



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land – Helping to build great communities

DATE: September 5, 2014

TO: Planning Department Hearing Officer

FROM: Xzandrea Fowler, Planner

RE: Agenda Item #7 - McKernon-Cindrach Minor Use Permit / DRC2013-00101 – Request for Adjustment to eliminate the shared parking agreement with neighboring property owners for 13 parking spaces and to further reduce the number of required parking spaces to what could be accommodated onsite

Adjustment Request

The applicant stated that during the Templeton Area Advisory Group (TAAG) referral review of the proposed project, on August 21, 2014, there was discussion that the shared parking agreement was not necessary because the existing number of parking spaces provide on-site, in addition to the closure of the existing driveway access from South Main Street, would be to accommodate the proposed restaurant use.

Therefore, on August 28, 2014 the applicant requested consideration of the elimination of the shared parking agreement, and reduction of the required number of spaces to what could be provided onsite. Currently there are 11 parking spaces provide onsite, but with the closure of the existing driveway access from South main Street, approximately 12-13 parking spaces could be provided onsite.

Modification of Parking Standards

In accordance with LUO Section 22.18.020H a request to reduce the number of parking spaces or to modify any of the other parking standards may be authorized through Minor Use Permit approval. Since the applicant has already applied for a Minor Use Permit and a hearing is already scheduled for the modification of the parking standards for the proposed restaurant use, this additional request could be consider at the hearing.

Proposed modification of parking standards shall be approved only where the Review Authority first determines based upon specific findings of fact, that:

- a. The characteristics of a use, the site, or its immediate vicinity do not necessitate the number of parking spaces, types of design, or improvements required by this Chapter, and
- b. Reduced parking or an alternative to the parking design standards of this Chapter will be adequate to accommodate on the site all parking needs generated by the use, or that additional parking is necessary because of specific features of the use, site, or site vicinity; and
- c. No traffic safety problems will result from the proposed modification of parking standards.

Staff Analysis

The request to reduce the required number of parking spaces to what could be approved onsite and to eliminate the shared parking agreement with neighboring property owners to accommodate 13 additional parking spaces may be adequate to accommodate the anticipated parking needs generated by the proposed restaurant use because the future closure of the existing driveway access from South Main Street, will result in additional off-street parking spaces that could help to offset the anticipated parking needs. No traffic safety problems are anticipated to result from the proposed modification of the parking standards.

Should the Planning Hearing Officer support the request the attached changes to the Findings and Conditions prepared for Minor Use Permit DRC2013-00101 would be necessary. In addition to the changes associated with the request, staff has made included some minor changes to the conditions to reflect the TAAG referral review comments regarding lighting.

Attachments

- Exhibit A – Revised Findings (DRC2013-00101/ McKernon-Cindrich)
- Exhibit B – Revised Conditions (DRC2013-00101 / McKernon-Cindrich)
- TAAG Referral Review Comments - August 21, 2014