

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.

Yes, because Reducing off street parking in traditional corridors and adaptive reuse.

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.

Yes, I have attempted joint parking agreements with no success.

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.

Yes, as we exhausted all available reductions in Chapter 9 of LBC.

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

No because we are providing outside parking and the neighborhood is very walkable.

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.

We require 34 spaces prior to reductions which I feel is excessive due to location and surrounding neighborhood.

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

adjacent streets have parking and a large parking area is available.

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 RECEIVED

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

N/A DEC 06 2017
PLANNING & DESIGN SERVICES