PUP2020-00013
Millspring Commons Apartments, LLC

Staff Report for Planning Commission Public Hearing
Prepared August 27, 2020

This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.

I. PUBLIC HEARINGS:

Planning Commission: September 10, 2020 Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request: Allow mixed-use master planned development with multifamily residences and business uses

Existing Zoning: B-2C Business District (Conditional)
R-6C General Residence District (Conditional) proposed with REZ2020-00028

Acreage: 10 acres

Location of Property: North line of Hungary Road approximately 335' west of its intersection with Woodman Road

Magisterial District: Brookland

Comprehensive Plan Recommendation: Commercial Concentration

Parcel Numbers: 773-759-5623

Zoning of Surrounding Properties:

North: R-3AC One-Family Residence District (Conditional)
South: B-2C Business District (Conditional), B-1 Business District, R-3 One-Family Residence District
East: B-2C Business District (Conditional), O-1C Office District (Conditional), R-3 One-Family Residence District
West: B-1 Business District, R-3 One-Family Residence District

Staff Contact: Ben Sehl (501-5226)

III. SUMMARY OF STAFF REPORT COMMENTS:

This is a request for a provisional use permit (PUP) to develop a mixed-use master planned community with up to 350 apartment units overall, including 278 on the portion of the site subject to this request, an equivalent density of 27.8 units per acre. The Board of Supervisors recently revised the zoning ordinance to allow an applicant to submit a PUP to allow mixed-use communities with a master plan on properties zoned R-6 General Residence District. R-6C zoning is proposed with companion case REZ2020-00028. Approval of the companion case is required for consideration of this request.

The proposed development is in keeping with the goals of the amended Zoning Ordinance facilitating development of mixed-use communities in appropriately located sites in the county. Commercial uses are otherwise not permitted in the R-6 District. In addition, the applicant has submitted details indicating the requested increase in residential density and reduced parking would not be detrimental to the surrounding area. Properly conditioned, the proposed development would contain high-quality design elements, new and expanded amenities for the existing apartments, and allow additional services for the nearby community. For these reasons, should the applicant address items regarding design noted in the companion rezoning request, staff could support this request subject to the conditions in Section IV of this report.

A community meeting with virtual and in-person elements was held August 26, 2020. Approximately 20 residents participated, and questions were answered regarding traffic, buffering, and building height.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The subject site consists of a portion of the Laurel Park shopping center, which includes one multi-tenant building and several undeveloped outparcels. The shopping center building, which was developed with approximately 53,000 square feet of space beginning in 1964, is located on the western portion of the subject site, perpendicular to Hungary Road. Business uses are located generally to the south and east of the site, while single-family residential neighborhoods are located to the north and west.

The applicant has a pending application, REZ2020-00028, to rezone the property to R-6C to develop a new mixed-use development with up to 350 multifamily residences and approximately 12,000 square feet of commercial space. The attached concept plan shows how the site would be developed. The proposed commercial space would be located in a stand-alone building adjacent to Hungary Road, close to where an existing in-line retail building is currently located. The concept plan shows two proposed 3-story multifamily buildings with various amenity spaces, as well as a number of townhouse-style apartments on the northern and eastern portion of the site, which is not included in this PUP application.

The applicant's PUP request would allow the proposed commercial uses, including outside dining, increased residential density to allow a density of 27.8 units per acre and reduced parking in accordance with the attached parking analysis. These modifications to existing R-6 code requirements are allowed by provisional use permit in accordance with zoning ordinance amendments approved by the Board of Supervisors in July, 2019. These amendments contemplated redevelopment consistent with new mixed-use trends that were unable to meet existing R-6 requirements for setbacks, parking and density, as R-6 District requirements are more reflective of a suburban development pattern.

To accommodate these developments, the PUP allows sites up to 10 acres in size to be developed with a mixture of residential and commercial uses, and for the noted modifications subject to certain provisions regarding commercial square footage and signage.

The applicant is requesting a density of 27.8 units per acre within the portion of the site that is included in this PUP request, and does not include the townhouse-style apartments to the north and east that would meet density limitations for R-6. This requested density would exceed the R-6 District limit of 19.8 units per acre, but would be in keeping with other mixed-use communities recently constructed or proposed in the county. Setback and commercial use requirements would be regulated as shown on the attached master plan documents.

