



24-WAIVER-0130

Development Review Committee  
February 19, 2025



# Nearby Residential

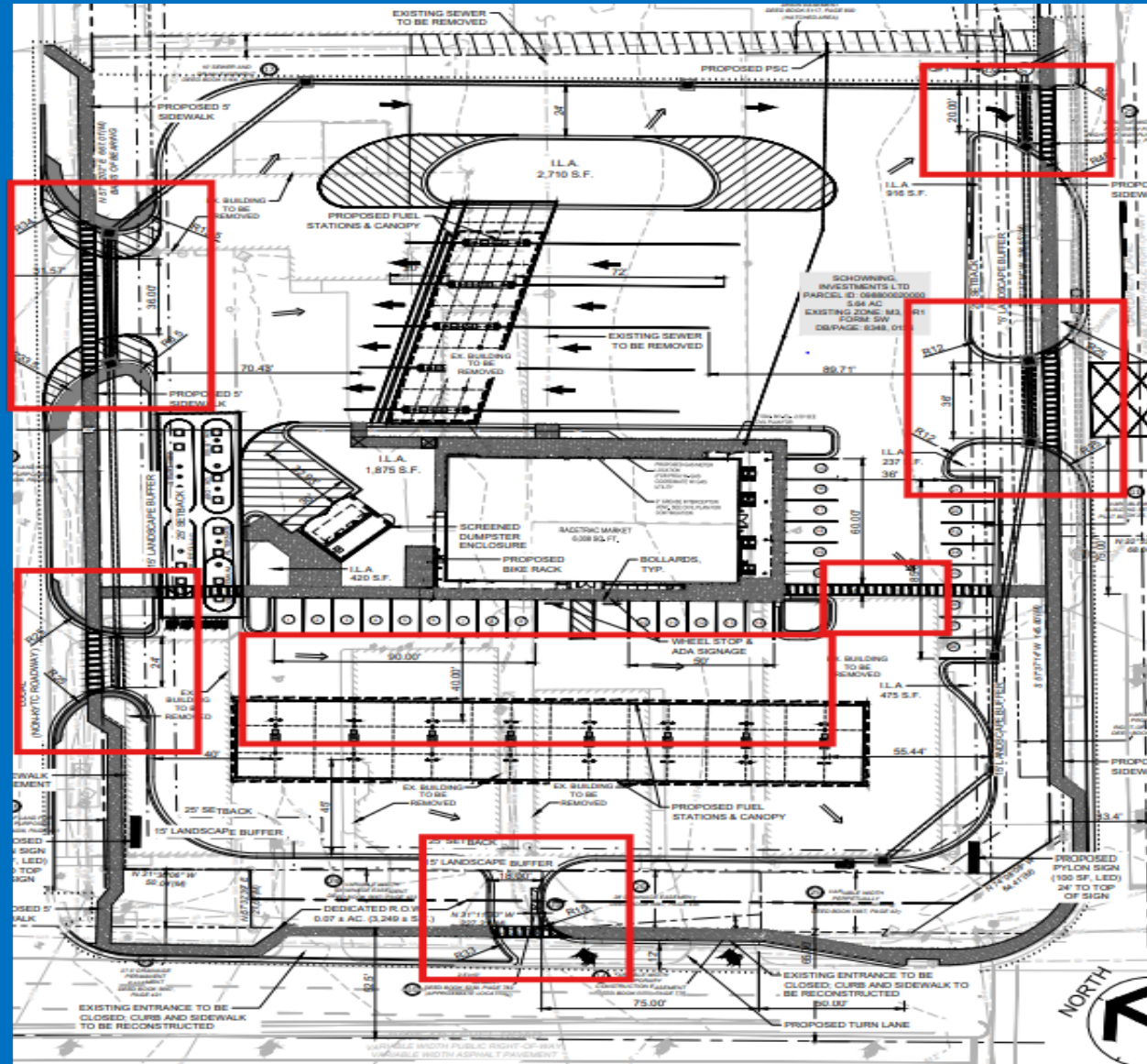


# Parking Waiver: Parking Study Requirements

- Section 9.1.16 2.d.: A General Parking Waiver application must provide a Parking Study “as prescribed in Section 9.1.17”
- Section 9.1.17 B.: To satisfy the parking study requirements, the applicant must submit an analysis of at least two similar or like facilities in terms of use and size
- Material Differences in Parking Analysis Facilities:
  - Overall sites are spread over substantially larger tracts when compared to the proposed development at Gardiner Lane
  - Only one (1) site shares the two-canopy design proposed for Gardiner
  - The Gardiner Lane site plan includes substantially more curbs cuts, creating more conflict points



# Site Plan – Conflict Points



## 9.1.16(4) Parking Increase Required Findings

Granting a General Parking Waiver requires:

- Compliance with the Comprehensive Plan (9.1.16. 4.a)
- The requirements in Table 9.1.3B do not allow the provision of the number of parking spaces needed to accommodate the parking needs of the proposed use (9.1.16. 4.c.i.); and
- The requested increase is the minimum needed to do so.

# Adjacent Impact – Bunton Road





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