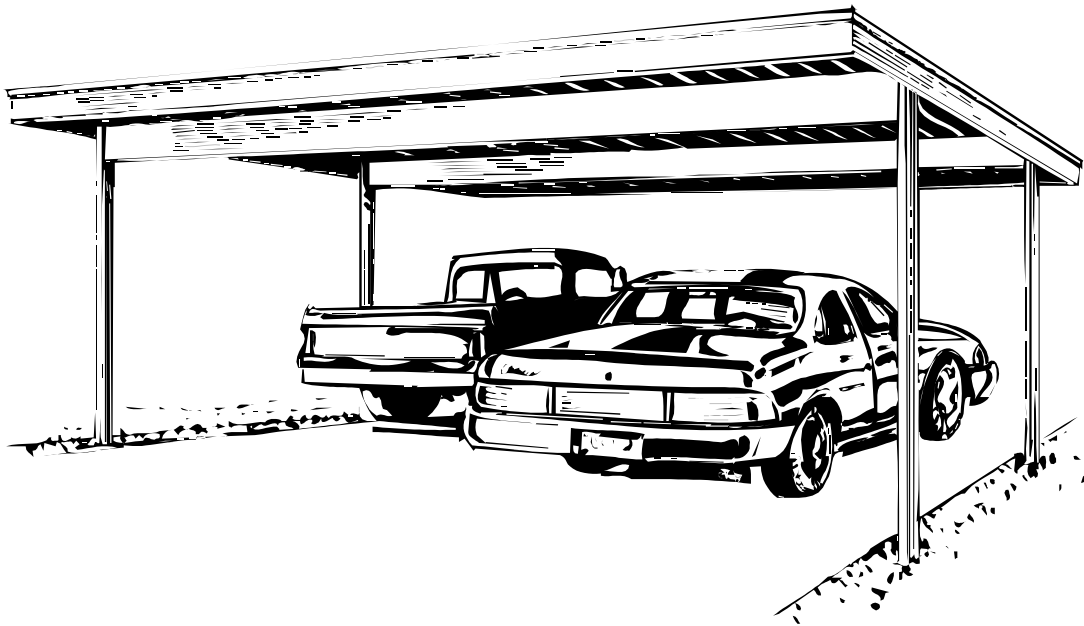


Administrative Parking Deferrals

Attachment to Administrative Review Application Form



**City of Boulder
Planning and Development
Services Center**

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Revised Aug. 2006
113.pdf

ADMINISTRATIVE PARKING DEFERRAL CRITERIA

The parking standards of the city's land use regulations (Section 9-9-6, B.R.C. 1981) specify the off-street parking requirements for each zoning district, and land uses such as restaurants and hotels. An applicant may request a reduction in the number of required parking spaces through a site review process or an administrative parking reduction. In addition, an applicant may request to defer the construction of a portion of the required parking spaces (up to 90% of the required parking in an industrial zoning district, 35% in a commercial district, and 20% in other zoning districts). A parking deferral means that some of the required parking spaces would not be provided, but that ample area on the site would be reserved so that these spaces could be provided in the future upon request by the city. Such a request would be made if the spaces were needed to meet the parking needs of the project. **Requests for an administrative parking deferral must be considered through an administrative review application.**

In order for an administrative review application to be approved for an administrative parking deferral, Planning and Development Services must find that the request meets the relevant criteria. These criteria are found in Section 9-6-6(e), B.R.C. 1981 of the city's land use regulations and are attached. The administrative review application must include a written statement which addresses how the proposal meets the applicable criteria. The required site plan must include a dimensioned parking plan which shows the proposed off-street parking spaces, including proposed deferred parking areas. The deferred parking area must be labeled as reserved for future parking.

CRITERIA (CITY CODE EXCERPT OF SECTIONS 9-9-6(e), B.R.C. 1981):

9-9-6(e) Parking Deferrals

(e) Parking Deferrals

- (1) Criteria for Parking Deferral: The city manager may defer the construction and provision of up to 90 percent of the off-street parking spaces required by Section 9-7-1, "Schedule of Form and Bulk Standards" B.R.C. 1981, in an industrial district, thirty-five percent in a commercial district, and 20 percent in any other district if an applicant demonstrates that:
 - (A) The character of the use lowers the anticipated need for off-street parking, and data from similar uses establishes that there is not a present need for the parking;
 - (B) The use is immediately proximate to public transportation that serves a significant proportion of residents, employees, or customers;
 - (C) There is an effective private or company car pool, van pool, bus, or similar group transportation program; or
 - (D) The deferred percentage of residents, employees, and customers regularly walk or use bicycle or other non-motorized vehicular forms of transportation.
- (2) Parking Deferral with a Concurrent Use Review: If a proposed use requires both a review pursuant to Section 9-2-15, "Use Review," B.R.C. 1981, and a public hearing, the city manager will make a recommendation to the approving agency to approve, modify and approve, or deny the parking deferral as part of the use review approval.
- (3) Site Plan: Applicants for a parking deferral shall submit a site plan demonstrating that the total required parking can be accommodated on-site and designating the land to be reserved for future parking.
- (4) Landscaping: Landscaping shall be provided as required under Section 9-9-14, "Parking Lot Landscaping Standards," B.R.C. 1981, and shall be indicated on the site plan.
- (5) Notice of Change of Condition: No person having an interest in property subject to a parking deferral shall fail to notify the city manager of any change in the conditions set forth in paragraph (1) of this Subsection that the manager considered in granting the deferral.
- (6) Construction of Deferred Parking Areas: The city manager may require the construction of the deferred parking at any time upon 30 days' written notice by mail to commence construction of such parking. No person having an interest in the property shall fail to comply with such a notice.