Parking reductions are also proposed, subject to the attached parking analysis. Shared parking allows for the most efficient allocation of parking on the site, which provides additional opportunities to develop the site in a more urban manner consistent with the goals of the recent Zoning Ordinance amendments. The attached parking analysis indicates the uses would demand 415 spaces, which would be provided. Staff notes this does not take into account the parking that will be required and provided for the townhouse-style apartments, which are not located within the PUP area. The parking study indicates the site would have sufficient parking; however, Condition 9 would require additional analysis with future plan of development submissions, and the planned phasing of the site would allow for adjustments in parking ratios as the site develops.

The submitted documents indicate the proposed buildings and site development would provide a level of quality consistent with other recent developments in the county while also allowing a more urban form of development than would otherwise be possible. Because of this similarity, the recommended conditions are in keeping with those proposed for other recent developments of this type. This includes Condition 4, which would prohibit three-bedroom units within the PUP area in order to minimize potential impacts on public schools in the area.

Overall, the proposed master-planned development would be in keeping with the goals of the recent zoning ordinance amendment. The development of key sites at major intersections using the new PUP process was anticipated in the Board of Supervisor's recent actions, and the more urban form of development proposed with this request would be consistent with those actions. The proposed conditions, along with the proffered conditions proposed with REZ2020-00028, should minimize negative impacts on adjacent properties. For these reasons, provided the applicant address the concerns noted in the companion rezoning request, staff could support this request subject to the following conditions:

1. **Master Plan.** All development on the property shall be in general conformance with the Master Plan titled "Laurel Park" by 2PA, unless otherwise approved at the time of Plan of Development review.

2. **Architectural Design.** Any new buildings shall be constructed in general conformance with the rendered views titled "Laurel Park" by 2PA, unless otherwise approved at the time of Plan of Development Review.

3. **Density.** No more than 350 new residential units shall be constructed on the property, consistent with the approved Master Plan.

4. **Unit Type.** No three-bedroom units shall be permitted.

5. **Commercial Development.** Commercial uses shall only be located on the site in a manner consistent with the approved Master Plan. The following uses shall not be permitted:

    a. automotive filling and service stations including towing service;
    b. billiard, bagatelle, video game or a bingo parlor, unless accessory to a permitted use;

c. flea markets or antique auctions;
d. billboards;
e. recycling facilities;
f. funeral homes, mortuaries, crematories and/or undertaking establishments;
g. dance halls;
h. truck stops;
i. gun shop, sales and repair;
j. sign painting shops;
k. communication towers, not to include small cells;
l. general hospitals, sanitoriums and charitable institutions for human care;
m. adult businesses as defined by Section 24-3 of the Henrico County Code;
n. establishments whose primary business is check cashing and/or the making of payday loans as defined and regulated by Sections 6.1-432 et seq. and 6.1-444 et seq. of the Code of Virginia (the foregoing shall not preclude banks, savings and loans or similar financial institutions that are not regulated by the foregoing Virginia Code sections);
o. car title loan operations;
p. fuel pumps associated with permitted uses;
q. any use utilizing a drive-thru service window; and,
r. motels or motor lodges.

6. **Sidewalks.** Sidewalks shall be provided along all public street frontages, and internal pedestrian connections from new development areas shall be provided to such sidewalk. Sidewalks shall be provided along all internal streets and drives in the manner shown on the concept plan.

7. **Pedestrian Lighting.** Site lighting shall be designed to provide lighting for pedestrians along adjacent public roadways and internal project areas in a manner approved at the time of lighting plan review. Pedestrian-scaled lighting shall be consistent with the urban nature of the development and shall include streetlights along internal project roadways.

8. **Crime Prevention.** Prior to occupancy of any structure containing commercial or office uses, the applicant and the Crime Prevention Unit of the Division of Police shall conduct a security survey of the property. The applicant shall implement mutually agreed upon security recommendations.

