

Department of Flamming & Zoming

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;
- 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.

Sec. 93-23-12. - Location.

If the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves, the board of appeals may permit that space to be provided on other off-street property. That property shall be within 400 feet of the premises to which it is appurtenant, as measured along the nearest pedestrian walkway.

RECOMMENDATION

With construction of the outdoor garden venue, the required off-street parking spaces cannot reasonably be provided on the same lot as the building it serves. Without this variance, the project would likely not be able to proceed. The proposed off-site parking is within 400 feet of the development. However, the proposed variance will allow for more parking than the site could otherwise contain, which could increase traffic in the area at peak times.

Prior to formalizing a recommendation, the Applicant should provide a site plan of the off-site parking area showing striped parking to ensure the number of claimed parking spaces is available. Further, the applicant must ensure they will not charge for parking, as commercial parking lots are not a permitted use in U-V.



Project Location - 3409 Dogwood Drive