



**BUSINESS OF THE CITY COUNCIL
AGENDA STATEMENT**

Item No. 12
For Meeting of 01.07.2016

ITEM TITLE: Consideration of second and possibly third reading(s) of an Ordinance amending the following section 17.10.060.2(D) of the Zoning Ordinance related to garage requirements for Multi-Family Dwelling - Apartments.

CONTACT PERSON: Luke Parris, City Planner
Wade Wagoner, Planning & Economic Development Director

SUMMARY EXPLANATION

Recently staff engaged in discussions with Creighton Cox, with C2 Policy Advocates, Inc., regarding the parking requirements for R-4 apartments. Mr. Cox was in disagreement with the proposed language in the Zoning District section, which reads:

“All multiple-family dwellings shall have no less than one garage space for each unit. The garage space may be attached or detached and shall be a minimum 10 feet in width and 20 feet in depth. The number of garage spaces required for each dwelling unit shall be for the exclusive use of the occupants of each dwelling unit. Garage spaces may not be transferred for use by another tenant or separate individual or entity.”

Mr. Cox felt that the requirement of 1 garage space for each dwelling unit was too strict. Mr. Cox did not like this requirement because it would result in more garage spaces than are typically found on apartment projects.

At the December 3, 2015, City Council meeting, the Council discussed the garage requirements and heard from Mr. Cox and from Kris Saddoris from Hubbell Realty. Both Mr. Cox and Ms. Saddoris offered counterpoints to the proposed garage requirement. The Council directed staff to reevaluate the language and research other code.

Following the meeting, Mr. Cox presented staff with a compromise that he felt would work for both the City and the development community. Instead of 1-to-1 garage to unit ratio, Mr. Cox proposed a 60% garage to unit ratio and removing the clause that required the exclusivity of a single garage to a single unit. Staff also heard a proposed compromise from City Council members that would set the garage per unit ratio at 75%.

Staff conducted a review of all existing apartments in the City of Norwalk to determine the actual garage per unit ratio for each complex. That data is included below:

Legacy Landing – 120 Units, 90 garage spaces, 75% ratio
Cedarbrooke – 120 Units, 0 garages
High Pointe – 192 Units, 96 garage spaces, 50% ratio
Norwalk Village Estates – 56 units, 0 garages
Sunset Apartments – 40 units, 26 garages, 65% ratio

Norwalk Parkview Apartments 12 units, 0 garages
Countryside Apartments – 24 units, 16 garages, 67% ratio
Windflower Apartments – 60 units, 44 garages, 74% ratio
Norwalk Park Apartments – 36 units, 0 garages

Staff also reviewed other zoning codes from the surrounding jurisdictions to determine if any other communities had specific requirements. That review is included below:

Ankeny - No requirement identified

Altoona - No requirement identified

Clive - Each dwelling unit in a Multi-Family shall have a minimum of one enclosed parking area per unit.

Grimes - No requirement identified

Johnston - No requirement identified

Pleasant Hill - No requirement identified

Urbandale - No requirement identified

Waukee - No general requirement identified. In Kettlestone development – 1 space per unit.

West Des Moines - Vertically Attached Multi-Family, Apartments – no requirement and condominiums – 1 space per unit.

At the December 17, 2015 meeting, the Council determined that multiple-family dwellings shall have no less than 70% garage spaces for each dwelling unit and passed the first reading of an ordinance including that language. For consideration are the second and possibly third readings of that ordinance.

<p>___ Resolution <input checked="" type="checkbox"/> Ordinance ___ Contract ___ Other (Specify) _____</p> <p>Funding Source: _____ NA _____</p> <p>APPROVED FOR SUBMITTAL _____  City Manager</p>

STAFF RECOMMENDATION: This is a Council policy issue.

AN ORDINANCE AMENDING THE FOLLOWING SECTION 17.10.060.2(D) OF THE ZONING ORDINANCE RELATED TO GARAGE REQUIREMENTS FOR MULTI-FAMILY DWELLING - APARTMENTS.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

SECTION 1. PURPOSE. The purpose of this ordinance is to amend Section 17.10.060(D) Multi-Family Dwelling - Apartments of the City of Norwalk Zoning Ordinance.

SECTION 2. AMENDMENT. The City of Norwalk Zoning Ordinance is hereby amended with the following:

Section 17.10.060(D) Multi-Family Dwelling is hereby deleted in its entirety and replaced with the following:

D. Multiple-Family Dwelling – Apartments, with no less than 3 dwelling units attached vertically and not exceeding eighteen (18) dwelling units per acre of lot area excluding public street right-of-way.

All multiple-family dwellings shall have no less than 70% garage spaces each dwelling unit. The garage space may be attached or detached and shall be a minimum 10 feet in width and 20 feet in depth.

SECTION 3. SEVERABILITY CLAUSE. In any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of the City of Norwalk, Iowa on the 17th day of December, 2015.

Tom Phillips, Mayor

ATTEST:

Jody Eddleman, City Clerk

First Reading: December 17, 2015

Second Reading:

Third Reading:

I certify that the foregoing was published as Ordinance No. 15-14 on the ____ day of _____, 20 ____.

Jodi Eddleman, City Clerk