

COUNCIL ACTION FORM

SUBJECT: REMOTE PARKING AGREEMENT FOR 207 AND 214 S SHERMAN AVENUE

BACKGROUND:

Shelter Housing Holdings, LLC (Bridge Home) owns the properties at 207 and 214 S Sherman Avenue (Location Map-Attachment A). The property at 207 S Sherman currently has a site development plan under review for an 18-unit apartment building. **Bridge Home is requesting approval of a remote parking agreement to utilize all of the 27 parking spaces at 214 S Sherman Avenue to fulfill the parking needs required with the development of the 207 S Sherman Avenue site. It should be noted that there are no buildings on the 214 S Sherman Avenue site that requires any parking.**

Ames *Municipal Code* Section 29.406(18) allows for remote parking to satisfy required parking offsite, subject to City Council approval within certain zoning districts. The site at 207 S Sherman Avenue is zoned (S-SMD) South Lincoln Mixed Use and the property at 214 S Sherman is zoned Highway Oriented Commercial (HOC) and South Lincoln Fringe Overlay (O-SLF). Remote parking is allowable within these zoning districts. Remote parking is expected to be permanent to allow for the ongoing use of property benefitting from the remote parking proposal. An agreement or easement is required to ensure that the proposed location is permanently available.

The proposed S 207 Sherman site is planned to be a family transitional living apartment building. Required on-site parking for apartments is calculated based on the number of bedrooms in each unit. Based upon the bedroom configurations, 39 spaces are required. The proposed site plan for the apartment building accommodates 13 parking spaces, two of which are accessible.

A total of 39 parking spaces is required calculated as follows: (7) 1-bedroom units @ 1.5 spaces = 11spaces; (5) 2-bedroom units @ 1 space/bedroom = 10 spaces; and (6) 3-bedroom units @ 1 space/bedroom = 18 spaces. All of the required 39 spaces cannot be accommodated on site. To meet the City's off-street parking requirements for the 207 S Sherman Avenue parcel, Shelter House Holdings, L.L.C. desires to provide twenty-seven (27) parking spaces on the parcel located at 214 S Sherman Avenue (see Attachment 'A'). Approval of the Minor Site Development Plan for 207 S Sherman Avenue is contingent upon meeting the parking requirements.

The Municipal Code requires that remote parking be within 300 feet of the subject site and a written agreement be signed that identifies the required amount of parking for the principal use. When reviewing the proposal for remote parking, the city

has traditionally assessed the convenience and use of the area for remote parking as meeting the City's development standards.

The property at 214 S Sherman Avenue is vacant and includes a paved parking lot that is currently unused. Remote parking is allowed according to Sec. 29.406(18) and commercial parking is also allowed within HOC zoning. The proposed remote spaces meet the location requirement of being within 300 feet of the lot on which the principal building is located.

The existing pavement would be restriped based upon access from the abutting alley. Restoration of the right-of-way (removal of driveway aprons and installation of curb & gutter, & seeding) would be required. A strip of concrete between the right-of-way and the proposed parking lot would be removed and seeded. Additionally, the public sidewalk will be extended along the property's S. 2nd Street frontage to provide a pedestrian connection with 207 S Sherman, since it is currently missing in sections along the 2nd Street frontage. Additional landscaping would not be required until such time as 214 S Sherman Avenue is redeveloped because the current parking area already exists.

Note the 214 S Sherman Avenue site is planned to be redeveloped by Bridge in the future. Plans for the site includes a shelter and office uses. At that time, the current parking area would need to be removed to accommodate their development plans. Bridge intends to design the shelter/office project to always accommodate the remote parking required of the 207 Sherman site. Changes to the remote parking will be subject to City Council approval in the future.

The applicant has signed the Remote Parking Agreement that specifies the location of the spaces, number of spaces, and the terms of the Agreement. The agreement has been approved by Ames Legal Department.

If the remote parking is approved, Bridge Home can receive site development plan approval and proceed with building permits and development of the site.

ALTERNATIVES:

1. Approve the "Remote Parking Agreement" to provide the required twenty-seven parking spaces at 214 S Sherman Avenue for the proposed 18-unit apartment building at 207 S Sherman Avenue.
2. Deny the "Remote Parking Agreement" to provide the required twenty-seven parking spaces at 214 S Sherman Avenue for the proposed 18-unit apartment building at 207 S Sherman Avenue.
3. Refer this item to staff or the applicant for further information.

