



Planning Commission Memorandum

To: Planning Commissioners

From: John Hinzman, Community Development Director

Date: February 28, 2022

Item: Continued: Amend City Code Chapter 155.09 - Minimum Parking Requirements for Apartments

Planning Commission Action Requested

Recommend action to amend City Code Chapter 155.09 establishing minimum parking requirements for apartments. The public hearing was held on February 14th with action on a recommendation tabled.

Previous Discussion

The Planning Commission reviewed potential changes at the January 24th meeting and discussed the following:

- Establishing parking based on the number of bedrooms for apartment units.
- Any parking deficiencies within the downtown area due to reduced parking.
- Are existing apartment parking lots full?
- Impact of overflow on existing streets and neighborhoods.
- How is guest parking calculated?
- Reduced acreage dedicated to parking.

Background

Minimum parking requirements are established for various uses within the Zoning Code (Chapter 155.09, Appendix A). Single Family, duplex, and multi-family uses are required to provide two spaces per dwelling unit. The current standard works well for single and duplex housing units but does not reflect the reduced need for parking for apartments (residential buildings of three or more units).

Apartment Parking Downtown

The Zoning Code currently allows flexibility from the two parking space minimum for residential units within the downtown area (Chapter 155.09, Subd. F6). Parking may be determined through

a proof of parking study utilizing shared parking standards based upon the guidelines of the Institute of Transportation Engineers (ITE) or Urban Land Institute (ULI). This provision has been used to allow construction of the Hastings Artspace Apartments, Confluence, and the Tyler Street Lofts (Siewert Apartments) with reduced parking requirements.

Industry Standards

ULI and ITE are used to determine minimum parking standards in many communities and serve as a reference to determine parking needs. They provide the following standard values for apartments:

ULI	1.5 parking spaces per unit
ITE	1.2 parking spaces per unit

Requirements in Surrounding Communities

Minimum parking standards in surrounding communities are as follows:

City	Requirement
Cottage Grove	2 per unit for multi family + addl 1.5 spaces for every 10 units
Rosemount	2 per unit for multi family; 1 per unit for accessory apt
Farmington	Accessory apt 1 per unit; multi family 2.5 per unit
Lakeville	2.5 per unit multi-family
Eagan	1 enclosed per unit 0.5 outdoor per unit - apt and multi
Burnsville	Apt - 1.5 per unit + 0.25 for guest parking - 1 in enclosed garage
Apple Valley	Multi Family - 1.5 spaces + 1 garage space per unit
Inver Grove Heights	2.5 spaces for buildings over 3 units
Woodbury	2.5 spaces for multi family
Northfield	1.5 spaces for apt + 0.5 space for visitor
Stillwater	1.5 spaces multi family + 1 space per 3 units guest parking
Hudson	2 per 1 bdrm and 2 bdrm + 1 addl for each bdrm thereafter
River Falls	2 spaces per residential unit

Impervious Surface Coverage

Each parking space requires approximately 261 s.f. which incorporates the 9' x 18' parking stall and a portion of the drive aisle. The effect of parking spaces on impervious surface coverage is as follows:

Number of Parking Stalls	Area (s.f.)
1	261
5	1,305
10	2,610
25	6,525
50	13,050
100	26,100

Options

Options for establishing minimum parking standards are presented below. The calculations are based on apartment buildings constructed outside of the downtown over the last 15 years.

Project	Units				
	Total	3Bed	2Bed	1Bed	Studio
Enclave	211	12	74	84	41
Vermillion Shores II	60	0	40	20	0
Voyageur Estates	88	8	43	36	1
Vermillion Shores I	36	0	30	6	0
Eagle Point	66	0			0

Project	Minimum Parking Spaces per Unit				Parking Provided
	2.0 (Existing)	1.75	1.5	Bedroom Based*	
Enclave	422	369.25	316.5	339	391
Vermillion Shores II	120	105	90	110	126
Voyageur Estates	176	154	132	157	178
Vermillion Shores I	72	63	54	69	74
Eagle Point	132	115.5	99		134

* Bedroom Based

- Studio = 1.0 space per unit
- 1 Bedroom = 1.5 spaces per unit
- 2 Bedrooms or larger = 2.0 spaces per unit

Recommendation

Staff recommends amending the City Code to establish a minimum parking standard of 1.75 spaces per unit for apartment buildings.