

**BOARD OF ALDERMEN**  
**AGENDA ITEM ABSTRACT**

ITEM NO. D(1)

**MEETING DATE: Tuesday, May 18, 2004**

**TITLE: Continuation of Public Hearing: Land Use Ordinance Text  
Amendments that Modify Downtown Parking Requirements**

<b>DEPARTMENT: PLANNING</b>	<b>PUBLIC HEARING: YES <u>X</u> NO <u>  </u></b>
<b>ATTACHMENTS:</b> <b>A. Draft Ordinance</b> <b>B. Summary Table- Ordinance Provisions by Topical Area</b> <b>C. Minutes of the Meeting of the Board of Aldermen, April 27, 2004</b> <b>D. Supplemental Information</b>	<b>FOR INFORMATION CONTACT:</b> Patricia McGuire – <b>918-7327</b> Dale McKeel – <b>918-7328</b> Mike Brough – <b>929-3905</b>

**PURPOSE**

A public hearing on text amendments related to parking was held on April 27. The Board of Aldermen decided to continue discussion of this matter to a future meeting.

**INFORMATION**

The draft ordinance was presented on April 27<sup>th</sup>, accompanied by a summary table that classified the provisions by topical area (*Attachment B*). Representatives of the Planning Board, Downtown Development Commission and Environmental Advisory Board provided comments expanding on their board's respective recommendations. A copy of the minutes of the meeting is also attached (*Attachment C*).

Members of the Board of Aldermen reviewed the ordinance and decided to continue discussion of several issues to a later meeting. The follow-up discussion is to cover:

- The structure and administration of the payment-in-lieu method and the nature of the "parking plan" upon which acceptance of any payments would be based.
- The appropriateness of the parking requirement of 1.5 spaces per residential unit in the B-1(c), B-1(g), and B-2.
- An evaluation of whether the ordinance is complicated and the extent to which it will allow a doubling of commercial space and a type of development that is desirable to the town.

Supplemental information on these matters is attached (*Attachment D*).

**FISCAL IMPACT**

Specific fiscal impacts associated with these changes have not been identified, although some associated costs have been noted in the discussion section above.

## **RECOMMENDATION**

The Administration recommends that the Board adopt the noted provisions and/or recommended alternatives in the draft ordinance (*Attachment A*).