

AMENDMENT(S):
AMD-2010-002

Ordinance Number: AMD-2010-002

**A RESOLUTION/ORDINANCE TO AMEND ARTICLE XV. PARKING REQUIREMENTS, OF THE CITY OF SUWANEZ ZONING ORDINANCE;
AND OTHER PURPOSES**

WHEREAS, the Mayor and Council of the City of Suwanee have adopted and enacted the 1998 Zoning Ordinance of the City of Suwanee, Georgia in order to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of the City of Suwanee; and

WHEREAS, the City of Suwanee Zoning Ordinance provides rules, regulations, requirements and standards for various land uses within the City of Suwanee; and

WHEREAS, the Mayor and Council of the City of Suwanee find that the City of Suwanee Zoning Ordinance serves to promote the health, safety, morals, convenience, order, prosperity or the general welfare of the present and future inhabitants of the City of Suwanee; lessen congestion in the streets; secure safety from fire, panic and other danger; provide adequate light and air; prevent the overcrowding of land, avoid both undue concentration of population and urban sprawl; facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; protect property against blight and depreciation; encourage the most appropriate use of land, buildings and other structures throughout the City; secure economy in government expenditures; and other purposes; and

WHEREAS, the Mayor and Council find that the attached amendments further said purposes; and

WHEREAS, notice of said amendment has been duly advertised as required by local rules and State laws in the City's legal organ; and

WHEREAS, a duly advertised public hearing was held on April 27, 2010 by the Suwanee City Council; and

NOW THEREFORE, be it ordained and resolved and it is hereby resolved by the Mayor and Council of the City of Suwanee this the 27th day of April, 2010, that the City of Suwanee Zoning Ordinance, specifically Article XV. Parking Requirements, is hereby amended as outlined on the attached Exhibit "A" which is herein incorporated

by reference with any minor renumbering and general editing of the Zoning Ordinance as needed.

SUWANEE CITY COUNCIL, A
GEORGIA MUNICIPAL
CORPORATION

By:

Dave Williams, Mayor

By:

Jace Brooks, Mayor Pro Tem

By:

Jimmy Burnette, Councilmember

By:

Kevin McOmber, Councilmember

By:

Daniel F. Foster, Councilmember

By:

Richard I. Goodman, Councilmember

ATTESTED TO BY:

Elvira Rogers, City Clerk

APPROVED AS TO FORM BY:

Gregory D. Jay, City Attorney
Chandler, Britt, Jay & Beck, LLC

Exhibit 'A'

Amend SECTION 1501 Design Standards for Off-Street Parking

- D. Location of Required Off-Street Parking spaces on Other Property. If the required automobile off-street parking spaces cannot reasonably be provided on the same lot on which the principal use is located, such spaces may be provided on other off-street property ~~lying not more than four hundred feet from the main entrance to the principal use. In this situation, the applicant shall submit with his application for a building permit or an occupancy permit an instrument duly executed and acknowledged which accepts as a condition for the issuance of a building permit or an occupancy permit the permanent availability of such off-street parking spaces to serve his principal use.~~ subject to the requirements of Section 1509

Add new section to Article XV Parking Regulations as follows:

SECTION 1509. Shared/Mixed Use Parking

Shared parking allows for a reduction in the total number of parking spaces when two or more distinguishable uses in proximity to each other have peak parking demands that occur at different times of the day or days of the week, or when the mix of uses and design of the area allows users to park once and walk to multiple uses. If sufficient evidence exists demonstrating that a reduced number of parking spaces will adequately support proposed land uses, a shared/mixed-use parking arrangement may be approved or conditionally approved by the Director if the following provisions are met by the applicant.

- A. Parking Study Required. A parking demand analysis prepared by a qualified parking or traffic consultant or civil engineer, which substantiates the basis for granting a reduced number of spaces must be submitted to the Director. The parking study shall be prepared following the procedures of the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines or other approved procedures. The actual number of parking spaces required shall be based on well-recognized sources of parking data such as the ULI or ITE reports. If the shared parking plan assumes use of an existing parking facility, then field surveys shall be conducted to determine actual parking accumulation.
- B. Maximum Distance to Parking Spaces. Shared spaces must be located within 500 feet of a principal building entrance of all sharing uses. Clear, safe pedestrian connections must be provided.

- C. Shared Parking Operations Plan. A shared parking operations plan must be prepared to the satisfaction of the Director showing that parking spaces most conveniently serve the land uses intended, directional signage is provided if appropriate, and pedestrian links are direct and clear. On-street parking spaces wholly adjacent to the property may be included.
- D. Application. Any application for a shared/mixed-use parking reduction must be signed by all property owners with property involved in the application. The application should indicate the proposed number of parking spaces to be provided and detail the amount of development and types of uses. Said application shall be supported by a parking study as detailed in paragraph A of this section.
- E. Changes in Land Use. Future changes in use might require an updated parking demand analysis to demonstrate any changes in parking demand patterns. Any deficiencies will require construction of additional parking spaces, a parking variance or maintaining the uses in place when the original shared parking agreement was approved.
- F. Planning Commission Review. Requests for shared parking might require review and approval by the Planning Commission if deemed necessary by the Director.