

Substitute No. 1 to Ordinance No. 15-053 Parking Structures



**NEW CASTLE COUNTY
DEPARTMENT OF LAND USE**

New Provisions



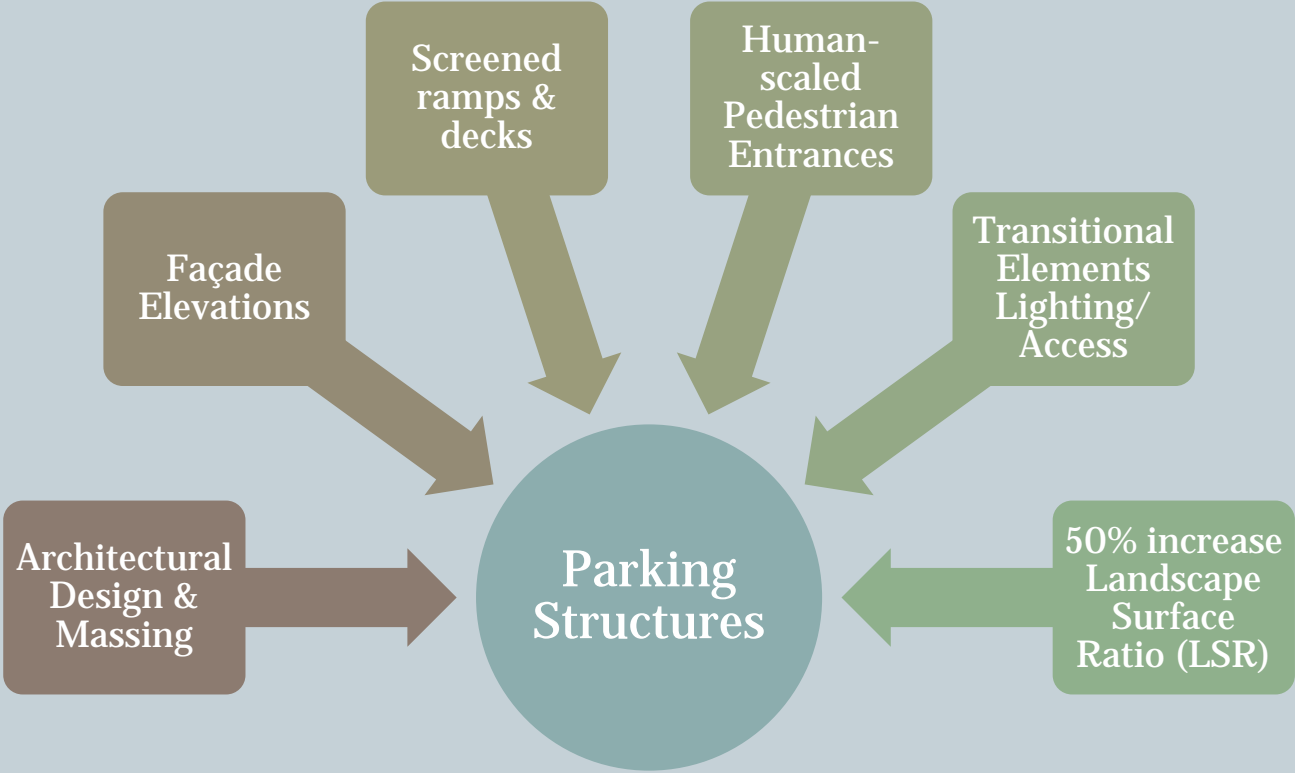
- Currently, gross floor area (GFA) of a parking structure is not considered in Article 5 - Site Capacity Calculations. New language clarifies that parking structure GFA will not be considered when determining whether a plan is processed as a major or minor land development plan.
- Parking structure GFA will be used to calculate the processing fee for projects incorporating parking structures.
- Special use standards will now provide protection to the surrounding community from the visual impacts of a parking structure.

Benefits



- Codifies the review process for a land development plan containing parking structure GFA.
- Encourages more compact parking areas.
- Preserves open space and promotes environmental sensitivity.
- Creates standards to ensure context sensitivity of parking structures.
- Provides protection to surrounding communities from the impacts of parking structures through design standards, transitional elements and increased landscape surface ratio and bufferyards.
- Creates flexibility in site design.

New Special Use Design Standards



Context Sensitivity

Design Standards - Benefits



Special Use Permits



- Once adopted, this ordinance will provide special use design standards to provide protection to the surrounding community from the visual impacts of a parking structure.
- The Board of Adjustment, at a public hearing, will hear and render decisions on special use permits.
- Approval of a special use permit will be dependent upon findings that the use complies with the following standards:

Standards for Special Use Permits



- Meets the requirements of Division 40.03.300 (Provisions of General Applicability)
- Consistent with the Comprehensive Development Plan.
- Compatible with the character of the land in the immediate vicinity.
- The design minimizes adverse effects, including visual impacts on adjacent lands.
- The use minimizes adverse impacts on the environment or governmental services.
- The intensity of the use shall exceed that permitted by Article 5.

Planning Board



July 7, 2015 – Public Hearing

- Public input received



July 21, 2015 – Business Meeting

- Department recommends approval

- Factors considered:

Section 40.31.420 – Standards for Text Amendment

- Implementation and achievement of the comprehensive plan's goals and objectives
- Consideration of specific problems found in this chapter

- Planning Board votes to recommend approval

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QUESTIONS?