9. **Parking Plan.** Parking may be reduced in accordance with the plan titled "Laurel Park Shared Parking Analysis" by Kimley-Horn. Any plan of development submitted for the property shall include a tabulation of all parking required per a licensed engineer's determination. Shared parking information, including updates to the parking calculations demonstrating the parking rate is meeting the needs of approved development on the property, shall be provided with each plan of development or as requested by the Director of Planning.

10. **Outside Dining.** The following shall apply to outside dining on the property:
    a. The outdoor, dining area(s) shall not be in operation between the hours of 11:00 p.m. and 7:00 a.m.

    b. Prior to the construction of the outdoor dining area(s), the applicant shall submit an administrative site plan of the outdoor dining area(s) and obtain approval from the Planning Department. The site plan shall show the design and layout of the outdoor dining area(s). Proffered conditions of rezoning case REZ2020-00018 shall apply. Such site plan shall show required and provided parking on the property.

c. The operator shall not permit food preparation outside the enclosed building(s).

d. The outdoor dining enclosure(s) shall be limited in height to 48".

e. Access to the outdoor dining area(s) shall be available only through the interior of the restaurant(s), except during an emergency when a patio fence exit gate may be utilized.

f. Unless otherwise approved by the Planning Commission at the time of Plan of Development approval, a clear, continuous and unobstructed pedestrian path not less than five feet (5') in width shall be required for pedestrian circulation outside any outdoor dining area.

g. Trash receptacles shall be provided and properly serviced to control litter generated by this use.

h. Outdoor dining furniture, fencing, and/or canopies shall be of durable material and complementary to exterior features of the building(s).

i. Any outside speakers or sound system shall comply with the following standards:
    i. Sound systems shall be equipped with controls permitting full volume adjustment.
    ii. Sound from the system shall not be audible beyond the property lines of the development.
    iii. Sound systems may be used only when outside dining is permitted.

j. Unless otherwise approved by the Planning Commission at the time of Plan of Development approval, televisions and other video display devices shall not be visible from adjacent drive aisles and parking areas.

k. If a fire pit or other outdoor heating element is installed at a future time, details of its design and use shall be submitted to the Director of Planning and approved by the Fire Marshal and Planning Director to ensure safety features are in place.

V. COMPREHENSIVE PLAN ANALYSIS:

2026 Comprehensive Plan Recommendation:
The 2026 Comprehensive Plan's recommended future land use for the site is Commercial Concentration. The requested provisional use permit would allow commercial uses on the property consistent with this designation.

Vision, Goals, Objectives, and Policies:
This request is most consistent with the following goals, objectives, and policies of the 2026 Comprehensive Plan.

- Land Use & Community Character Objective 3: Encourage new growth and development that takes into account location and availability of infrastructure and services.
- Land Use & Community Character Objective 8: Encourage diverse mixtures and forms of development to support the economic tax base of the county.
- Land Use & Community Character Objective 16: The County will increase the quantity of housing units near employment centers.

- Land Use & Community Character Objective 22: The County will encourage complementary multi-family residential areas that enhance overall land use development through their proximity to an arterial roadway, shopping areas and primary service facilities.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:
Traffic engineering has no objections to this request.

Drainage:
No comments.

Public Utilities:
The Department of Public Utilities has no objections to a mixed-use community.

Department of Community Revitalization:
No comment on this request.

Schools:
The plan allocates 350 multi-family units. The residence will be in the following attendance zones:

School Level	School Name	2019-20 Membership	Functional Capacity	Apartment Student Yield Ratios Per 100 units	Total Student Yield*
Elementary	Trevvett	518	550	24.7	86.45
Middle	Brookland	937	1,058	10.1	35.35
High	Hermitage	1,594	1,976	10.7	37.45

Student yield information is created using student yield data for similar developments. Apartments in the Brookland District, per 100 units, yield 24.7 elementary students, 10.1 middle school students, and 10.7 high school students.

