

COMMON CONDITIONS AND FINDINGS ~ for all applications

Conditions

Must comply with the layout provisions for all as-of-right facilities set forth in Section 13-20, inclusive. These include:

- enclosure and screening requirements
- curb cut restrictions (location and maximum width)
- reservoir space requirements
- pedestrian safety and access requirements
- minimum and maximum size of facility provisions

Findings

The City Planning Commission shall find that:

- locations of entrances and exits will not result in a conflict between pedestrian and vehicular movement
- locations of entrances and exits will not interfere with efficient functioning of streets
- exempted floor area for public parking garages is needed to prevent excessive on-street parking demand
- the parking facility is not inconsistent with the character of the existing streetscape

ADDITIONAL FINDINGS ~ depending on the type of proposal

Residential Growth (Section 13-461)

The CPC shall find that:

- the number of parking spaces in the proposed facility is reasonable in relation to recent trends in close proximity with regard to:

- increases in the number of dwelling units

- in making calculations, CPC may take into account parking facilities that have received building permits or special permits

OR

- the proposed ratio of parking spaces to dwelling units does not exceed that which would be allowed for an as-of-right facility. CPC may disregard applicable parking caps.

Health care, arts, public assembly uses (Section 13-462)

The CPC shall find that:

- the proposed parking facility is in close proximity to, or on the same zoning lot as one of the following uses:
 - a hospital
 - a museum
 - a theater
 - an arena, auditorium, trade exposition, stadium
- the increased number of parking spaces is essential to the continued operation of such use
- reasonable measures to minimize parking demand have been identified; for existing uses, measures should be implemented prior to application, and, for new uses measures should be acceptable to the CPC.

Economic generators (Section 13-463)

The CPC shall find that:

- the proposed facility is in close proximity to or on the same zoning lot as a commercial, community facility, or manufacturing use which is of significant importance to the economic well-being of the City
- the increased number of parking spaces is essential to the operation of such use
- reasonable measures to minimize parking demand have been identified; for existing uses, measures should be implemented prior to application, and, for new uses measures should be acceptable to the CPC.

Large-scale developments (Section 13-464)

The CPC shall find that:

- where the proposed parking facility would serve a predominantly residential large-scale development, the findings of either section of 13-461 is met
- where the proposed parking facility would serve predominantly non-residential uses in a large-scale development, the increased number of parking spaces is essential to the operation of such uses
- where the parking deficit is created by off-street spaces that will be eliminated through the proposed development, available off-street parking spaces are insufficient to meet the demand of potential users
- reasonable measures to minimize parking demand have been identified; for existing uses, measures should be implemented prior to application, and, for new uses measures should be acceptable to the CPC
- for phased development, a phased parking plan has been provided