



City of Sanibel

Planning Commission

PLANNING DEPARTMENT Staff Report

Planning Commission Meeting:

July 9, 2024

Planning Commission Agenda Item:

7c.

RE: Nonresidential Parking Standards

ISSUES

- Minimum off-street parking requirements add cost and time to permitting; and are especially impactful to smaller properties with less area for additional spaces.
- Over-precision of parking requirements by land use increases change of use permit requirements and associated fees (change to use with different standards).
- Shared parking is encouraged by existing policy, but few properties have implemented such plans.

ATTACHMENTS

A	<i>High Cost of Free Parking, Chapter 2: Unnatural Selection, Shoup 2005</i>
---	--

BACKGROUND

Staff presented a report to the Land Development Code Review Subcommittee on June 11, 2024, which included the following recommendations:

- Adoption of a parking policy that does not reference the ITE Handbook or Trip Generation and no longer calculates parking demand by floor area; to avoid establishing an arbitrary minimum standard.
- Allow on-street parking (generally) for permitted uses.
- Reduce land use categories and associated minimum parking requirements for permitted and conditional uses.
- Continue to evaluate information provided by the applicant to determine parking requirements on a case-by-case basis for conditional uses; provide specific guidelines for restaurant uses.
- Accept shared parking plans/agreements in lieu of a parking study/analysis provided by the applicant.

- Establish bike parking guidelines that reduce vehicular parking by one space for each 10 bike parking spaces provided onsite.
- Allow on-street parking in lieu of off-street parking on local roads only.
- Amend Sec. 126-855. – Inter- and Intra-connectivity to facilitate improvements needed for shared parking.
- Amend Sec. 126-1176. – Generally (Home Occupations) to resolve any conflicting language.

ANALYSIS

Upon further review, staff withdraws its recommendation relating to on-street parking until a later date. Staff has concerns that on-street parking could be inconsistent with the historic rural nature of the roadway system by either requiring urban-style improvements, such as curb and gutter, or impacting public rights-of-way typically reserved for stormwater drainage and landscaping. Additional design considerations and public input will be available following the R2P2 design workshop being held July 10-12, which will examine on-street parking and other streetscape/public space improvements in the Town Center District and will provide staff with additional information before proceeding to a draft amendment on that item.

As it relates to the issues described at the top of this report, the proposed text amendments will address the following:

- Deletion of specific minimum parking requirements for permitted uses eliminates a major obstacle for smaller properties to achieve code compliance via redevelopment.
- By collapsing specific land use categories in Sec. 126-1361, change of use permit requirement for “change when development standards differ” is effectively obsolete.
 - An example of this change of use type, under current standards, is when office or service (permitted use) is proposed to change to a retail store (permitted use), which has a higher minimum parking requirement.
- Acceptance of shared parking agreements in lieu of a parking study/analysis will provide applicants with an additional option to achieve compliance and this option potentially improves parking and traffic circulation.
- Deletion of specific minimum parking requirements for permitted uses, and striking text related to combined parking that requires provision of required parking for all uses and units, provides flexibility for multiple occupancy centers and recognizes overlapping parking demand among uses/units at a center.
- Less rigidity in the application of parking standards at commercial centers will also simplify review of proposed parking for conditional uses, such as restaurants, at those locations.

Additional staff analysis of the Sanibel Plan and policy research are included in the staff report presented to the LDC Review Subcommittee, dated June 11, 2024.

Chapter 2: Unnatural Selection from *The High Cost of Free Parking* by Donald Shoup is provided as **Attachment A** of this report, which gives substantial analysis specific to off-street parking requirements, as well as the broader implications of free parking.

PUBLIC COMMENT

There has been no written public comment provided to staff since the June 11, 2024, LDC Review Subcommittee meeting.

RECOMMENDATION

Motion to approve Resolution 24-008, as drafted.