

CITY COUNCIL COMMUNICATION



MEETING DATE: October 11, 2022

ITEM NUMBER: 9.A

SECOND READING: October 25, 2022

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: Consent

PRESENTED BY:

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SUBJECT/AGENDA TITLE:

A Bill For An Ordinance Amending Chapter 15.05, Section 15.05.080 Of The Longmont Municipal Code On Street Parking, Stacking, And Loading

EXECUTIVE SUMMARY:

The Main Street Corridor Plan was accepted by City Council in October 2019. This plan defined a vision for the five mile long Main Street Corridor that extends from State Highway 66 on the north to Plateau Road on the south. The plan identified areas of change along the corridor and suggests strategies for revitalization and redevelopment within specific character areas along the corridor. The plan also emphasized catalyst development areas and transportation improvements throughout the corridor.

The plan identified a number of implementation strategies aimed at moving the community toward the articulated vision. As part of this implementation plan, numerous code updates were identified. The plan suggested code amendments in LMC 15.05 Development Standards to ensure alignment between this plan and Envision Longmont.

Council directed staff to undertake these suggested code amendments in the August 16, 2022 Study Session; this communication outlines amendments being recommended by staff. Revisions in the following code sections that would apply to the Mixed-Use Corridor (MU-C) and Mixed-Use Downtown (MU-D) zoning districts, areas as currently written, are proposed as follows:

15.05.080, Off-Street Parking, Stacking, and Loading

- Garages and surface parking for multifamily
- Minimum off-street parking spaces for multifamily

COUNCIL OPTIONS:

1. Approve amendments for LMC 15.05, as presented in the draft ordinances

2. Approve amendments for LMC 15.05, with changes to the draft ordinances
3. Deny amendments for LMC 15.05

RECOMMENDED OPTIONS:

Approve amendments for LMC 15.05, as presented in the draft ordinances for action.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

There are not fiscal impacts associated with the recommended amendments included in the attached redline ordinances.

BACKGROUND AND ISSUE ANALYSIS:

Proposed amendments to Land Development Code (Title 15 of the Longmont Municipal Code) follow specific recommendations included on pages 78-79 of the Main Street Corridor Plan, which was accepted by City Council in October of 2019 (Attachment 2). The proposed amendments are consistent with City Council's direction, as put forward in the Main Street Corridor Plan. As a reminder, the Main Street Corridor Plan included several recommendations aimed at enhancing the Main Street Corridor (from Highway 66 on the north to Plateau Road on the south). These recommendations included:

- Add additional residential and mixed-use throughout the corridor
- Ensure appropriate transitions to neighborhoods
- Focus on near-term catalyst sites and areas of change within the corridor when considering redevelopment

Specific recommended amendments include the following related to off street parking: The changes included in the attached ordinance, move from required parking minimums for residential uses to residential parking maximums in the MU-C and MU-D.

Specific to the goals discussed above, this change is anticipated to allow more flexibility for residential development in the MU-C and MU-D by removing the minimum parking requirement, while also encouraging pedestrian friendly design within the Main Street Corridor.

ATTACHMENTS:

1. LMC 15.05 draft ordinance
2. Recommended code changes from the Main Street Corridor Plan