

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** for all the reasons addressed in the original filing and recommendation of approval to the City of Middletown in docket number 17ZONE1002, and the City of Middletown review and approval on January 10, 2019. Further, the change to add parking addresses the comprehensive plan goal of providing adequate parking for the proposed use to avoid parking overflow issues.
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.** All proposed parking is located on site. As approved on the detailed district development plan, the site had more room than needed for providing the detention required, including the extra 50% detention over what is currently on site.

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.** The parking waiver is to exceed the maximum number of 12 parking spaces to add 4 more spaces, for a total of 16 spaces. The branch bank will be fully staffed at 8 employees. With the two required ADA parking spaces, the site would only have two available parking spaces for customers. This also leaves only two parking spaces for after-hours staff meetings when traveling employees/guests are onsite. The additional 4 parking spaces will help to alleviate concerns for a parking shortage.
2. **The requested increase is the minimum needed to do so.** The site is large enough to accommodate a larger branch bank, which would have allowed the additional parking spaces without a waiver request. However, the independence bank building itself is important to have a specific design as it is as much for marketing of the "independence" concept as it is functional. As such, a different layout to maximize the use of the space on the site doesn't work for this owner.

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