Based on September 30, 2019 membership and capacity figures shown above, Trevvett Elementary is currently at 94.2% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 86.45 elementary students. Over the next five years, membership/capacity ratios for Trevvett Elementary are expected to grow to 100% of capacity. Relief will potentially be provided by the new school addition to Holladay Elementary scheduled to open in the fall of 2021; however, redistricting, trailers, and/or other capacity relief options will be needed in the future at the elementary school level. Brookland Middle is currently at 88.5% of capacity. The analyses shown above indicates the proposed development would potentially yield 35.35 additional middle school students. Over the next five years, membership/capacity ratios for Brookland Middle are expected to stay below 95% of capacity. Hermitage High is currently at 80.7% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 37.45 high school students. Over the next five years, membership/capacity ratios for Hermitage High are stay under 95% of capacity.

Division of Fire:
No comment on this request.

Division of Police:
The applicant is encouraged to contact and work with the Community Services Unit with the Police Division for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a plan of development (POD) is drafted for submission to the County for review.

Recreation and Parks:
No comment on this request.

Libraries:
No comment on this request.

Topography and Land Characteristics Adaptability:
There are no known topographical or environmental constraints that would impact development of the site.

POJECT DATA

Building 1:
3 Story Residential:
163 Units
(avg. unit = 995 S.F.)

Building 2:
3 Story Residential:
115 Units
(avg. unit = 952 S.F.)

Townhome-Style Apartments:
72 Units
(avg. unit = 1,305 S.F.)

Retail: 12,000 S.F.

