

Friday, January 28, 2022

SandCreek Crossing – Parking Calculations

City code 9-5E-3 Commercial off street parking

- Section F – Variance in number required – the number of off street parking spaces required under this title may be altered by the city council upon recommendation of the planning and zoning commission upon showing of special circumstances.

Commercial space at North building

1 per 200 sf for Com., 1 per 1000 sf Ind.

- 829 sf – Entry for both floors
- 2,920 sf on main level / 2,528 sf for lower level = 5,448 sf on north half
 - a) 20% for storage – 1089.6 sf
 - b) 10% for bathrooms – 544.8 sf
 - Total = 3813.6 sf Commercial
- 2,684 sf per floor X (2) floors / 2,160 sf lower level = 7,528 sf on south half
 - a) 20% for storage – 1505.6 sf
 - b) 10% for bathrooms – 752.8 sf
 - Total = 5269.6 sf Commercial

Total Commercial = 9083 sf / 200 = 46 spaces

Total Industrial = 4722 sf / 1000 = 5 spaces

Public Plaza

- 2,580 sf

Restaurant

1 per 100 sf, 1 per 1000 sf Ind.

- 4,460 sf on main level
 - a) 10 % for Bathrooms – 446 sf
- 888 sf main level deck
- 1,366 sf of storage on lower level
- 420 sf mechanical space

Total Restaurant = 4902 sf / 100 = 49 spaces

Total Industrial = 2232 / 1000 = 3 spaces

Midway residential tower 1 per 600 sf

- (4) 2,000 sf units
- (2) 3,000 sf units
- 560 sf of Lobby / circulation

Total = 14,560 sf / 600 = 25 spaces

Sundance residential tower 1 per 600 sf

- (2) 2,000 sf units
- (2) 1,800 sf units
- (1) 3,000 sf unit
- (1) 2,800 sf unit
- 595 sf of lobby / circulation

Total = 13,995 sf / 600 = 24 spaces

Parking provided:


- 20 secure parking spots for residents
- 42 additional underground parking stalls
- 43 surface parking stalls

Total = **103 parking stalls provided** / 152 spaces required per
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We are absolutely land locked and cannot go any further toward the edge of the bank. We are investing a large amount of money in creating 62 stalls underground to allow for building locations. We are providing the maximum amount of parking we can with such a difficult site to work with.

Please let us know if you have any questions or would like any additional information.

Sincerely,

Eric R. Owens