



Legislation Text

File #: PC M2024-003, **Version:** 1

Planning Commission Meeting Date: July 18, 2024

To: Members of the Planning Commission

From: Mikayla Schmidt, City Planner
Mathias Hughey, Associate City Planner

Consideration of Recommending Approval of Text Amendments to City Council Related to Parking in Multiple Sections of the Northfield City Code.

Action Requested:

The Planning Commission is asked to make a motion recommending approval of text amendments to City Council related to parking in:

- Chapter 34 - Land Development Code:
 - Article 3. - Site Development, Section 3.6 - Off -Street Parking, Loading, and Mobility and Section 3.4 - Neighborhood Compatibility Standards;
 - Article 2. - Zoning Districts and Use Regulations, Section 2.9 - Use-Specific Standards;
 - Article 5. - Subdivision Standards, Section 5.2 - Subdivision Design Standards;
- and Chapter 14 - Businesses, Article III. - Rental Housing, Division 3. - Occupancy, Use, and Maintenance Standards, Section 14-122. - Parking.

Summary Report:

A draft of the text amendments was provided at the May 16, 2024 Planning Commission (PC) meeting. The PC asked staff to make minor changes in regards to cross referencing city code for all parking related regulations to be redirected back to Article 3. - Site Development, Section 3.6 - Off-Street Parking, Loading, and Mobility. A draft is brought before the Commission to make a recommendation to City Council.

The parking standards have been reviewed, and modifications made, to address the strong interest in removing parking minimums, adjusting parking maximums, and updating bicycle parking standards to align with best practices and support the Climate Action Plan.

As can be seen from the ordinance draft, much of the language is already within the codified ordinance. Potential changes are found in strikeouts and underlines. Graphics will be updated and drawn by our Communications team for further clarity and consistency.

Staff Recommendation:

Staff recommends the PC make a motion recommending approval of text amendments to City Council related to parking in:

- Chapter 34 - Land Development Code:
 - Article 3. - Site Development, Section 3.6 - Off -Street Parking, Loading, and Mobility

- and Section 3.4 - Neighborhood Compatibility Standards;
- Article 2. - Zoning Districts and Use Regulations, Section 2.9 - Use-Specific Standards;
- Article 5. - Subdivision Standards, Section 5.2 - Subdivision Design Standards;
- and Chapter 14 - Businesses, Article III. - Rental Housing, Division 3. - Occupancy, Use, and Maintenance Standards, Section 14-122. - Parking.

Alternative Options:

Additional changes to the document can be made by the PC.

Financial Impacts:

No direct financial impacts are expected with this ordinance.

Tentative Timelines:

July 3, 2024: Public Hearing Notice Published in the Northfield News
July 18, 2024: Public Hearing and Recommendation from the Planning Commission
August 5, 2024: First Reading of Ordinance with City Council
August 20, 2024: Second Reading and Summary Publication Notice with City Council
August 28, 2024: Summary Publication Notice Published in the Northfield News
September 27, 2024: Ordinance goes into effect