

ACTION REQUEST FORM

DATE: April 27, 2016
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning and Development Services

COUNCIL ACTION REQUEST:

Request for Public Hearing on Zoning Text Amendment proposed by City-County Planning and Development Services staff

SUMMARY OF INFORMATION:

Zoning text amendment proposed by City-County Planning and Development Services staff to revise Chapter B of the *Unified Development Ordinances* to amend parking requirements for public recreation facilities. (UDO-270).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: NOT REQUIRED

STAFF REPORT

DOCKET # UDO-270

STAFF: [Kelly Bennett](#)

REQUEST

Text amendment proposed by Planning and Development Services staff to revise Chapter B of the *Unified Development Ordinances* (UDO) to amend the parking requirements for the use Recreation Facility, Public (UDO-270).

BACKGROUND

While investigating development requirements for the City's new Quarry Park, Planning and Development Services staff found that the number of parking spaces currently required by the UDO would be far greater than the actual amount needed for this particular park. Planning staff subsequently researched alternative parking requirements for similar uses around the country and in other North Carolina municipalities and discussed these with both the Winston-Salem and Forsyth County Recreation and Parks staff. Collectively, staff decided that developing an alternative parking standard for this land use would benefit future City and County park projects, such as the Quarry Park.

ANALYSIS

The current parking requirement for the use Recreation Facility, Public is based on the size of the park being considered. One space is required for every 8,750 square feet of land area (or 5 spaces per acre) in Growth Management Areas 1, 2, and 3; one space is required for every 5,750 square feet of land area (or 7 spaces per acre) in Growth Management Areas 4 and 5. This requirement has worked well for parks dedicated to active uses, such as soccer fields, playgrounds, and dog parks. However, neither the City nor the County have constructed a new park for the purpose of passive recreation, such as hiking, canoeing, and wildlife observation, since the current UDO (and this parking requirement) was adopted. A proposal like Winston-Salem's Quarry Park, which would be very large but would not be intensely used across its entire acreage, would not need nearly the number of parking spaces required currently by the UDO. Rather than further complicating existing parking requirements, which generally work well for most parks, staff is proposing the addition of an alternative compliance provision to the current ordinance that allows consideration of a parking study by a qualified professional where standard parking requirements seem excessive. Staff recommends approval of the proposed amendment.

RECOMMENDATION

APPROVAL

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR UDO-270
APRIL 14, 2016**

Kelly Bennett presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

During discussion by the Planning Board, the following points were made:

In response to a question from Melynda Dunigan, staff explained that a significant change in specific park uses would result in a new parking review by Inspections. A new or revised parking study could be required, depending on the park uses proposed. Depending on the situation, a new zoning permit could be required.

George Bryan asked for examples. Staff stated that if Salem Lake was coming in today for development, it would require approximately 4,500 spaces under the current standards.

Staff noted that parking on permeable areas, often considered overflow parking, is allowed.

MOTION: Clarence Lambe moved approval of the text amendment.

SECOND: Paul Mullican

VOTE:

FOR: George Bryan, Melynda Dunigan, Tommy Hicks, Arnold King, Clarence Lambe, Darryl Little, Paul Mullican, Brenda Smith, Allan Younger

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning and Development Services

UDO-270
AN ORDINANCE AMENDMENT PROPOSED BY
PLANNING AND DEVELOPMENT SERVICES STAFF TO REVISE
CHAPTER B OF THE *UNIFIED DEVELOPMENT ORDINANCES*
TO AMEND PARKING REQUIREMENTS FOR PUBLIC RECREATION FACILITIES

Be it ordained by the City Council of the City of Winston-Salem, North Carolina, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter B—Zoning Ordinance, Article III—Other Development Standards is amended as follows:

3-3 PARKING, STACKING, AND LOADING AREAS

Table B.3.8 MOTOR VEHICLE AND BICYCLE PARKING SPACE REQUIREMENTS		
PRINCIPAL USES (Legend at end of table).	MOTOR VEHICLE PARKING SPACES	BICYCLE PARKING SPACES-- Applicable to Growth Management Areas (GMAs) 1, 2, and 3 only.
	MINIMUM REQUIREMENTS NOTES: (Supplemental landscaping required if parking exceeds 175% of minimum requirements.).	REQUIREMENTS If not exempt: (Minimum—2 spaces, Maximum—20 spaces. No supplemental landscaping required.)
BUSINESS AND PERSONAL SERVICES		
Recreation Facility, Public	1 space per 8,750 SF land area in GMA 1, 2 and 3; 1 space per 5,750 SF land area in GMA 4 and 5 <u>Alternative compliance to these parking requirements may be proposed through a parking study prepared by a qualified licensed professional, such as an engineer or landscape architect, provided that the proposed alternative provides an adequate amount of parking for the use(s) proposed on site.</u>	1 space per 5,000 SF GFA, 2 space minimum, 20 space maximum

Section 2. This ordinance shall become effective upon adoption.

APPROVAL
STATEMENT OF CONSISTENCY WITH COMPREHENSIVE PLAN
UDO TEXT AMENDMENT 270 AMENDING CHAPTER B OF THE UDO TO AMEND THE
PARKING REQUIREMENTS FOR THE USE RECREATION FACILITY, PUBLIC

The proposed UDO Text Amendment 270 (“Text Amendment”) amending chapter B of the UDO to amend the parking requirements for the use Recreation Facility, Public will allow an alternative compliance provision for parking for public parks based upon a parking study prepared by a licensed professional, such as an engineer or landscape architect, provided the proposed alternative provides an adequate amount of parking for the use proposed on site. This alternative compliance provision is consistent with the *Legacy Comprehensive Plan* and approval of the Text Amendment is reasonable and in the public interest because said Text Amendment, if approved, will permit the alternative compliance method for parking where the same is shown through a parking study to provide an adequate amount of parking based upon the uses on site.