

DRAFT STAFF REPORT

DOCKET: UDO-66
STAFF: David Reed

REQUEST

Zoning text amendment of North Carolina Housing Foundation to amend Chapter B Table 3.8 "Off Street Parking Requirements" to reduce the required parking for the land use "Congregate Care Facility".

BACKGROUND

The petitioners have developed congregate care facilities in both our jurisdiction and other communities. In their experience, the amount of parking needed for the use is less than what the UDO requires.

REQUEST

The off street parking requirement for Congregate Care Facilities would be reduced from 0.75 spaces per unit to 0.5 spaces per unit.

ANALYSIS

Through discussions with the petitioner and with zoning enforcement staff in the Inspections Division, staff has determined that some reduction in the parking requirements for the congregate care facility use would be appropriate. Review of Planning Advisory Reports from the American Planning Association on "Planning for an Aging Society" and "Off-Street Parking Requirements" have affirmed that a requirement of 0.5 parking spaces per unit is appropriate for the congregate care facility use as defined in the UDO.

The reduction of parking requirements is consistent with current planning practices which are aimed at an improved quality of life through the reduction of automobile traffic and the development of more walkable communities.

RECOMMENDATION

Staff recommends APPROVAL of the proposed text amendment.

UDO-66
AN ORDINANCE AMENDING
CHAPTER B TABLE 3.8 "OFF STREET PARKING REQUIREMENTS"
TO REDUCE THE REQUIRED PARKING FOR THE LAND USE
"CONGREGATE CARE FACILITY"

Be it ordained, by the @, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Table 3.8 "Other Development Standards" of Section 3-3 of Chapter B is amended by changing the MINIMUM REQUIREMENTS for Congregate Care Facility from 0.75 spaces per dwelling unit to 0.5 spaces per dwelling unit.

Section 2. This Ordinance shall be effective upon adoption.