

## ITEM A-4 AND ITEM D-3

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### MEMORANDUM

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**DATE:** November 27, 2002

**TO:** Council Members

**SUBJECT:** Proposed Zoning Ordinance text changes requiring parking lots behind buildings - Walkable Communities

**FROM:** Janice Jardine, Land Use and Policy Analyst

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At the November 5, 2002 Work Session, Council Members expressed their intent to schedule a hearing for the walkable communities zoning text changes. Staff has identified a list of items that have been discussed throughout this process. Council Members may wish to choose one or a combination of items.

### OPTIONS AND MOTIONS:

1. ["I move that the Council"] Close the public hearing.
2. ["I move that the Council"] Continue the public hearing to a future date.
3. ["I move that the Council"] Adopt an ordinance amending the text of the city Zoning Code to require parking lots to be located behind buildings in commercial and mixed-use zoning districts.
  - o *This option would include zoning text changes originally proposed by the Administration and the Planning Commission.*
4. ["I move that the Council"] Adopt an ordinance amending the text of the city Zoning Code to require parking lots to be located behind buildings in commercial and mixed-use zoning districts with changes that include:
  - A. Previous recommendations from the Administration such as adding definitions.
  - B. Recommendations from the East Central, Central City and Sugar House Community Councils such as addressing potential pedestrian/traffic conflicts, creating compatibility or design review and including criteria to address access to and from trail corridors or open space when appropriate.
5. I further move that the Council consider appropriating funds for the Administration to hire a consultant to assist in development of design guidelines and a design review process as recommended by the Council's consultants.
6. I further move that the Council request that the Administration revise other City standards, regulations and master plans to address issues that have been raised as part of this process. These could include traffic circulation and pedestrian/traffic conflicts and public way issues such as adequate pedestrian right of way to accommodate access, ease of movement, mobility and ADA accessibility, revising transportation and engineering public way standards and updating the Urban Design element and the Transportation Master Plan.

File Location: Community and Economic Development Dept., Planning Division, Zoning Ordinance Text Change Parking lots behind buildings (Walkable Communities)