



## EXECUTIVE SUMMARY

**TO:** Mayor & City Councilors

**FROM:** Norman McNickle, City Manager

**DATE:** April 8, 2016

**SUPPLEMENT TO:** Form Based Codes Text Amendment CC-16-46

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Since the adoption of the Form-Based Codes in 2015, some issues have been identified regarding curb radii, parking garage clearance height, parking reductions for shared/mixed uses, street/thoroughfare designs, lane widths, and the process to bring adjacent properties into the FBC Area.

The Text Amendments include the following:

1. Remove the curb radius standards which conflict with adopted City Design Standards.
2. Revise the parking garage clearance height (currently 8 feet) to reflect the minimum height requirement of 7 feet, 6 inches.
3. Revise the parking reduction criteria for shared/mixed uses to promote proper number of spaces for residential development.
4. Revise the minimum lane width in order to conform with the adopted 2009 International Fire Code for fire apparatus access and conform with adopted City Design Standards.
5. Establish new street concepts for the arrangement of bike lanes, sidewalks, vehicle lanes, and parking that reduce potential conflicts.
6. Establish the process for bringing adjacent properties into the Form-Based Codes area.

The Planning Commission voted 7-0 to recommend that the City Council approve the proposed Text Amendments with the modification of requiring a minimum 7'6" minimum parking garage clearance, rather than relying on the minimums set in the building code; and with a modification to the Neighborhood 60' ROW street thoroughfare design to clarify that curbs and a minimum 24 foot wide street throat width would be required.

The Planning Commission found that the proposed Text Amendments would not cause a safety concern throughout the community and would encourage appropriate development and that the proposed Text Amendments are needed to simplify certain provisions in the FBC.