



Community Development

TOWN COUNCIL STAFF REPORT

Meeting Date: 03/21/2024

Staff Contact: Phillip Trocquet

Agenda Section: Public Hearing

STAFF REPORT

Item Description: *Consideration to recommend approval of a text amendment to section 113-211 of Article VIII of the Zoning Ordinance off-street automobile parking.*

Background/History:

The parking ordinance does not have provisions for many use types. Data center parking requirements are one of these use types. With the Town potentially accepting a data center development plan, provisions for such uses were researched by staff.

Findings/Current Activity:

Without specific provisions, data centers would fall into the commercial and industrial parking use classification which would require one space per 2,000 s.f. of gross floor area. Given that the traffic counts and on-site activity of data centers is much lower than general industrial uses, it was not deemed appropriate by staff to utilize this calculation.

Staff took into account Traffic Impact Analyses for recent data center projects in the metro area as well as employment profiles for such uses. Staff also gathered data from the Institute of Traffic Engineers (ITE) Transportation Planning Handbook and found that Data Centers fall into the 33rd percentile of traffic generation for light industrial uses which supports a lower parking requirement to the Town's current industrial provisions.

High parking requirements also expand the impervious surface area of a development and conflict with the Comp Plan and Land Development Ordinance's preference for preserving green space and reducing impervious surface development coverage.

Parking spaces should accommodate employee parking and any ratio of parking associated with 'unmanned' non-office floor space dedicated to data processing.

Actions/Options/Recommendations:

Staff recommends approval of this text amendment.

Planning Commission unanimously recommended approval of this text amendment.