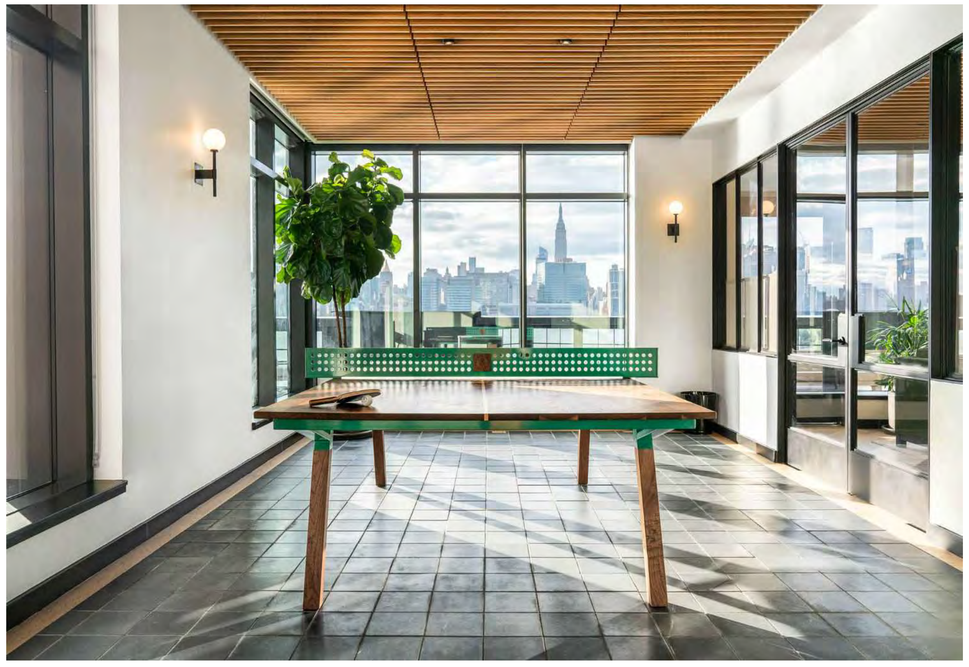
Parking:
415 provided

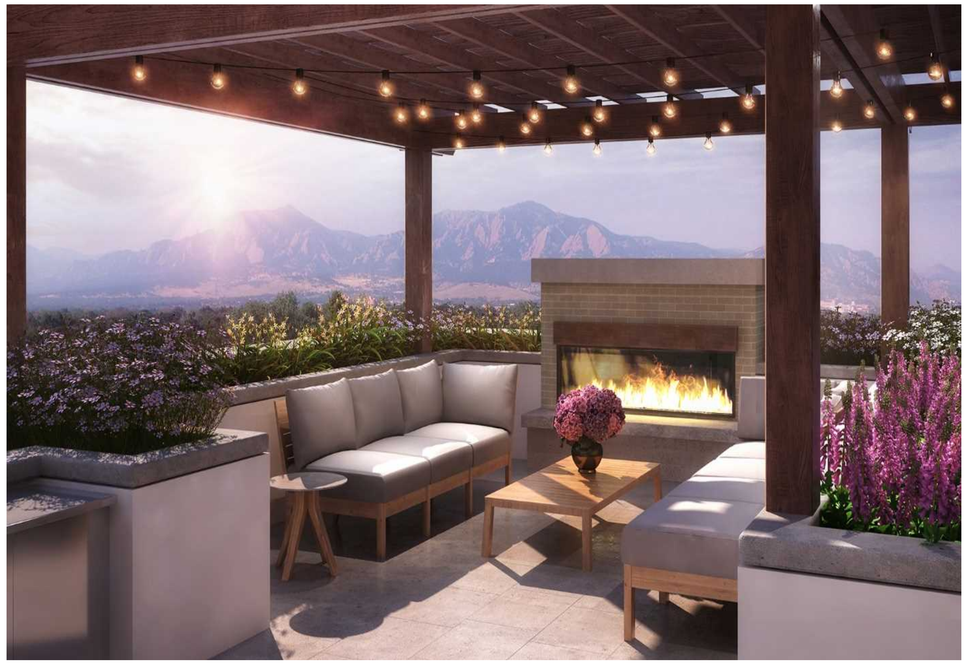
TOTAL UNITS: 350

© 2020 Poole & Poole Architecture, LLC · 3736 Winterfield Road, Suite 102, Midlothian, Virginia 23113 · Phone 804.225.0215 · Internet www.2pa.net

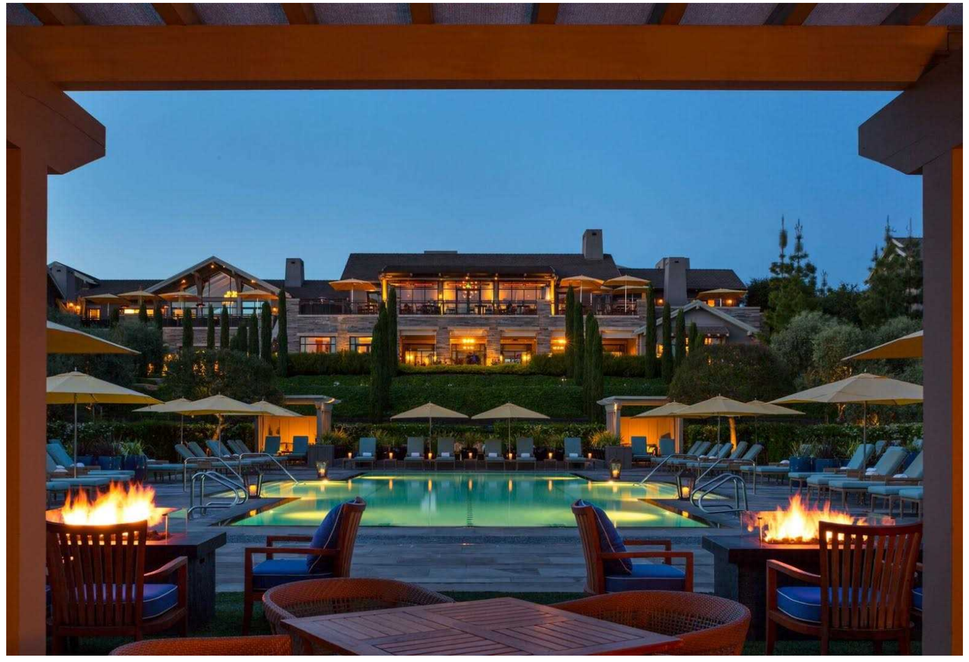
PUP2020-00013

© 2020 Poole & Poole Architecture, LLC · 3736 Winterfield Road, Suite 102, Midlothian, Virginia 23113 · Phone 804.225.0215 · Internet www.2pa.net

