

Parking Reduction for Multifamily Recycling Container

DCA190-003

City Plan Commission

March 5, 2020

**Sustainable Development
& Construction Department**



City of Dallas

Background

- On June 13, 2018, City Council passed Section 18-5.1, “Collection and Removal of Recyclable Materials from Multifamily Sites.”
 - aka “The Recycling Ordinance”
- Beginning January 1, 2020, all multifamily properties with 8 or more dwelling units are required to provide recycling services



Background

- On October 17, 2019, the Zoning Ordinance Advisory Committee (ZOAC) considered an amendment to Chapters 51 and 51A to allow a parking reduction for multifamily uses for the placement of recycle bins and voted to recommend the proposal allowing a reduction of one required parking space to City Plan Commission (CPC).
- On November 21, 2019 CPC considered the proposal and returned the amendment to ZOAC in order to allow staff to obtain information from members of the Apartment Association of Greater Dallas (AAGD) to support their representative's proposal of the need for a reduction of three required spaces.

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Background

- ZOAC considered this item during two meetings; assessing information provided by the Office of Environmental Quality and Sustainability in conjunction with AAGD and additional information provided by SDC staff.
- On February 6, 2020, ZOAC voted to recommend a proposal to CPC for a parking reduction for multifamily uses based on a tiered approach.



Issue

- Section 18-5.1(e) of the Multifamily Recycling Ordinance contains a provision for a parking reduction in order to provide adequate space for recycling containers.
- Parking is a zoning regulation and all parking requirements, regulations, and reductions are held in Chap. 51A.
- Currently, Section 51A-4.209(b)(5), “Multifamily Use,” does not provide for a parking reduction
- Without an amendment to Chap. 51A, the only way to get a parking reduction as referred to in Chap. 18, is to go to the Board of Adjustment for a special exception to the number of off-street parking spaces required for the site.



ZOAC Proposal

- Tiered approach to number of required parking spaces that may be reduced based on the number of dwelling units on the site.

<u>No. of dwelling units</u>	<u>No. of required parking spaces reduced</u>
8 – 100	up to 3
101 - 400	3% or maximum 6, whichever is less
401+	up to 9



ZOAC Proposal - Rationale

- Intends to incentivize recycling
 - Helps properties avoid BDA process
 - Allows property owners to make the decision to reduce their available parking while keeping in mind the needs of their residents
 - Simplifies being able to use recycle bins
 - Supports the environmental policies in *forward*Dallas!
 - Increase recycling, and
 - Develop standards requiring new development of commercial and multifamily buildings to include facilities for waste recycling.



Staff Proposal

- Allow for a parking reduction of one (1) required parking space.



Staff Proposal - Rationale

- Allowing for a parking reduction of one (1) required space is provided and intended to work in concert with the other options and exemptions already provided in the Recycle Ordinance for compliance.
- If an individual property has exhausted all opportunities to comply with the Recycle Ordinance, they may apply to Board of Adjustment (BDA) to request a parking reduction
 - BDA can grant an exception for up to 25% of the number of required parking spaces



Staff Proposal - Rationale

- Unaware of any multifamily properties that are unable to comply because of the need to use more than one parking space.
- A random sampling of multifamily properties found that 17 out of 22 properties provided more parking spaces than required, 4 provided required number of spaces, and 1 property did not provide the required number of spaces.



ZOAC and Staff

Additional Recommendation

- Parking reduction applicable to properties built prior to the passage of this ordinance.

Rationale:

- Intended to help existing site constrained properties built before the Recycle ordinance was approved.
- Future developments have the opportunity to design their sites adhering to the recycle regulations along with the zoning regulations applicable to their site.

