

## Parking allocation and utilization plan for 16<sup>th</sup> Street Business Plaza Addition:

Section 62-589-1 of the city of Dickinson Municipal Code: Requires Restaurants (general) to provide 1 space per 3-person capacity in the dining area. Office or administration to provide 1 space per 300 square feet.

Proposed new minor subdivision:

Lot 1: Property Address: 1570 3<sup>rd</sup> Ave West with building square footage of 1,440. Proposed land site 13,270 Square Feet with 5 parking spaces on the west side of the building and 3 parking spaces on the north side of the building. A proposed 25' Ingress and Egress Easement on the southern most boundary. Fee Simple ownership. Lot 1 to be independent from Lot 2 Condominium designation.

Lot 2: Property Address: 269 16<sup>th</sup> Street West, Suite A: Current usage as a real estate office and Suite B: as general restaurant usage with a drive-through service. The building has a total of 6,576 Square Feet with approximately 3,288 each for Suite A and Suite B. Suite B currently has a capacity of 99. Proposed use for Lot 2 to be condominium ownership.

Proposed land site for lot 2 to be 39,588 Square Feet. The front parking lot offers 15 parking spaces, 3 of which are handicap accessible spaces in front of the building. The north parking lot offers 31 parking spaces. 269 St West offers a total of 46 parking spaces for customer and employee parking. There is currently a storm water retention pond on the NE portion of Lot 2.

We do not believe 227 16<sup>th</sup> Street West should require egress or ingress easement or parking from Lot 2. 227 16<sup>th</sup> Street West has two entrances/exits on the south side of their property and already has access for parking for their property.

We have not informed the adjacent property owners of the request to replat our property as the current physical layout of parking, as well as the ingress/egress for proposed Lot 1 and Lot 2 are not changing.