



Legislation Details (With Text)

File #: 19-1394 **Version:** 1 **Name:**

Type: Action Item **Status:** Passed

File created: 8/5/2019 **In control:** Town Council Meeting

On agenda: 8/19/2019 **Final action:** 8/19/2019

Title: Directive to Town staff to research amending requirements related to commercial parking, parking lot landscaping, and streetscape.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Parking Lot Landscaping Attachment - April 24, 2017 TC Meeting, 2. Zoning Code Parking Review Attachment - April 3, 2017 TC Meeting, 3. Town Council April 24, 2017 Meeting Minutes, 4. Town Council April 3, 2017 Meeting Minutes

Date	Ver.	Action By	Action	Result
8/19/2019	1	Town Council Meeting	approved	Pass

Subject:

Directive to Town staff to research amending requirements related to commercial parking, parking lot landscaping, and streetscape.

EXPLANATION AND SUMMARY :

At the July 1, 2019 Town Council meeting, Councilmember Majdi expressed interest in directing Town staff to research amending requirements related to commercial parking, parking lot landscaping, and streetscape.

Town Council last considered amendments to off-street parking and parking lot requirements during a public hearing on April 24, 2017. At that meeting, Town Council voted to approve amendments to certain parking regulations, such as the size of standard parking spaces and parking requirements for multi-family housing. However, Council voted not to include recommended changes to parking lot landscaping and the off-street parking requirement for commercial buildings. These changes would have included a reduction in the parking ratio from 1 space per 200 square feet for commercial buildings to 1 space per 250 square feet as well as a landscaping requirement for parking lots.

Town Council began looking at revising current Maple Avenue streetscape requirements during the MAC design guidelines process. The latest draft iteration of the streetscape included widening the current brick sidewalks and changes in materials from brick to concrete with paver borders. The most recent information on streetscape zones can be found on the Town website:

<https://www.viennava.gov/index.aspx?NID=1330>.

Departmental Recommendation : Staff recommends addressing any potential revisions to off-street parking requirements, parking lot landscaping requirements, and streetscape standards as part of the upcoming comprehensive zoning code update.

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : Town Council may consider proposed changes to Chapter 18 in its discretion. Referral to and recommendation of the Planning Commission and a public hearing are required prior to adoption of any amendments and/or adoption of changes to Chapter 18.

Town Manager's Recommendation : The Town Council may consider proposed changes to Chapter 18 in its discretion. This topic will be discussed in detail at the September 9, 2019 Town Council Work Session.

Cost and Financing:

Account Number:

Decision Needed by This date:

PROPOSED/SUGGESTED MOTION

No action recommended at this time.

Or

Other action deemed necessary by Council.