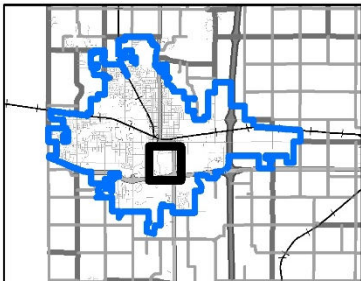
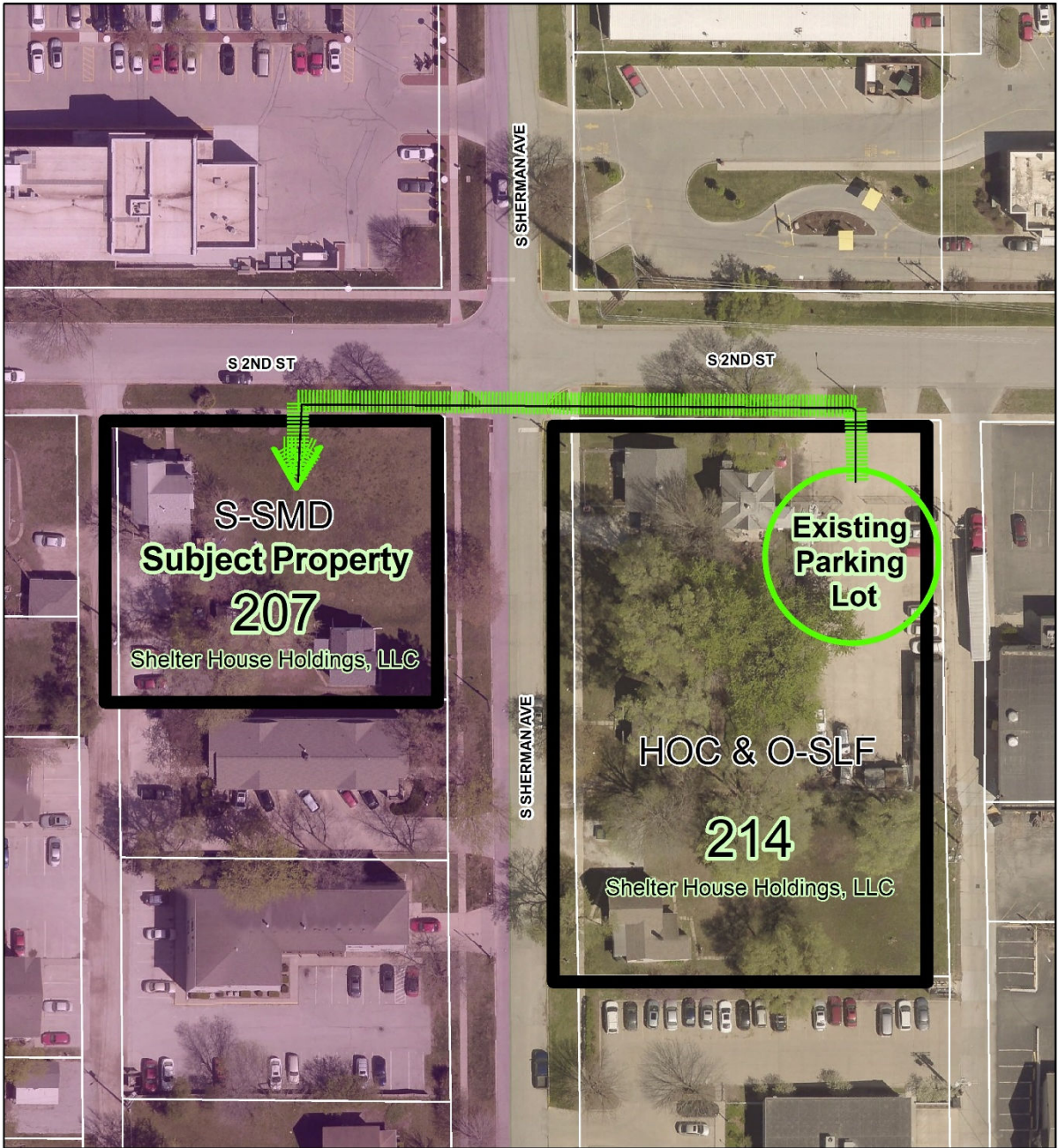
CITY MANAGER'S RECOMMENDED ACTION:

Both properties are under common ownership. Even though the properties are in different zoning districts both allow for remote parking.

With approval of the remote parking agreement, the parking lot at 214 S Sherman Avenue would be striped and made exclusively available to the residents at 207 S Sherman Avenue. Additionally, the public sidewalk would be extended along South Second Street where there currently is no sidewalk. The right of way frontage on South Second Street would also be restored as a curb to reflect the new alley access planned for use of the parking lot. Future redevelopment of the S 214 Sherman Avenue site will require amendments to the remote parking subject to Council approval.

