

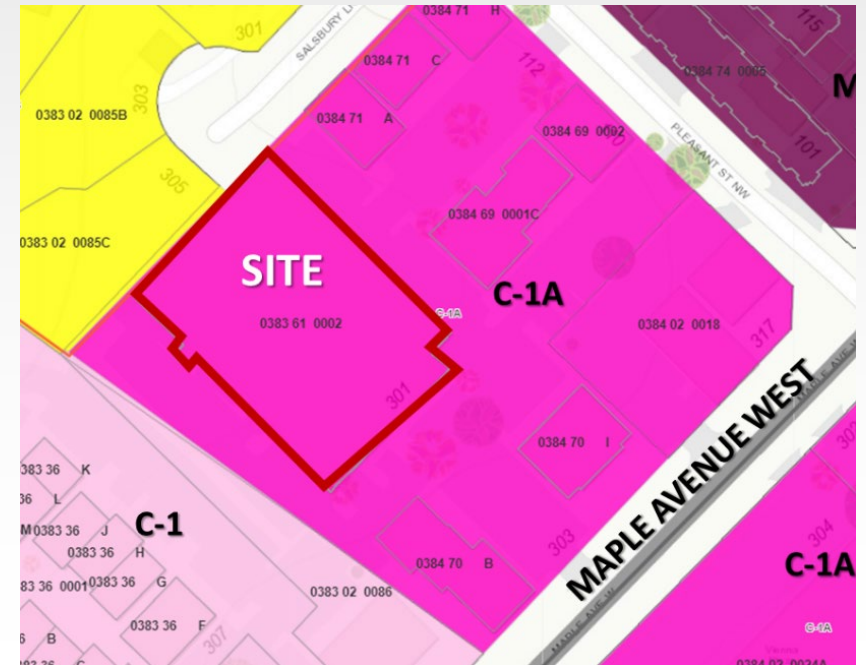


White Oak Tower – Modifications of Requirement

Town Council Meeting
September 26, 2022

Background

- 301 Maple Ave W
- 1.35 acres
- Zoned: C-1A
- 65' tall, built in 1977
- Converted to condo ownership in 2005



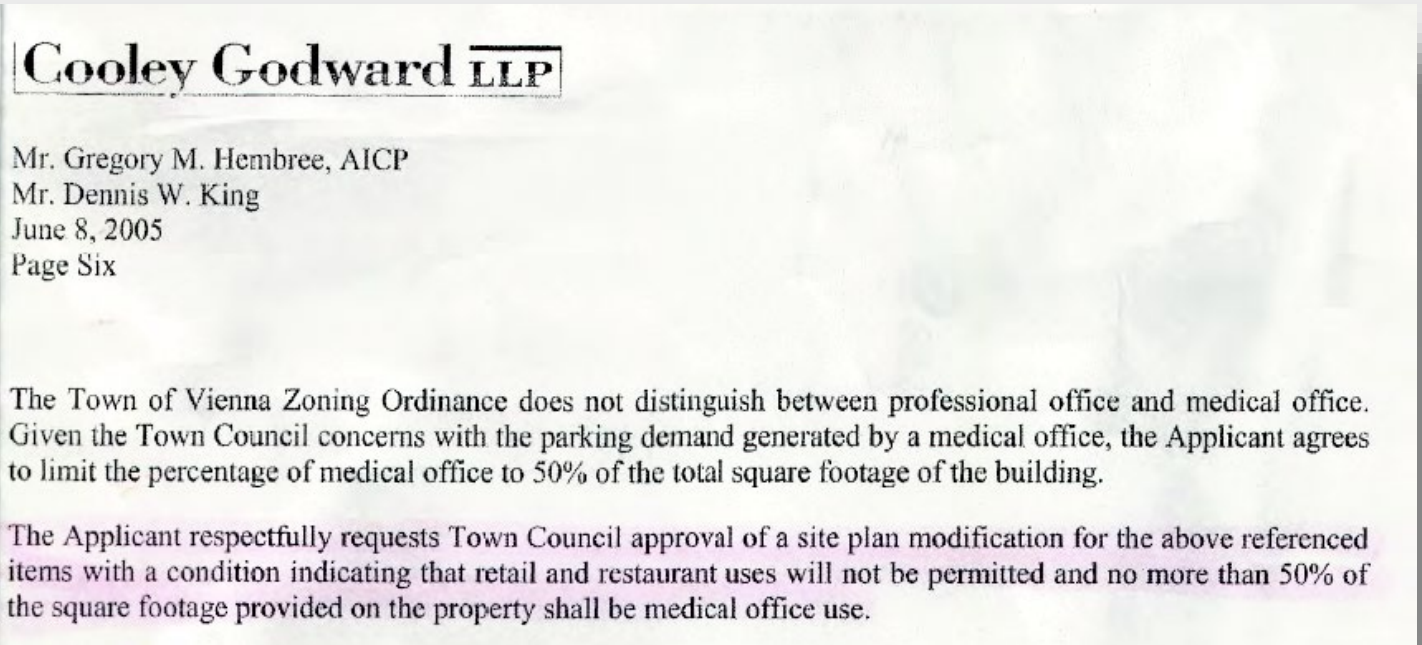
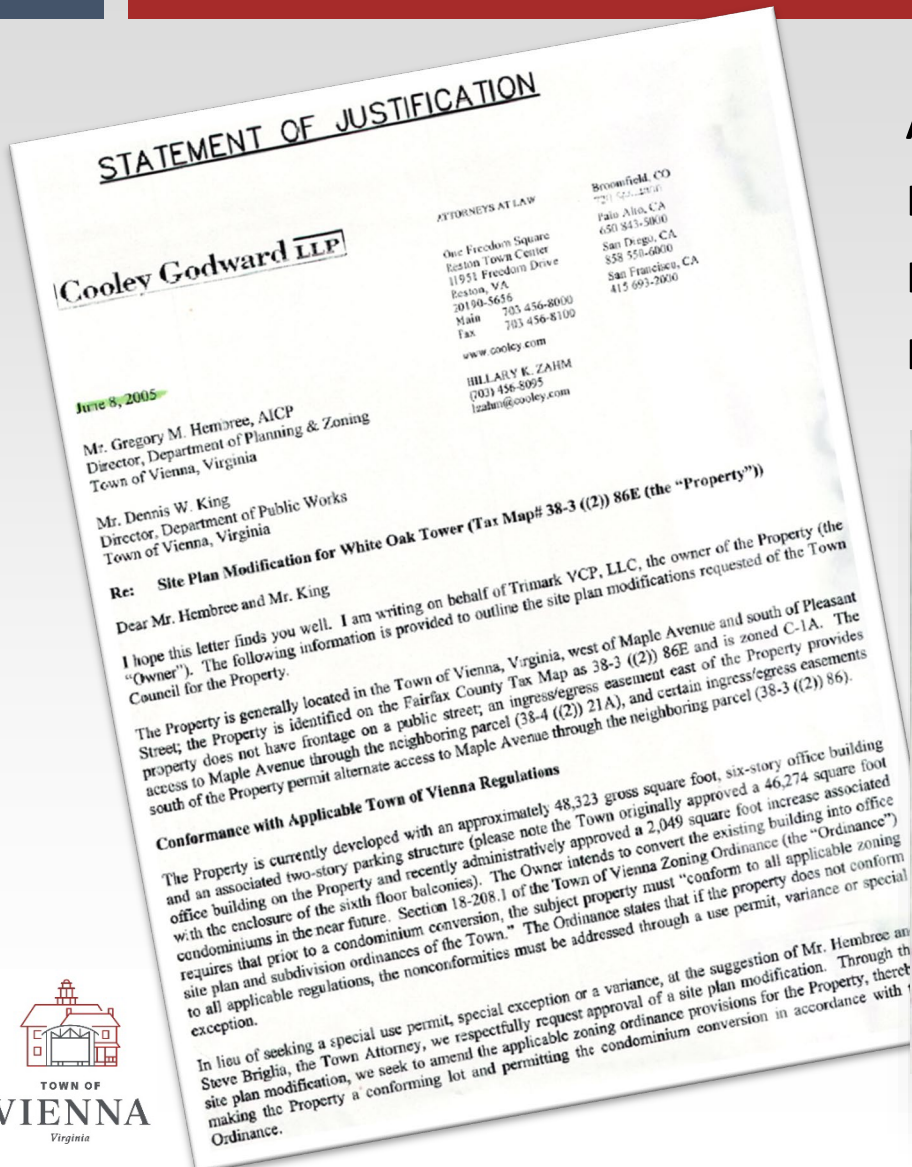
Modifications of Requirement

