



Date of Council Meeting: June 27, 2016

**Informational Memo
TOWN OF LEESBURG
TOWN COUNCIL WORK SESSION**

Subject: Crescent Place Residential Parking Requirements and Garage Parking

Staff Contact: Brian Boucher, Deputy Director of Planning and Zoning

Council Action Requested: Information only.

Staff Recommendation: None.

Commission Recommendation: None.

Fiscal Impact: None.

Work Plan Impact: None.

Executive Summary: Town of Leesburg Zoning Ordinance Section 11.3 specifies that for a town house with a single-car garage, the garage space shall not be counted as parking space. It also states that for a town house with a two-car garage, only one space shall count toward the required parking.

The planned residential neighborhood known as Crescent Place requested, and received a modification of this standard as part of the rezoning approval. The modification was based on the urban nature of the project, and was conditioned so that garage spaces would in fact be available for parking.

Background: TLZM-2012-0003Crescent Place was approved for 224 town house and 2-over-2 dwelling units. Per the Town of Leesburg Zoning Ordinance (TLZO) Sec. 11.3, each unit must provide 2.5 spaces which means 560 spaces are required (224 units x 2.5 = 560). TLZO Sec. 11.3 specifies that *“For town houses with a single-car garage, the garage shall not be counted as a parking space. For town houses with a two-car garage, the two-car garage shall count as a single (one) parking space.”* It is important to note that a 2-over-2 is considered to be a town house for parking purposes. As part of the rezoning application, the applicant requested a modification of this section to permit all garage spaces to count as a required parking space.

Prior to 2001, garage spaces in Leesburg did count toward required parking. The ordinance was changed that year to address a problem in existing suburban town house developments caused by owners using garages for storage or as playrooms. Other local jurisdictions such as

Loudoun County still count all garage spaces toward required parking. As such, Leesburg's ordinance is more restrictive in this regard.

The Crescent Place applicant asked for a modification to permit all garage spaces to count as required parking. The applicant stated the modification was justified based on three reasons: (1) the urban nature of the project (higher density characterized by a lack of large surface parking lots); (2) the lifestyles of the expected residents (older couples/empty nesters) who will have fewer cars; and (3) the expectations of residents (living in an urban-style development parking is not expected to be as convenient as in a suburban development).

A total of 491 of the required 560 residential spaces were proposed as garage or driveway spaces. The parking arrangement was illustrated on Sheet 3 of the Concept Plan (see Figure 1 below).

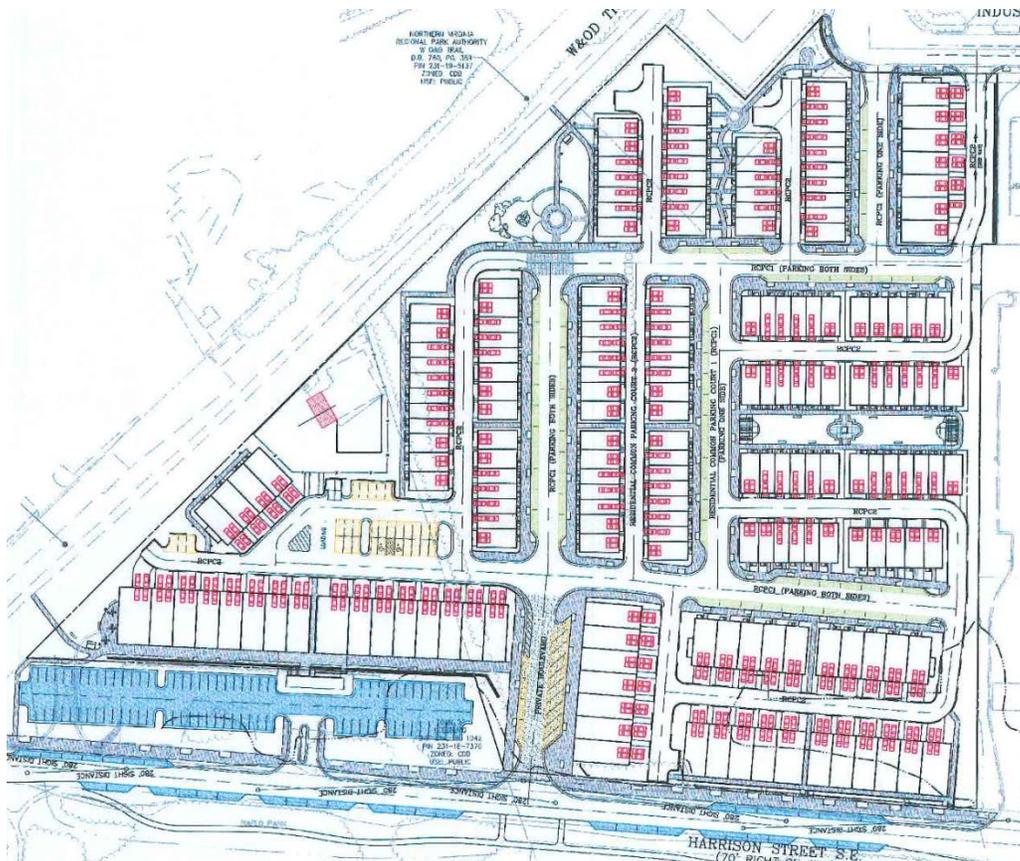


Figure 1. Residential Parking Plan

Town Council approved the respective modification on the condition that the proffers and Homeowners Association Documents specify that garage spaces must be used for parking and cannot be converted to any other use. As a result, Proffer #7.4 Garage Conversions states *“The POA [Property Owner’s Association] documents shall include a provision that will prohibit any garage space from being converted to any type of habitable and/or living space or be used principally for other than the storage of vehicles.”* This parking arrangement is similar to the Landsdowne Town Center development in Loudoun County.