It is the recommendation of the City Manager that the City Council approve Alternative #1, thereby approving the attached Remote Parking Agreement to provide required parking at 214 S Sherman Avenue for the apartment building use at 207 S Sherman Avenue.

Attachment 'A'
Location & Zoning Map

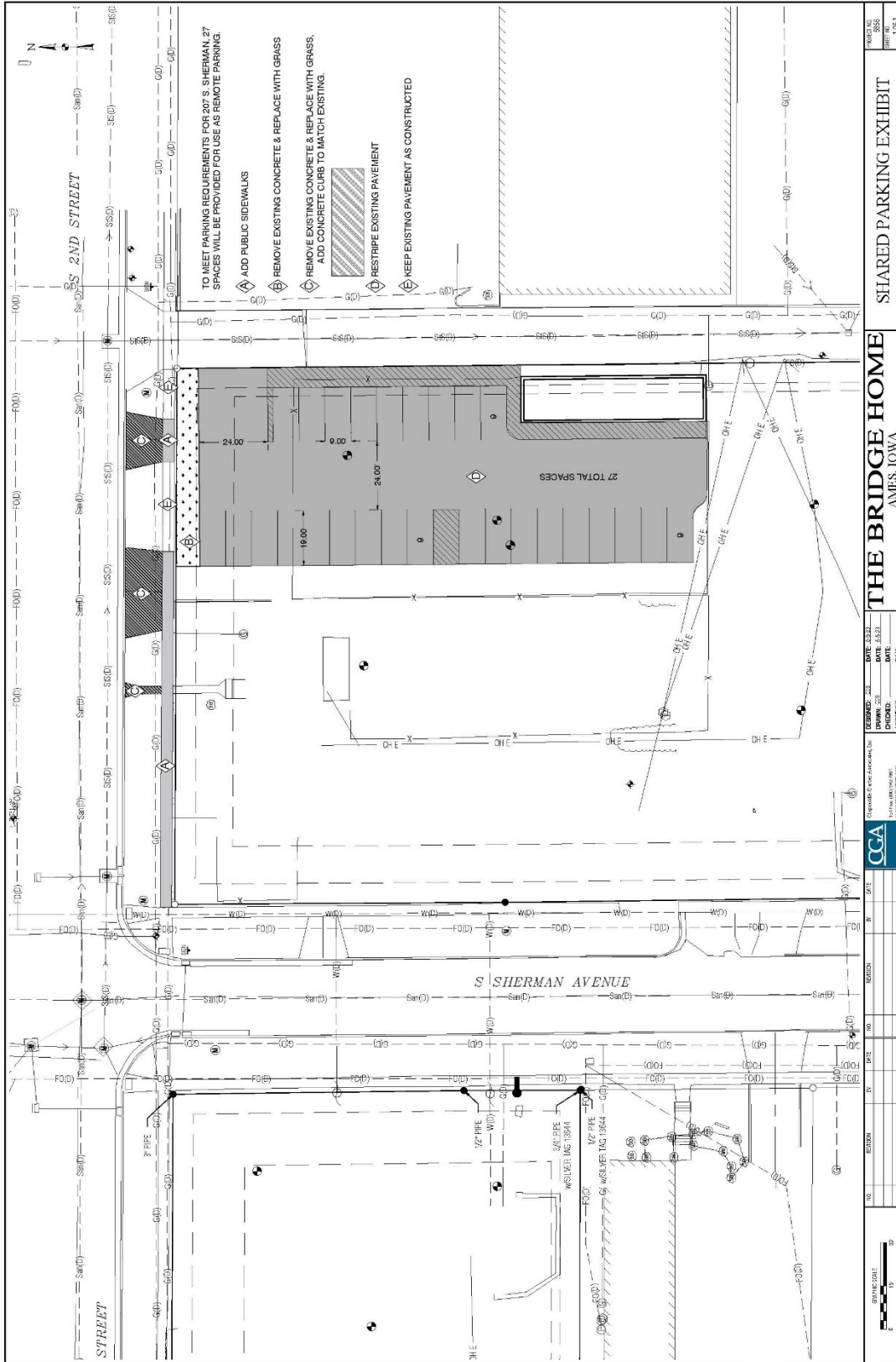


Remote Parking Request
214 S Sherman Avenue
LOCATION & ZONING MAP

0 37.5 75 150 Feet



Attachment 'B' Remote Parking Lot Plan



Attachment 'C'
Remote Parking Agreement