

PARKING IMPACT STUDY

BORDER ROAD SELF STORAGE

Application Number/Project Number: 24-375P

Narrative:

The following is a summary of the proposed project for BORDER ROAD SELF STORAGE. The 5.27± acre parcel lies within City of Venice, Florida Section 34, Township 38S, and Range 19E. The proposed project will consist of the construction of a 214,000 Square Foot Self Storage Facility with related parking lot. Access to the site is from Border Road.

Parking Analysis:

City of Venice defines the project as Self Storage. Per Section 3.6.1, the parking requirements as defined by the City are 0.5 spaces per 1,000 Square Feet. The Code allows for a reduction in the number of spaces by 25% or less with the submittal of an Alternative Parking Plan or approved by the Planning Commission for a reduction greater than 25% during the Site and Development Process. Based on this requirement, the number of required parking spaces would be as follows:

TABLE 1 – CITY OF VENICE PARKING REQUIREMENTS (SEC 3.6.1)

Land Use	Spaces	Per	Unit	Size (No of Units)	Parking Spaces Required
Self Storage/Mini Warehouse	0.5	1,000	SF	214,000	107
Total Spaces					107

Based on City of Venice, 107 spaces would be required to serve the proposed facility.

The project proposes a reduction in the parking requirement of 33 spaces which is 69% of the required number of parking per code. This reduction is based on the Parking Generation Manual:

1. The site is a self storage facility/Mini Warehouse which per the ITE Parking Generation Manual (151) peak parking demand only requires 0.1 spaces per 1,000 Gross Floor Area. This would require only 21.4 spaces.

Summary:

The proposed project's anticipated peak parking demand is only 22 spaces. The proposed parking is more than 3 times this studied parking demand and only 33 spaces less than the City code requirement. This reduction is supported by other self storage facilities within other municipalities which are only based on the size of the office proposed for the facility. In addition, by reducing the number of spaces, the landscape enhancements for the project were increased to meet neighborhood requests. The proposed project is anticipated to adequately accommodate the proposed project's peak parking demand.

CAVOLI Engineering, Inc. would strongly encourage the acceptance of these facts in support of the proposed project so that an un-necessary encumbrance on the facility improvements can be avoided.

John F. Cavoli, P.E.
FL Reg. No.: 48692

Date: