



**Planning, Development and
 Transportation Services**
 Current Planning
 281 North College Ave.
 P.O. Box 580
 Fort Collins, CO 80522-0580
970.221.6750
 970.224.6134 - fax
fcgov.com/currentplanning

MEMORANDUM

Agenda Item #29

Date: September 3, 2013

To: Mayor Weitkunat and City Councilmembers

Thru: Darin A. Atteberry, City Manager *DA*
 Karen Cumbo, Policy, Planning & Transportation Director *KCC*

From: Seth Lorson, City Planner *SL*
 Laurie Kadrich, Community Development and Neighborhood Services Director *LK*

Re: Additional information for Second Reading of Ordinance No. 121, 2013 Amending Section 3.2.2(K) of the Land Use Code Regarding Minimum Parking Requirements in the Transit-Oriented Development Overlay Zone District.

Subsequent to the Second Reading Agenda Item Summary (AIS), additional information was requested in terms of an analysis of projects in the TOD Overlay Zone if they were to provide parking at 80% of the existing minimum parking requirements outside the TOD Overlay Zone. This information is in addition to the proposed minimum requirement of 60% ratio of parking spaces to bedrooms and the requested analysis of 60% and 70% of minimum parking requirements outside the TOD Overlay.

Option #1 - Proposed 60% Ratio (Approved on first reading):

Multi-family dwellings and mixed-use dwellings within the Transit-Oriented Development (TOD) Overlay Zone shall provide a minimum number of parking spaces in an amount equal to or greater than 60% of the number of proposed bedrooms in the development.

Existing Minimum Parking Requirements Outside the TOD Overlay Zone:

<i>Number of Bedrooms/Dwelling Unit</i>	<i>Parking Spaces Per Dwelling Unit</i>
One or less	1.5
Two	1.75
Three	2.0
Four and above	3.0

Option #2 - 60% of existing parking requirements outside the TOD Overlay Zone to be applied to mixed-use and multi-family within the TOD Overlay Zone (as requested):

<i>Number of Bedrooms/Dwelling Unit</i>	<i>Parking Spaces Per Dwelling Unit</i>
One or less	0.9
Two	1.1
Three	1.2
Four and above	1.8

Option #3 - 70% of existing parking requirements outside the TOD Overlay Zone to be applied to mixed-use and multi-family within the TOD Overlay Zone (as requested):

<i>Number of Bedrooms/Dwelling Unit</i>	<i>Parking Spaces Per Dwelling Unit</i>
One or less	1.1
Two	1.2
Three	1.4
Four and above	2.1

80% of existing parking requirements outside the TOD Overlay Zone to be applied to mixed-use and multi-family within the TOD Overlay Zone (as requested):

<i>Number of Bedrooms/Dwelling Unit</i>	<i>Parking Spaces Per Dwelling Unit</i>
One or less	1.2
Two	1.4
Three	1.6
Four and above	2.4

Attachments:

1. Parking Analysis of Projects in the TOD Overlay Zone

Parking Analysis of Projects in the Transit-Oriented Development (TOD) Overlay Zone

Projects in the TOD Overlay Zone	Bedrooms	Existing		Option #1 - Proposed 60% Ratio (Approved on First Reading)		Existing Parking Requirement Outside TOD		Option #2 - 60% of Existing Parking Requirement Outside TOD		Option #3 - 70% of Existing Parking Requirement Outside TOD		80% of Existing Parking Requirement Outside TOD	
		Parking Spaces	Ratio of Parking Spaces to Bedrooms	Parking Spaces	Ratio of Parking Spaces to Bedrooms	Parking Spaces	Ratio of Parking Spaces to Bedrooms	Parking Spaces	Ratio of Parking Spaces to Bedrooms	Parking Spaces	Ratio of Parking Spaces to Bedrooms	Parking Spaces	Ratio of Parking Spaces to Bedrooms
The Summit (Choice Center)*	676	217	32.1%	405.6	60.0%	521	77%	312.6	46.2%	364.7	53.9%	416.8	61.7%
Ram's Crossing K2	140	47	33.6%	84.0	60.0%	191.0	136%	114.8	82.0%	133.9	95.6%	153.0	109.3%
Legacy Senior Apts*	112	52	46.4%	67.2	60.0%	118	105%	70.8	63.2%	82.6	73.8%	94.4	84.3%
318 W Myrtle	17	8	47.1%	10.2	60.0%	13	76%	7.8	45.9%	9.1	53.5%	10.4	61.2%
Pura Vida Place	100	49	49.0%	60.0	60.0%	90	90%	54.0	54.0%	63.0	63.0%	72.0	72.0%
Sherwood Forts	9	5	55.6%	5.4	60.0%	6	67%	3.6	40.0%	4.2	46.7%	4.8	53.3%
Flats at the Oval	96	57	59.4%	57.6	60.0%	83	86%	48.9	50.9%	57.1	59.4%	65.2	67.9%
Carriage House Apts*	90	58	64.4%	54.0	60.0%	95	106%	57.0	63.3%	66.5	73.9%	76.0	84.4%
District at Campus West*	658	461	70.1%	394.8	60.0%	431	66%	294.0	44.7%	343.0	52.1%	392.0	59.6%
Willow Street Lofts	46	36	78.3%	27.6	60.0%	42	91%	24.9	54.1%	29.1	63.2%	33.2	72.2%
Penny Flats	311	312	100.3%	186.6	60.0%	255	82%	179.9	57.8%	209.8	67.5%	239.8	77.1%
		Average	57.8%	Average	60%	Average	89%	Average	55%	Average	64%	Average	73%
		w/o outliers	58.3%	w/o outliers	N/A	w/o outliers	79%	w/o outliers	52%	w/o outliers	63%	w/o outliers	68%

*under construction