

Parking Waiver Justification:

In order to justify approval of any parking waiver, the Planning Commission considers the following criteria. Please answer **all** of the following items. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

For all Parking Waivers:

1. **The Parking Waiver is in compliance with the Comprehensive Plan.**

The parking waiver is in compliance with the comprehensive plan because it looks to provide services along the traditional workplace corridor to nearby residential areas that are within walking distance or only accessible by transite routes.

2. **The applicant made a good faith effort to provide as many parking spaces as possible on the site, on other property under the same ownership, or through joint use provisions.**

The parking design utilizes all available areas on-site for parking and required landscape areas. The owner does not own other properties nearby. However, the nearby properties are predominantly multi-family housing which will allow for customers to walk to the site.

For Waivers to reduce the minimum number of required parking spaces; OR use on-street parking spaces that are not directly adjacent to or abutting the development site; OR use parking spaces located in a public parking lot:

1. **The requested waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use.**

Because the parking design takes full advantage of the available space to provide parking, there is not room for additional parking and is therefore the smallest possible reduction to accommodate the proposed use.

2. **Adjacent or nearby properties will not be adversely affected.**

Adjacent properties will not be adversely affected because the adjoining lot is vacant so no unwanted parking from this location will take place. Nearby properties will benefit from the proximity to needed services within walking distance.

3. **The requirements found in Table 9.1.2 do not accurately depict the parking needs of the proposed use and the requested reduction will accommodate the parking demand to be generated by the proposed use.**

The requirements found in Table 9.1.2 do not accurately depict the parking needs for the proposed use due to the overlap in required parking for the types of businesses. Each business hopes to take advantage of the existing patrons of the existing use by providing (see additional page)

4. **There is a surplus of on-street or public spaces in the area that can accommodate the generated parking demand.**

There is not a surplus of on-street parking, however the site is on a main transit route and within walking distance to many multi-family dwellings.

Waivers to provide more parking spaces than the maximum allowed:

1. **The requirements found in Table 9.1.2 do not allow the provision of the number of parking spaces needed to accommodate the parking needs.**

N/A

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2. **The requested increase is the minimum needed to do so.**

N/A

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needed services for the people who already frequent the existing store as well as the people in nearby apartment buildings and therefore will be able to accommodate the parking demand generated by the proposed use.

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