



PLANNER'S REPORT

TO: Adrienne Senter
FROM: Lynn Patterson
RE: Variance Application for 3409 Dogwood Drive
DATE: May 15, 2019

BACKGROUND

The City of Hapeville has received a Variance application from Michael Rabb to allow a new development at 3409 Dogwood Drive to meet its minimum parking requirements using a parking lot on an adjacent parcel. The second parcel is located at 3421 Dogwood Drive, directly south of the Applicant's parcel. The new development will consist of an event space and garden. The Applicant's parcel will have no on-site parking available, while the off-site parking will provide 60 spaces.

The proposed use, an event space, does not have applicable parking requirements in the Code. The Fire Marshal has determined the occupant load for the site will be 200 people, which Staff believes can be reasonably served by the 60 parking spaces provided off-site per this application. The Applicant has signed a contract with the owner of 3421 Dogwood Drive to allow for parking on days when there will be events. The property is currently zoned U-V, Urban Village and is in the A-D, Arts District overlay.

CODE

Sec. 93-11.2-1. - Intent.

The U-V district is established in order to:

- (1) Accommodate a mixed-use, urban fabric that preserves neighborhood scale;
- (2) Accommodate residents in the district with pedestrian access to services and employment typical of a live/work community;
- (3) Promote neighborhoods established near shopping and employment centers;
- (4) Encourage pedestrian and neighborhood uses in the commercial area;
- (5) Discourage land uses that are automobile or transportation related;
- (6) Exclude industrial uses such as manufacturing, processing and warehousing;
- (7) Promote retail and related commercial uses such as business offices, florists, card shops, antique shops, new apparel shops and banks; and
- (8) Encourage intensified mixed-use with commercial uses on the ground floor and dwellings above.