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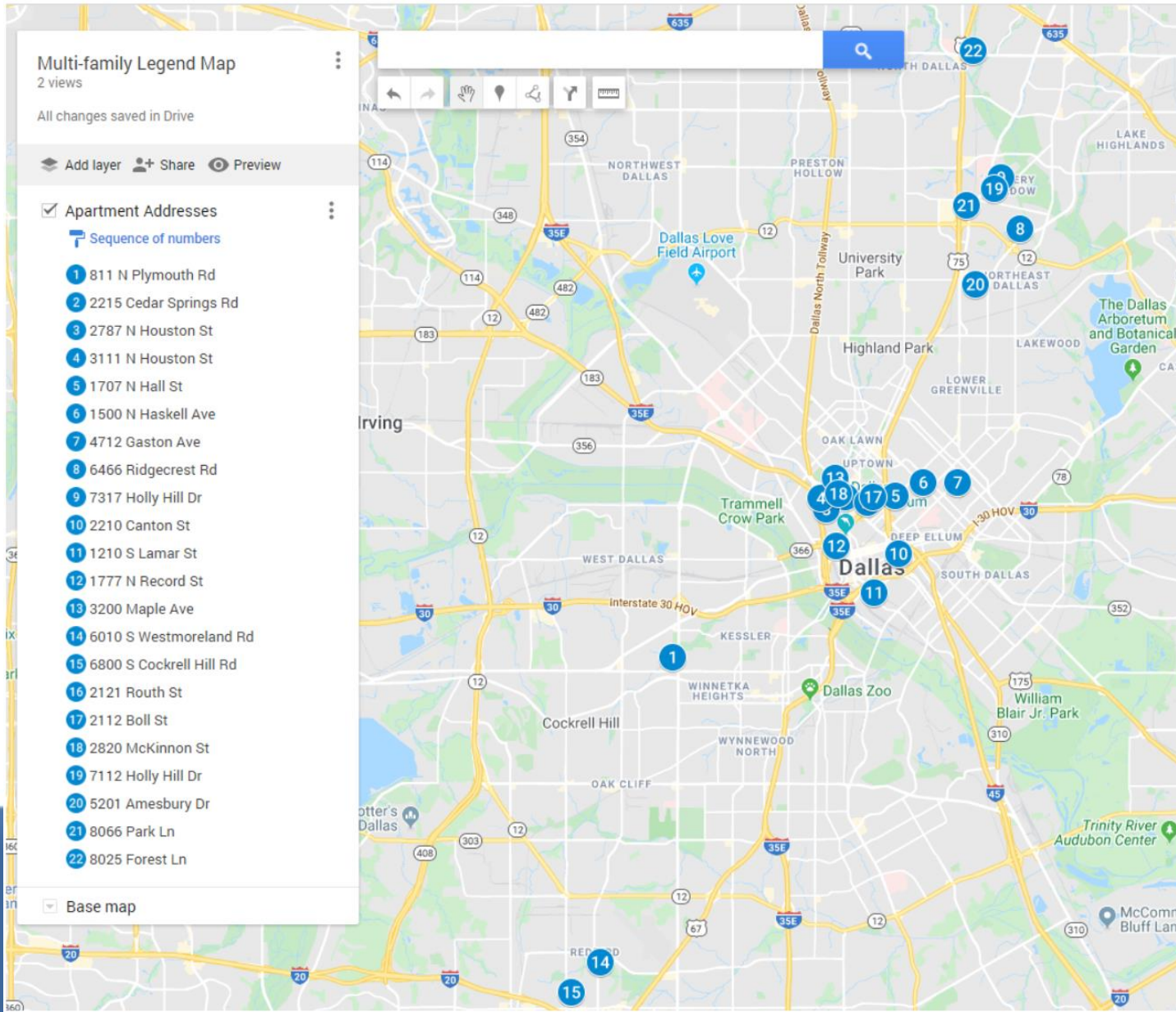


City of Dallas

APPENDIX



Multifamily Properties Parking Sampling



Multifamily Properties Parking Sampling

Legend Key No.	Area	Address	Provided parking spaces	Required parking spaces	Dwelling Units	Extra spaces
	Gaston					
1		811 N. Plymouth Rd	161		104	
2		2215 Cedar Springs Rd	522	408	265	114
3		2787 N. Houston	707	529	423	178
4		3111 N . Houston	632	588	463	44
	Old East Dallas					
5		1707 N. Hall St	648	647	372	1
6		1500 N. Haskell Ave	62	62	62	0
7		4712 Gaston	41	61	32	-20
	Vickery Meadow, Webb Chapel, Ft. Worth Ave, Polk					
8		6466 Ridgecrest Rd.	248	248	260	0
9		7317 Holly Hill Dr.	117	117	98	0
19		7112 Holly Hill	141	112	81	29
21		8066 Park	124	124	62	0
20		5201 Amesbury	592	504	336	88
	Downtown, Uptown, Northeast Dallas, North Dallas, Redbird					
10		2210 Canton St.	637	96	312	541
11		1210 S. Lamar St.	399	261	290	138
12		1777 N. Record St.	406	234	267	172
13		3200 Maple	401	378	252	23
14		6010 S. Westmoreland Rd.	375	368	214	7
15		6800 S. Cockrell Hill Rd	225	218	112	7
16		2121 Routh	307	300	300	7
17		2112 Boll	264	210	210	54
18		2820 McKinnon	578	476	317	102
22		8025 Forest	354	329	261	25