to a wall). Parking located in a corner adjacent to a parking row must be two (2) feet wider.** The stall width ~~shall~~ **must** be clear width measured from inside column to inside column. The backup area in carports and parking structures ~~shall~~ **must** be twenty-six (26) feet minimum from supporting column to supporting column. **Parking spaces must be free of obstructions. The Development Services director may modify this requirement at their discretion.**

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