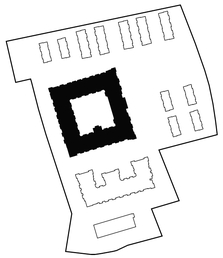




© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net



© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net



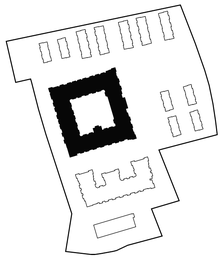
3 **Building 1 - Back Elevation**
Scale: 1/16" = 1'-0"
Elevation

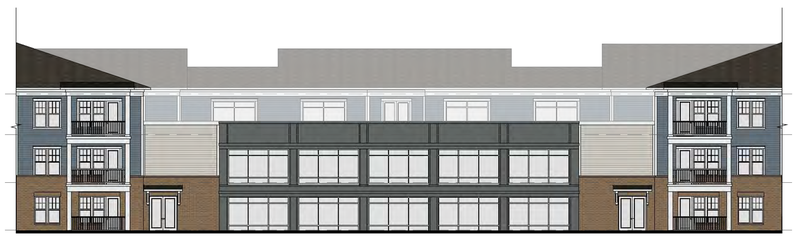
2 **Building 1 - Left Elevation**
Scale: 1/16" = 1'-0"
Elevation

1 **Building 1 - Front Elevation**
Scale: 1/16" = 1'-0"
Elevation

© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

PUP2020-00013





5 **Building 1 - Courtyard Elevation - Right**
Scale: 1/16" = 1'-0" Elevation

4 **Building 1 - Courtyard Elevation -Back**
Scale: 1/16" = 1'-0" Elevation

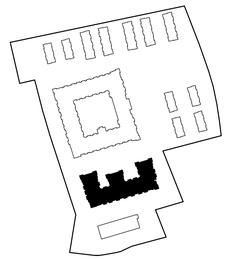
3 **Building 1 - Courtyard Elevation - Left**
Scale: 1/16" = 1'-0" Elevation

2 **Building 1 - Courtyard Elevation - Front**
Scale: 1/16" = 1'-0" Elevation

1 **Building 1 - Right Elevation**
Scale: 1/16" = 1'-0" Elevation

© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

PUP2020-00013



4 Building 2 - Back Elevation

Scale: 1/16" = 1'-0"

Elevation

3 Building 2 - Left Elevation

Scale: 1/16" = 1'-0"

Elevation

2 Building 2 - Right Elevation

Scale: 1/16" = 1'-0"

Elevation

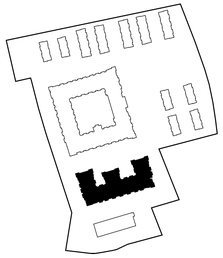
1 Building 2 - Front Elevation

Scale: 1/16" = 1'-0"

Elevation

© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

PUP2020-00013



6 **Building 2 - Courtyard 2 Elevation - Left**
Scale: 1/16" = 1'-0" Elevation

5 **Building 2 - Courtyard 2 Elevation - Front**
Scale: 1/16" = 1'-0" Elevation

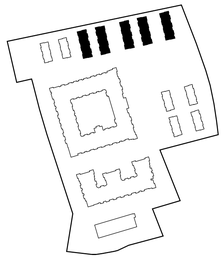
4 **Building 2 - Courtyard 2 Elevation - Right**
Scale: 1/16" = 1'-0" Elevation

3 **Building 2 - Courtyard 1 Elevation - Left**
Scale: 1/16" = 1'-0" Elevation

2 **Building 2 - Courtyard 1 Elevation - Front**
Scale: 1/16" = 1'-0" Elevation

1 **Building 2 - Courtyard 1 Elevation - Right**
Scale: 1/16" = 1'-0" Elevation

© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net



4 Townhome-Style Apartments - Back Elevation

Scale: 3/32" = 1'-0" Elevation

3 Townhome-Style Apartments - Right Elevation

Scale: 3/32" = 1'-0" Elevation

2 Townhome-Style Apartments - Left Elevation

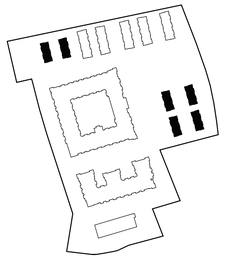
Scale: 3/32" = 1'-0" Elevation Elevation

