**2014 Council Study Issue**

# CDD 14-01 Explore the Use of Stacker and Tandem Parking Spaces to meet Parking Requirements

**Lead Department** Community Development

**Sponsor(s)** Griffith and Martin-Milius

**History** 1 year ago: 2 years ago:

1. **Scope of the Study**
   a. What are the key elements of the study?

   There are no specific City regulations and policies that address the use of stacker or tandem parking spaces. Stacker parking is a variant of tandem parking. Stackers are vertically stacked, and traditional tandem spaces are horizontally configured (one behind the other). With the exception of mobile homes and single-family driveway aprons the zoning code parking regulations do not allow the use of tandem parking spaces to satisfy the parking requirement for a site. Tandem or stacker spaces are allowed provided they are in addition to required parking spaces. The prohibition is due to the difficulties in using the interior spaces (the outside vehicle has to be moved first). A similar issue exists for stackers where the lower car may need to be pulled out before the upper vehicle can be used. It may be appropriate to allow stacker parking spaces as well as tandem parking spaces in certain zoning districts or types of development.

   The study would include:
   - Review of current parking stall requirements in residential developments
   - Survey of projects using stackers and tandem spaces
   - Survey of standards from other cities that allow stackers and tandem spaces to satisfy required parking.
   - Proposed parking management policies for using stackers and tandem spaces
   - Consider allowing stackers/tandem spaces based on zoning or geography (e.g. high density residential, Downtown, Lawrence Station) or only in projects that provide affordable housing options
   - Community outreach

   b. What precipitated this study?

   The City has received applications for higher density residential developments in the Downtown requesting the use of parking stackers to meet project parking requirements. These requests are an outcome of the increasing values of residential land and the desire to achieve higher unit counts.

   c. Is this a multiple year project? No Planned Completion Year 2014

2. **Fiscal Impact**

   a. <u>Cost to Conduct Study</u>
      i. Level of staff effort required (opportunity cost)
         ☐ Major ☒ Moderate ☐ Minor

      ii. Amount of funding above current budget required $0

☐ Will seek budget supplement ☐ Will seek grant funding

iii. Explanation of Cost:

b. Costs to Implement Study Results
☒ No cost to implement.
☐ Unknown. Study would include assessment of potential costs.
☐ Some cost to implement. Explanation:

3. **Expected participation in the process**
☐ Council-approved work plan
☐ Council Study Session
☒ Board/Commission Review by Planning Commission

4. **Staff Recommendation**
a. Position: Support

b. Explanation: Tandem and stacked parking may be appropriate in some areas of the city, such as those well served by transit. This option may allow households to park vehicles that are used less frequently but perhaps not on a routine basis, especially in areas well served by transit, or close to services such as stores, restaurants and jobs.

| Reviewed By: | Approved By: |
|---|---|
| Department Director Date 5/15/13 | City Manager Date 5-16-13 |