



Agenda Item Details

Meeting	Apr 27, 2016 - City Commission Meeting
Category	15. 6:00 P.M. PUBLIC HEARINGS
Subject	15.01 First public hearing on Ordinance No. 16-O-05: the "Downtown Overlay Parking Ordinance;" second public hearing scheduled for May 25, 2016 -- Karen Jumonville, Growth Management
Type	Action, Public Hearing
Recommended Action	Option 1 - Hold the first of two public hearings on Ordinance 16-O-05, and set the second public hearing for May 25, 2016.

For information, please contact: Karen Jumonville at 850-891-7030.

Statement of Issue

The positive redevelopment of the areas near downtown, including Midtown and the Gaines Street corridor, that began several years ago has been extremely successful as evidenced by projects such as College Town, The Block and Deck, Railroad Square, the All Saints District and the hotel proposed for Railroad Avenue that is currently in review. With the success of the projects it has become evident that these areas have become not just areas for those who live near downtown or attend our universities but have become destinations for the City's citizens and visitors. With these success stories, parking for the destinations has been identified as an issue that needs to be addressed for their continued success. It is proposed that a text amendment to the Land Development Code be adopted to allow off-street parking facilities, which includes surface parking, as a Special Exception Use within the Downtown Overlay of the Multi Modal Transportation District.

Adoption of the text amendment requires that the Land Development Code be revised. This agenda item requests that the City Commission conduct the first of two public hearings on Ordinance 16-O-05 to the Tallahassee Land Development Code (TLDC) Chapter 10 related to the CC Central Core, CU-45 Central Urban, and UT University Transition Districts. The changes add off-street parking facilities as a Special Exception Use within the noted districts.

Recommended Action

1. Hold the first of two public hearings on Ordinance 16-O-05, and set the second public hearing for May 25, 2016.

Fiscal Impact

Staff time required to process the proposed ordinance.

Supplemental Material/Issue Analysis

History

February 10, 2016: The City Commission voted unanimously to direct staff to initiate a revision to the Tallahassee Land Development Code to allow off-street parking facilities as a Special Exception use.

April 5, 2016: The Tallahassee-Leon County Planning Commission voted 6-0 to find the Ordinance 16-O-05 consistent with the Comprehensive Plan and to recommend that it be approved by the City Commission.

April 13, 2016: The City Commission is scheduled to introduce the proposed ordinance and schedule the first public hearing for April 27, 2016 and the second public hearing for May 25, 2016.

Facts

Section 10-197 CC Central Core District, Section 10-239.4 CU-45 Central Urban District, and Section 10-242 UT University Transition District of Chapter 10, Zoning, of the Tallahassee Land Development Code, establishes the uses, intensity, and density standards for the Districts.

Discussion and Analysis

Redevelopment in and near downtown has recently been extremely successful, as evidenced by developments along Gaines Street, the All Saints District, and Thomasville Road and Monroe Street in Midtown. Activity along South Monroe Street has also increased with the Junction at Monroe and it is anticipated that further redevelopment of the area will occur. Most recently, parking issues related to redevelopment came to light with the sale of City property to a developer near Railroad Avenue and West Gaines Street. Parking for these destinations has been identified as an issue that needs to be addressed for their continued success, and the timing of redevelopment may provide for a parking as an interim use before a property is redeveloped to its full potential.

Many of the zoning categories within the Multi-Modal Transportation District (MMTD) allow off-street parking facilities as structured parking and these facilities are typically constructed in support of a development, such as College Town and support other developments like Railyard Lofts at the intersection of West Gaines Street and Woodward Avenue. Without development to support a standalone parking structure, structured parking is often cost prohibitive.

The Tallahassee Land Development Code allows off-street parking facilities as a Special Exception use in the All-Saints B, C, and D and the UV University Urban Village zoning districts. Permitting off-street parking facilities as a Special Exception use on properties in the CC Central Core, CU-45 Central Urban and UT University Transition Districts of the Downtown Overlay is consistent with the use as allowed in the All Saints and University Urban Village Districts noted above.

Allowing off-street parking facilities as a Special Exception use allows for the ability to ensure compatibility of the proposed use with adjacent nearby uses and developments. Factors used in the determination are physical, scale and character compatibility factors, relation to other Special Exception uses, transportation access and location and other factors as deemed appropriate by the Land Use Administrator, Development Review Committee, or Planning Commission, as applicable by the required level of review.

Because of the ever changing character of the Downtown Overlay of the MMTD, it is anticipated that off-street parking facilities will be temporary in nature and will only be used until such time as they are redeveloped. It is also not believed that a large amount of surface parking will be wanted, and that existing nonconforming surface parking areas will be utilized and improved. Rather, with surface parking areas currently in use or areas previously proposed for surface parking and the possible addition of one or two, much of the MMTD could be accessed by a half mile walking distance from the surface lots. Also, the current location of several of the surface facilities is in close proximity to Star Metro transit routes, such as the Rhythm Route that serves Midtown and the Gaines Street District.

Comprehensive Plan Consistency

At its April 5, 2016 meeting, the Tallahassee-Leon County Planning Commission voted 6-0 to find the Ordinance 16-O-05 consistent with the Comprehensive Plan and to recommend that it be approved by the City Commission.

Recommended Action

Staff recommends that the City Commission hold the first of two required public hearings on the proposed ordinance and set the second public hearing for May 25, 2016.

Options

1. Hold the first of two public hearings on Ordinance 16-O-05, and set the second public hearing for May 25, 2016.

Pros:

- Will allow off-street surface parking facilities to meet the parking demand of the uses within the Downtown Overlay of the Multi-Modal Transportation District.
- Will allow reuse of properties until such time as more intensive development is proposed.
- Allows the use of Special Exception criteria in determining the appropriateness of off-street parking facilities on a particular property.

Cons:

- Providing surface parking as an allowable use may delay full redevelopment of parcels to maximum densities and intensities.

2. Do not hold the first of two public hearings on Ordinance 16-O-05, and do not set the second public hearing for May 25, 2016

Pros:

- Does not allow an option that may delay full redevelopment of the parcels to maximum densities and intensities.

Cons:

- Will not allow off-street surface parking facilities to meet the parking demand of the uses within the Downtown Overlay of the Multi-Modal Transportation District;
- Will not allow reuse of properties until such time as more intensive development is proposed.

3. Provide alternative direction to staff.

Attachments/References

1. Proposed Ordinance 16-O-05 and Exhibit "A", District Charts.
2. Comprehensive Plan Consistency Review Determination.

[Attachment 1 - Ordinance -16-O-05.pdf \(849 KB\)](#)

[Attachment 2 - TLCPD consistency review.pdf \(616 KB\)](#)