

JUSTIFICATION FOR PARKING MODIFICATION

Applicant/Owner: TSPP LLC and Zee Investments LLC

Project Name: 200 Maple Avenue East Automobile Service Station

Rezoning Request: C-1A, Special Commercial Zone (GPIN 0382 02 0088 and GPIN 0382 02 0090) to the C-2, General Commercial Zone

Rezoning Case Number: PF-15-17-C2

Date: April 2, 2018

Revised: May 3, 2018

The subject reconstruction of the existing automobile service station on 0.70 acres of land shall consist of four dispensers under a canopy and an approximately 2,500 square foot ancillary convenience food store. Based on the parking requirement of one parking space per 200 square feet of gross floor area, the Applicant requests a modification of the parking requirement to allow 11 onsite parking spaces for the proposed use instead of 13 spaces as required by the Zoning Ordinance. This modification request is based on the following merits:

- The Applicant proposes to grant a public access and utilities easement to locate a public traffic pole. This easement area on the subject property takes away land area for the Applicant's use and precludes area for the two additional parking spaces.
- Functionally, nearly 50 percent of the customers "park at the pump," while conducting combined business in the convenience store. The proposed number of pump locations equates to eight parking spaces. Therefore, in the essence, the two purchases of "fuel and coffee" customers make can be done while parked at the pumps.
- No automobile service is being performed at the subject property that would typically require service customers to drop off vehicles and/or wait for service (e.g., the line for a State safety inspection).
- As noted at the Planning Commission by a Commission member and Town planning staff, approximately two-thirds of the businesses along Maple Avenue do not currently meeting the parking requirement. The subject property, like those other properties, lost land area for parking at the various times that Maple Avenue was widened and improved.
- The Applicant is improving the multi-modal transportation capabilities of the subject property by providing bicycle racks and improved sidewalks. The Applicant hopes to attract customers from the nearby bike trail.
- Although the store is approximately 2,500 square feet of gross floor area, the dedicated usable floor space for the customer areas is only about 1,750 square feet.