In 2005, the following modifications of requirement were requested to bring the property into compliance for the condo conversion:

- (1) To allow the minimum dimension of a parking space to be 8 ½ by 18 feet;
- (2) Reduction of the required number of off-street parking spaces to 183;
- (3) Reduction of the 5-foot side yard parking setback ;
- (4) Reduction of loading space area; and
- (5) Reduction in the widths of ingress/egress at the street right-of-way line.

Modifications of Requirement

As part of the 2005 modification of requirements request, the applicant offered a condition to not permit retail or restaurant uses and limit medical office use to no more than 50% of the building square footage.



Applicant Request

- The unit mix reached that maximum in October 2021 as shown in the chart to the right.
- The condo board is requesting to remove the 50% medical use restriction that was tied to the parking reduction.

Site Plan Net (Excluding Stairs and Elevator)	45,181
Total Maximum Medical Use	22,591
Current Total Medical Use	22,439
Medical Site Percentage	49.66%
Medical Use Left (square feet)	152.00

Town Code Provisions

Sec. 18-130. - Requirements.

Off-street parking space(s) shall be provided as follows:

USE	MINIMUM REQUIRED OFF-STREET PARKING SPACES	NOTES/ADDITIONAL REQUIREMENTS
Commercial building (except as provided for in other uses listed)	1 space per 200 square feet of floor area on all floors	Floor area does not include stairs and elevators

ITE Parking (5th Edition)

White Oak Tower Gross Floor Area: 48,323 square feet

Average Peak Rate for General Office: 2.39 spaces per 1,000 sf of gross floor area

Average Peak Rate for Medical Office: 3.23 spaces per 1,000 sf of gross floor area

Estimated Demand with General Office Average Peak Rate Applied to White Oak Tower: 115 spaces

Estimated Demand with Medical Office Average Peak Rate Applied to White Oak Tower: 156 spaces

Total Available Spaces at White Oak Tower: 183 spaces

Additional Information Provided



Parking Utilization Summary

- Diagram added showing locations of parking areas identified in parking counts
- Observations provided on weekdays from Tuesday, March 22, 2022 through Wednesday, April 6, 2022
- Observations times provided at 9:30 AM, 11 AM, 1 PM, 3 PM, and 5 PM

Offices Survey with information on tenant and customer patient counts throughout the week

Historic Aerials included showing parking usage from 2003 to 2022

Planning Commission Recommendation

In light of the additional information provided by the applicant, I move that the Planning Commission recommend that the Town Council approve the request to remove the condition established in 2005 that 301 Maple Avenue West would have no more than 50% of its space being used for medical offices; if the Town Council continues to be concerned about the approach after considering the additional information, the Planning Commission recommends a limit of 80% and to reevaluate the limit in three years.