

**ITEM NO. 5 TEXT AMENDMENT TO LAND DEVELOPMENT CODE; VALET PARKING (SLD)**

**TA-16-00128:** Consider a Text Amendment to the City of Lawrence Land Development Code, Chapter 20, Article 17 and related sections of Article 9, for revisions related to the use and design standards for Valet Parking. *Initiated by the City Commission on 3/28/16.*

**STAFF PRESENTATION**

Ms. Sandra Day presented the item.

**PUBLIC HEARING**

No public comment.

**COMMISSION DISCUSSION**

Commissioner Liese wondered what other municipalities did.

Ms. Day said there were not many municipal code examples. She said majority that staff looked at were from bigger cities. She said this was taking those best practices into the Code.

**ACTION TAKEN**

Motioned by Commissioner Liese, seconded by Commissioner Kelly, to approve the proposed text amendment, TA-16-00128, amending Article 17 and sections of Article 9 of the Lawrence Land Development Code to establish *Valet Parking* as a type of parking and forward to the City Commission with a recommendation for approval.

Commissioner von Achen asked how many fewer parking spaces there would be if a parking lot was converted to self-parking.

Ms. Day said conventional parking versus valet picked was about a 30% difference.

Commissioner Carpenter wondered how lost parking would impact occupancy.

Mr. McCullough said there would be impacts to lost parking, just like any project use.

Ms. Day said one of the elements looked at would be site plan review.

Commissioner Britton felt it was a good idea to clarify where valet parking would be used and to have a public process.

Commissioner Kelly inquired about a fee for valet parking. He wondered if expensive valet parking would kick cars back out into the neighborhood.

Commissioner Carpenter said that should be part of the original discussion instead of coming out later like with the HERE project.

Commissioner Britton said any place that charges a fee to park would have that same issue.

Mr. McCullough said there were private buildings in town that charged a fee. He said City Commission would see any proposal for valet parking and could be part of the discussion at that level. He said it was a balancing act for developers too.

Commissioner Sands asked if any parking lot change involving valet parking would require a site plan.

Ms. Day said yes.

Mr. McCullough clarified that there were valet operators currently in Lawrence using self-parked designed lots. He said they could do that without an operation or business license. He gave the examples of the Oread Hotel, Eldridge Hotel, and Lawrence Memorial Hospital that had valet services that used the self-park system like a self-parker would.

Commissioner Sands asked if the option existed for a developer to go from self-park to valet.

Mr. McCullough said it could be an option. He said anyone wanting to go to a valet system would go through the site plan process to the City Commission.

Ms. Day said if an existing business had a self-park parking lot and wanted to add valet services, without changing the parking lot, it could be reviewed administratively.

Commissioner Sands asked if an existing site plan had valet parking but wanted to convert back to self-park would it still need to be reviewed under a site plan.

Ms. Day said yes.

Commissioner Struckhoff said the HERE project was way different than what they agreed to at the beginning. He said one of the issues was the continuing encroachment of private institutional parking into the public right-of-way. He said the HERE project also increased in scope and the parking was moved from the garage to the street. He said he would support the motion but felt the HERE project should be a cautionary tale for future projects.

Commissioner Kelly asked if the text amendment mentioned a fee for valet parking.

Mr. McCullough said the text amendment only addressed the physical aspects.

Unanimously approved 8-0.