1 Townhome-Style Apartments - Front Elevation

Scale: 3/32" = 1'-0" Elevation

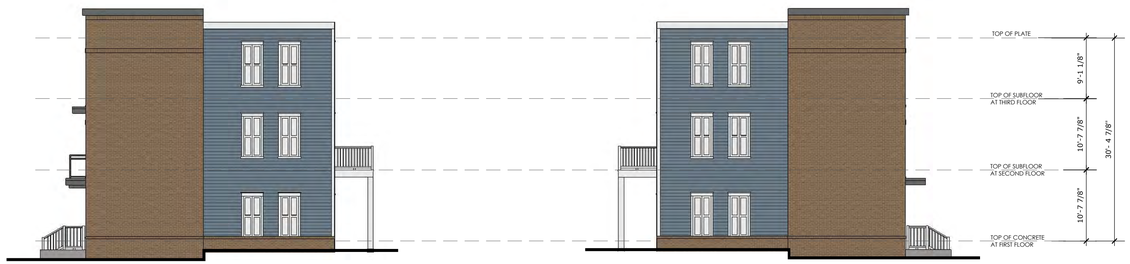
© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

PUP2020-00013



4 Townhome-Style Apartments - Back Elevation

Scale: 3/32" = 1'-0" Elevation



3 Townhome-Style Apartments - Right Elevation

Scale: 3/32" = 1'-0" Elevation

2 Townhome-Style Apartments - Left Elevation

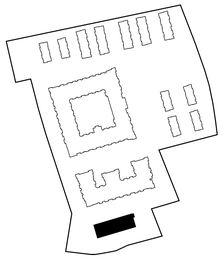
Scale: 3/32" = 1'-0" Elevation

1 Townhome-Style Apartments - Front Elevation

Scale: 3/32" = 1'-0" Elevation

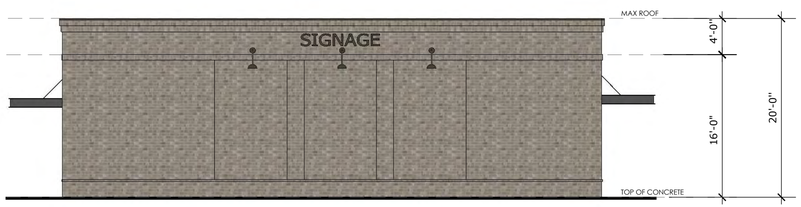
© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

PUP2020-00013



4 Building 5 - Back Elevation

Scale: 1/8" = 1'-0" Elevation

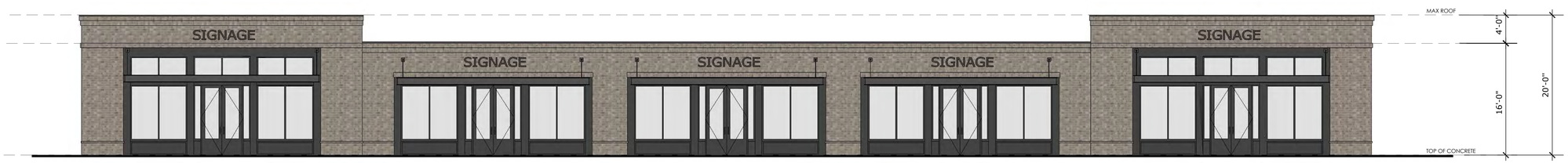


3 Building 5 - Right Elevation

Scale: 1/8" = 1'-0" Elevation

2 Building 5 - Left Elevation

Scale: 1/8" = 1'-0" Elevation



1 Building 5 - Front Elevation

Scale: 1/8" = 1'-0" Elevation

© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

PUP2020-00013

1 **Perspective 1**
N.T.S.

Perspective

© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

1 **Perspective 2**
N.T.S.

Perspective

© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

PUP2020-00013

1 **Perspective 3**
N.T.S.

Perspective

© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

1 **Perspective 4**
N.T.S.

Perspective

© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

1 **Perspective 5**
N.T.S.

