

## Council Agenda Report

**Date:** June 13, 2016  
**Submitted by:** Odie Wheeler, Director of Public Works DW  
**Prepared by:** Pat Escher, City Planner, A.I.C.P.

**SUBJECT:** Ordinance No. 1076 to firstly, retain no on-site parking requirements within the Core sub district of Downtown/Waterfront Development District. Secondly, allow for no on-site parking requirements within the other sub-districts provided the applicant can demonstrate that there will be no negative impacts to the neighborhood and on street parking is permitted

**Recommendation that Council:**

- A. Introduce Ordinance No. 1076 by reading of title only and
- B. Schedule June 20, 2016 for second reading, public hearing and adoption.

**Discussion:** The Current UDC Section 4.4.5 requires no on-site parking within the entire Downtown/Waterfront Development District. Staff and the Planning Commission discussed this matter at the February 9<sup>th</sup> meeting. The Planning Commission directed staff to provide language that would not require parking standards within this district, pending documentation submitted by the applicant, which must demonstrate that no additional parking would be required for the land use and/or that the adjacent streets could accommodate the proposed land uses parking needs. The Downtown Core subdistrict would be exempt from this provision with no on-site parking is required.

Staff proposes the following text changes to be incorporated into Section 4.4.5 Section A-F.

**Fiscal Impact:** None

**Approved by:**

See Item 10 for Attachment Section 4.4 and Section 4.4.5

## **PROPOSED ORDINANCE**

### **ORDINANCE NO. 1076**

**AN ORDINANCE OF THE COMMISSIONERS OF CAMBRIDGE, MARYLAND, TO FIRSTLY, RETAIN NO ON-SITE PARKING REQUIREMENTS WITHIN THE CORE SUB DISTRICT OF DOWNTOWN/WATERFRONT DEVELOPMENT DISTRICT. SECONDLY, ALLOW FOR NO ON-SITE PARKING REQUIREMENTS WITHIN THE OTHER SUB-DISTRICTS PROVIDED THE APPLICANT CAN DEMONSTRATE THAT THERE WILL BE NO NEGATIVE IMPACTS TO THE NEIGHBORHOOD AND ON STREET PARKING IS PERMITTED**

**WHEREAS**, upon consideration of the recommendation of the Planning and Zoning Commission, and upon consideration of the staff of the Department of Planning and Zoning, the comments made at a public hearing before City Council, held on June 20, 2016 the City Council finds that the proposed amendments are needed to protect the public health, safety and welfare; and

**WHEREAS**, on March 1, 2016 the Planning Commission held a public hearing and issued recommendation regarding the proposed text amendment. The Planning Commission unanimously recommended that the Commissioners of Cambridge approve the text to firstly, retain no on-site parking requirements within the Core sub district of Downtown/Waterfront Development District. Secondly, allow for no on-site parking requirements within the other sub-districts provided the applicant can demonstrate that there will be no negative impacts to the neighborhood and on street parking is permitted; and

**WHEREAS**, the Commissioners of Cambridge find that it is in the best interest of the City to amend to firstly, retain no on-site parking requirements within the Core sub district of Downtown/Waterfront Development District. Secondly, allow for no on-site parking requirements within the other sub-districts provided the applicant can demonstrate that there will be no negative impacts to the neighborhood and on street parking is permitted; and

**NOW, THEREFORE, BE IT ORDAINED** by the Commissioners of Cambridge, that the City's Unified Development Code is hereby amended as follows:

See Attached Section 4.4.5.

**AND BE IT FURTHER** enacted and ordained that this Ordinance shall become effective on the tenth (10<sup>th</sup>) day following the date of adoption.

ATTEST:

THE COMMISSIONERS OF CAMBRIDGE

\_\_\_\_\_  
Sandra Tripp-Jones, City Manager

By: \_\_\_\_\_  
Donald Sydnor, Acting Mayor

**Introduced the 13th day of June, 2016**  
**Adopted the 20th day of June, 2016**  
**Effective the 30th day of June, 2016**