

MEMORANDUM

Date: April 12, 2019
To: City Council & Mayor
Cc: Jane Howington, City Manager, Thomas Sheridan, Asst City Manager
From: Greg Hannan, Community Development Director
Re: **Stone Hill Drive Parking**

Brief background:

A business at 5980 Darrow Road has been experiencing a significant parking crunch as the activity at the site has grown in recent years. The current parking lot of 20 spaces met the requirements of the LDC (four spaces per exam room); however, is not large enough to accommodate the specific needs of the business in recent years. For many months, the business has been directing multiple employees to park along Stoney Hill Drive, in front of several residential properties. While there is no ordinance restricting the all-day parking in this area, several residential homeowners have expressed concern with the vehicles impacting sightlines, tree lawns, and school bus stops. Additionally, on April 8, 2019, seven cars were parking along Stoney Hill Drive and a passing vehicle struck a parked car, further frustrating the adjacent residences.

Staff has researched numerous options to address the concerns of the residents over the past several months to come to an amicable resolution. Staff reached out to peer cities to determine possible regulations to consider and reviewed each with the Law Department. Additionally, staff has talked with the business on numerous occasions, encouraging them to construct additional on-site stalls and/or obtain a parking easement for adjacent properties. The business has recently installed two additional parking stalls by converting a small landscape island. The business has indicated this should accommodate their needs for the coming months; however, they do anticipate further growth in the future. The business has stated the cars on Stoney Hill Drive are not illegally parked and noted employees are directed to park at that location as there is a sidewalk connection to the business. The business continues to work on larger scale long-term solutions; however, staff notes progress on such has not advanced.

Listed below are the solutions which could be pursued in reference to this issue:

1. Establish restricted parking hours on Stoney Hill Drive:

| Street | Side Restricted | From | To/Position To Curb | Time of Day | Days of the Week |
|-----------------|-----------------|-----------|---------------------|------------------|------------------|
| 2-Hour Parking: | | | | | |
| Stoney Hill Dr | North | S Main St | Dongan Dr | 8:00am to 6:00pm | M,T,W,TH,F |
| Stoney Hill Dr | South | S Main St | Dongan Dr | 8:00am to 6:00pm | M,T,W,TH,F |

Staff Note: Such a restriction would address the all-day parking; however would also restrict the use of the street for resident parking and could lead to the business parking on adjacent streets. A temporary ban could be considered while a longer-term solution is determined.

2. Establish restriction on commercial parking on a residential street

452.10 Parking for Business Purposes.

- (a) No owner or operator of any vehicle shall use such vehicle or permit the same to be used on any street, highway or public place for the manufacture or repair of shoes, clothing, furniture, metal ware, tools or other articles of personal or household use.
- (b) No person shall park any vehicle along a residential street for business purposes.

Staff Note: Reached out to several peer cities but did not locate a model regulation. Staff has prepared the above; however, staff and the Law Department have noted this would be difficult to monitor and enforce as the intent of each person parking would need to be documented.

3. Establish a residential sticker program to allow residents to park on a street

Staff Note: Residents of Stoney Hill Drive have identified Alamo Heights Texas as an example. Additionally, staff has reached out to Oxford Ohio which has a permit system. Both of these model city programs appear to require a fair bit of oversight, participation by the residents (obtaining stickers), and were started in response to residential blocks adjacent to large destination districts. Such solution appears to be in excess of what is needed to address Stoney Hill Drive. Little Italy in Cleveland near the university also has a residential permit process and visitors can only park for 2 hours, on residential streets. Most of the homes do not have drives or garages, so the residents have to park on the street.

4. Current LDC Standards related to on site activities at 5980 Darrow Road

- a. Section 1207.12(o): Paving. Any off-street parking or loading area shall be surfaced with a pavement having an asphalt or concrete binder of sufficient strength to support vehicular loads imposed on it while providing a durable, dustless surface.
- b. Section 1207.12(l): Aisles. Each required parking space shall have direct and unrestricted access to an aisle of the minimum width set out in Subsection (k) and illustrated in Figure 22.

Staff Note: Staff understands the site currently contains a narrow strip of gravel along the access drive where they informally park additional cars. The business also has employees double stack stalls at the rear. Possible enforcement of these two items has not been pursued due to concern of the business resolving the issue by having even more cars park on the street.

Staff suggests the following short to long term resolutions to this matter:

1. Temporary parking restrictions (two hour) for 60 days. Council authorization would be needed to the City Manager until the Traffic Committee can review the matter further. The temporary restriction could be adjusted or removed by the City as needed.
2. Propose a residential permit and/or 2-hour parking limit from 8 to 5 pm weekdays Until a final regulation could be completed.
3. Revise the applicable city regulations in 2019 to address this issue in the future.