

Montgomery Planning and Zoning Commission
AGENDA REPORT

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| Meeting Date: July 5, 2023 | Budgeted Amount: N/A |
| Department: Administration | Prepared By: DMc |

Subject

Consideration and possible action on a recommendation to City Council act related to a parking variance request for Home Depot USA, Inc.

Recommendation

Form a recommendation to approve or deny the parking variance request.

Discussion

The Home Depot is in the early stages of development on the pad site immediately west of Kroger behind the BlueWave Car Wash and the Dutch Bros/Popeye’s projects currently under construction. They have applied for a parking variance, which is decided by City Council acting as the Zoning Board of Adjustment. The parking variance is the only variance the developer is requesting for the project. The attached plans and documents detail the request, and as a summary:

CITY REQUIREMENTS:

B – Commercial (Sec. 98-286.3) Each lot plan 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.

PROJECT AREA CALCS:

Gross building area = 137,812 square feet
 Required parking space area = 103,359 square feet
 @ 9’ x 19’ (171 sqft) stall dimensions = **604 parking spaces**

VARIANCE REQUEST:

Proposed number of customer-available parking = **399 spaces** (206 spaces less than required by code)
 Parking dedicated for seasonal display, etc. = 43 spaces
 Total parking spaces on site = 442 spaces

The Commission can recommend approval (with or without conditions) or denial of the variance request. Staff and the city engineers have no objections to the proposed number of parking spaces.

Approved By

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| Asst. City Administrator and Director Planning & Development | Dave McCorquodale | Date: 06/30/2023 |