



MEMORANDUM

TO: Donna Galati, Case Manager
CC: Brandon Testa, Applicant
FROM: Amber Mitchell, Transportation Review
DATE: June 22, 2011
SUBJECT: Off-Site Parking Assessment for The Dram Shop:
SPC-2011-0034AT, 907 E 6th Street

Analysis Required

Land Development Code (LDC) chapter 25-6-502(C)(6) requires staff to consider the impact of off-site parking on nearby urban single family (SF-5) or more restrictive properties. An application for a conditional land use and off-site parking site plan was filed on April 19, 2011, case number SPC-2011-0034AT. The project is located at 907 E 6th Street, between Brushy St and San Marcos St.

The applicant proposes to construct a 2,767 square foot cocktail lounge on the 0.147 acre vacant tract. The Land Development Code requires 15 parking spaces for this particular cocktail lounge use. The off-site parking plan provides 18 parking spaces. The parking locations are about a block away from the site, at Brushy and E 7th Street. One van accessible parking space is provided on site.

Staff reviewed the off-site parking component of the site plan according to LDC 25-6-501 through 25-6-503 and determined that the application meets the requirements of the ordinance. This review included an assessment of the site's impact on near-by single family properties. I have summarized the assessment below:

- The site is zoned TOD-NP and is located in the TOD's Corridor Mixed Use subdistrict, the least restrictive mixed use subdistrict in terms of use.
- Users of the off-site parking lots will not have to walk through single-family areas to get to the site.
- The proposed off-site parking spaces are conveniently situated along a commercial thoroughfare (E 7th) with good sidewalk connectivity to the site. The route between the site and off-site parking is direct.
- On-street parking is available along E 5th St, E 6th St, and the surrounding side streets.
- The site is less than two blocks from the parking lots underneath the IH 35 Bridge.
- Railroad tracks and an industrial area to the south, and the arterial (E 7th) to the north makes the single family neighborhoods in the area less attractive as an alternative to parking in the proposed off-site parking lots.

Summary

Staff supports the requested off-site parking site plan. Potential impacts by the proposed development to the nearby single-family properties are mitigated by the site's adjacency to alternative parking opportunities and the convenience of the proposed off-site parking locations.

If you have any questions or require additional information, please contact me 974-3428.

A handwritten signature in black ink, appearing to read "Amber Mitchell". The signature is fluid and cursive, with the first name "Amber" written in a larger, more prominent script than the last name "Mitchell".

Amber Mitchell

Planning & Development Review Department