

## 10-07-2020 Town Council Meeting Responses to Council Questions

### **ITEM #5: Call a Public Hearing on November 4, 2020 for Land Use Management Ordinance Text Amendment to Section 5.9.2 Pertaining to Methods to Providing Required Parking and Loading**

#### **Council Question:**

Could you please provide some background on this item? It seems like there are two different topics rolled into this, one of which I am interested in - parking PIL system - and one I am not - creating parking minimums. Can we remove the latter and just focus on the former?

#### **Staff Response:**

*The discussion and context for considering the PIL system goes back several years and in a February 2, 2019 Work Session, Council discussed proceeding for further consideration. This was also the one of the reasons we conducted the 2018 Parking Study and looked at best practices across the nation for creating a better managed parking system using the PIL system. The purpose of this item is to address land use development patterns in downtown. Each individual development providing their own parking is not the best land use for the future of downtown. The current Land Use Management Ordinance offers an opportunity for development in the Town's Town Center zoning districts to provide a parking payment-in-lieu instead of constructing parking spaces. The Ordinance does not have minimum parking standards for land uses in the Town Center zoning districts so there is no incentive for new development projects to provide the payment-in-lieu or staff/Council to know how to apply the standard. Staff believes that adding minimum parking standards in the Town Center zoning districts to accompany the parking payment-in-lieu system would be beneficial.*

*The goal is to reduce surface and private parking on redeveloped land in downtown to help in creating maximum taxable value off the property. Downtown Chapel Hill has a finite amount of land and a well-run public system can create more efficiencies, improve shared resources and help promote multi-modal systems, and eventually reduce some of our dependency on the automobile.*