



Legislation Text

File #: 18-868, **Version:** 1

Subject:

Request For Approval of Site Plan Modifications of Requirements for 200 Maple Avenue East and 109 Park Street Northeast for Minimum Required Off-Street Parking for Convenience Store

EXPLANATION AND SUMMARY :

The applicant is requesting a modification of requirements for the minimum number of off-street parking spaces required for a proposed convenience store. The convenience store is proposed as part of the rezoning application for the redevelopment of 200 Maple Avenue East and 109 Park Street Northeast.

Per Section 18-130, for commercial buildings, the applicant is required to provide 1 parking space for every 200 square feet of floor area, excluding stairs and elevators. For the 2,520 square foot building, the applicant is required to provide 13 parking spaces. The applicant is requesting a modification to provide 11 parking spaces, providing approximately 1 space for every 230 square feet of floor area.

Per Article 25 of the Town Code, the Planning Commission was required to review the request for the modification. At a meeting on April 25, the Planning Commission recommended approval of the modification of requirement.

Departmental Recommendation :

Finance Recommendation : N/A

Purchasing Recommendation : N/A

Town Attorney Recommendation : After receiving a recommendation from the Planning Commission, the Town Council may approve the proposed site plan modification where the Applicant has demonstrated that the most practical, efficient or aesthetic development of the site involved cannot be achieved within the requirements of this chapter. Such modifications must not affect the integrity of the Town's Zoning Ordinance, and will not impair the health, safety and morals of the Town.

Town Manager's Recommendation : I recommend the Town Council approve the modification of requirement for the minimum required off-street parking for the site plan associated with the redevelopment of 200 Maple Avenue East and 109 Park Street Northeast.

Cost and Financing: N/A

Account Number: N/A

Decision Needed by This date: N/A

PROPOSED/SUGGESTED MOTION

"Upon a finding that the integrity of Chapter 18 of the Town Code and the health, safety and morals of the Town will not be thereby impaired, I move to approve the modification of requirement for the minimum required off-street parking for the site plan associated with the redevelopment of 200 Maple Avenue East and 109 Park Street Northeast."

Or

Other action deemed necessary by Council.