



May 12, 2023

City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: *Variance Request Narrative*
Home Depot Parking Variance – Buffalo Springs Drive and Highway 105

To Whom it May Concern:

This variance request application is being submitted to the City of Montgomery on behalf of the current property owner, Milestone 105 Investments LTD, and the potential developer, The Home Depot, who proposes to construct a prototypical Home Depot retail store with an attached garden center at the intersection of Buffalo Springs Drive and Highway 105. The intent for the proposed store is to serve the community of Montgomery, TX by offering services and goods typical of a home improvement store.

Per Section 98-286 in the City of Montgomery Code of Ordinances, "Each lot plan for professional or commercial use (B) shall have off-street parking at a ratio of not less than 0.75 square feet of parking space for each one square foot of gross building area." The total area of building, vestibules, and garden center equals 137,812 square feet. At a ratio of 0.75, the total required parking square footage is 103,359 square feet. This equates to 605 parking stalls at 171 square feet each (9'x19').

This variance application is to request that Home Depot be allowed to operate at 399 customer-available stalls, for the following reasons.

- With 350 front field stalls being adequate to service the Home Depot, adding an additional 206 to meet code requirements will not increase customer experience or operational efficiency.
- Due to site constraints, such as topography, requiring any more parking stalls will force Home Depot to decrease the size of their retail center and/or garden center, which would also decrease the amount, and quality, of services they could offer to the Montgomery community. Reducing the store size would also negatively impact the city and community from the amount of sales and revenue that the store will generate for the city.

Please do not hesitate to contact me at 770-545-6103 or at Jordan.Corbitt@kimley-horn.com should you have any questions regarding our application.

Sincerely,

Jordan Corbitt, P.E.
Authorized Representative