

**CITY OF LAFAYETTE
RESOLUTION NO. 2013-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAFAYETTE DECREASING THE PARKING REQUIREMENT
FOR THE PROPERTY AT 103 N. PUBLIC ROAD**

WHEREAS, the Downtown Vision, adopted by the Lafayette Urban Renewal Authority (LURA) in 2011, recommends pursuing shared parking agreements with the owners of the approximately 1,200 private parking spaces within the downtown core in order to increase the number of public parking spaces that are available for commercial customers; and

WHEREAS the property at 103 N. Public Road currently consists of 5,609 square feet, of which approximately one-third is retail and the other two-thirds is restaurant/bar use, and includes a parking lot with 19 parking spaces; and

WHEREAS, LURA on January 8, 2013, conditionally approved an agreement for the lease of sixteen (16) parking spaces in the parking lot at 103 N. Public Road for use by the general public, which would leave three (3) spaces for the exclusive use of the business at that location; and

WHEREAS, unless modified by City Council, the elimination of the 16 parking spaces for private use would cause a zoning violation with respect to parking requirements for the current use of the property at 103 N. Public Road; and

WHEREAS, Section 26-20-10 of the Lafayette Code of Ordinances allows the City Council, by resolution, to decrease the required number of off-street parking spaces for a particular property and use after taking into consideration a conveyance, dedication or lease to the City, or to LURA, of real property for the purpose of providing public parking; and

WHEREAS, City Council had considered the parking needs for the current use of the property at 103 N. Public Road, including the availability of public parking in the area that will be available to serve that property, and believes that a reduction of required off-street spaces is appropriate under the circumstances.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lafayette, Colorado, as follows:

The off-street parking requirement for, and associated with the current use the property at 103 N. Public Road shall be reduced to three (3) spaces, but only so long as the lease between LURA and the property owner for the use of sixteen (16) on-site parking spaces for public use is in effect.

RESOLVED AND PASSED THIS 5TH DAY OF FEBRUARY, 2013.

CITY OF LAFAYETTE, COLORADO

Carolyn D. Cutler, Mayor

ATTEST:

Susan Koster, CMC
City Clerk

APPROVED AS TO FORM:

David S. Williamson, City Attorney