



PLANNER'S REPORT

TO: Adrienne Senter
FROM: Michael Smith
RE: Variance Application for 3409 Estelle Street – Off-Site Parking Arrangement
DATE: October 31, 2019

BACKGROUND

The City of Hapeville has received an application from Jake Rothschild to allow a new project consisting of two new businesses at 3409 Estelle Street to meet its minimum parking requirements using a parking lot on an adjacent parcel. The new businesses will consist of an artist's retail market and a café. The second parcel is located at 3418 Dogwood Drive, directly southwest of the Applicant's parcel. 3418 Dogwood Drive is a large parcel with double frontage with multiple parking lots; the parking lot in question was designed to serve as the parking lot for the 3409 Estelle Street property and is immediately adjacent. The Applicant's parcel will have no on-site parking available, while the off-site parking lot will provide 30 spaces.

The proposed uses, a retail space and a restaurant, require 30 parking spaces. The proposed parking arrangement would satisfy the minimum parking requirements. The Applicant has permission from the owner of 3418 Dogwood Drive to use the parking lot. 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.

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

3409 Estelle Street is a narrow parcel almost exclusively occupied by an existing warehouse. The off-site parking lot in question was designed to serve as the parking lot for 3409 Estelle Street, but as it is on a separate parcel, the continued use of that parking lot by the applicant will nonetheless require the Board's consent. Any use in this warehouse will require an off-site parking arrangement to utilize their parking lot, as the size of the property itself is not sufficient to realistically provide a primary structure and a parking lot.

Staff recommends approval of the parking arrangement.



Project Location – 3409 Estelle Street