

## **Staff Responses to Council Questions**

### **December 6, 2016**

#### **8. Active Agenda**

##### **A. Ordinance: Amend Ordinance No. 5265 Authorizing a Special Use to Permit the Construction of Three Principal Buildings on a Single Lot at 2300 Wisconsin Avenue**

*While Special Uses will still go through Plan Commission and Special Use process, how will petitioner meet the process of providing parking status to Staff for additional tenants? Will they have to hire Traffic/Parking engineers?*

The petitioner will have to provide staff with the proposed tenant, a description of the tenants use, the size of the tenant space and the required number of parking spaces based on Table 7-1, Parking Requirements, in the Zoning Ordinance. Staff will confirm the petitioner has correctly identified the number of required parking spaces. The petitioner will not have to hire a traffic/parking engineer for each use.

*Revision says that petitioner will provide “parking vacancy numbers” and does not seem to require estimate of parking requirement for a proposed additional use (which might be required for a Special Use process but not an additional “allowable” use.*

The petitioner will be required to provide parking vacancy numbers for each proposed use to occupy the buildings, regardless of whether it is a permitted or special use.

*After providing “parking vacancy numbers”, what is the process of approving/not approving a request or just adding an additional (non-Special) use?*

If parking is available, the petitioner will follow the standard certificate of occupancy process for permitted uses and the entitlement process for those uses identified as Special Uses.

*How many tenant spaces are now occupied? How many have been filled since the petition was filed?*

Of the 55 total units in the building, 35 are occupied. Since the petition was filed in July, there have been eight new tenants occupying ten units.

#### **ATTACHMENTS**

There are no rEmarks this week.