Perspective

© 2020 Poole & Poole Architecture, LLC - 3736 Winterfield Road, Suite 102 - Midlothian, Virginia 23113 - Phone 804.225.0215 - Internet www.2pa.net

PUP2020-00013

MEMORANDUM

To: Pavan Malhotra
Charlie Rimkus
Aurelie Capital

From: Jenna Simandl Boyd, P.E.
Jack Iffert, E.I.T.
David Ellington, P.E.
Kimley-Horn and Associates, Inc.

Date: July 29, 2020

Subject: Laurel Park Mixed-Use Development
Shared Parking Analysis

This memorandum has been prepared to summarize the results of a shared parking analysis for the Laurel Park mixed-use development located at the corner of Woodman Road and Hungary Road in Henrico County, Virginia. The purpose of this analysis is to utilize the Urban Land Institute (ULI) Shared Parking Model methodologies to estimate the parking demand for the mixed-use development, accounting for individual parking characteristics of each land use throughout the day, and to recommend the number of spaces needed to serve the development in lieu of the Henrico County parking requirements applied to each use.

Background

The Urban Land Institute (ULI) Shared Parking Model is a tool used to determine cumulative parking demand for developments with multiple land uses. The model considers that while each land use generates demand for a certain number of parking spaces, these parking demands fluctuate hour-by-hour, day-by-day, and month-by-month. Because individual land uses may not experience peak parking demand at the same time, the model considers the collective parking demand throughout the day to allow the sharing of parking between these land uses and minimizing of space and resources devoted to parking. Additionally, the ULI Shared Parking Model allows for alternative mode and non-captive ratio adjustments to be made for mixed-use developments, such as Laurel Park, to account for interactions between uses internal to the site and for those arriving to the site via carpooling, or non-auto modes such as walking, biking, and transit.

ULI shared parking methodologies were applied to the proposed Laurel Park mixed-use development land uses provided to Kimley-Horn on July 17, 2020, which are summarized in **Table 1**. ULI time-of-day, weekly, and monthly adjustments were applied to the ULI base parking rates for each proposed land use. The proposed land uses for the Laurel Park development include multi-family residential units including townhomes with two-car garages, a full-service restaurant, a brewery or similar use, a coffee shop/café, and a small footprint market. To conform with ULI shared parking land uses, the study team assumed the proposed brewery or similar use and coffee shop/café as Fast Casual Dining. Base parking rates for the commercial land uses were adjusted for noncaptive ratios. The base parking ratios

for the residential land uses were not adjusted for noncaptive ratios as these uses are primary parking generators. For example, someone shopping at a store or eating at a restaurant would not generate additional parking demand if they already live there or work in a store. However, people parking for the residential use are generally not already parked on site. The residential land uses were adjusted for alternative mode use consistent with commuting patterns and drive alone rates reported by the American Community Survey by the US Census Bureau for Henrico County, Virginia.

Table 1: Summary of Land Use Densities

Land Use	Density
Residential	350 units 85 1-Bed/1-Bath 186 2-Bed/2-Bath 7 3-Bed/2-Bath 25 2-Bed/2.5-Bath Townhome 47 3-Bed/3.5-Bath Townhome
Commercial (Supermarket/Grocery)	2,000 SF
Commercial (Fine/Casual Dining)	5,000 SF
Commercial (Fast Casual Dining)	5,000 SF

Projected Parking Demand

With no shared parking assumptions taken, the site would be expected to generate a peak demand of 757 parking spaces on a weekday and a demand of 788 spaces on a weekend day, representing a sum of each use's peak demand. Applying the shared parking methodology to this proposed mixed-use development, demand is expected to be 556 parking spaces during the weekday peak hour (10:00 PM to 11:00 PM), yielding a total reduction in weekday peak demand of 27% percent. During the weekend peak hour (8:00 PM to 9:00 PM), demand is expected to be 559 spaces, which is a reduction of 29% percent.

Accounting for the two-car parking garages reserved for the 72 townhome units (144 spaces), the ***surface parking demand during the weekday and weekend peak hours are 412 and 415 spaces, respectively***. **Table 2** summarizes the results of the shared parking model for this mixed-use development. Model outputs are attached to this memorandum. Supporting documentation from the ULI Shared Parking Model is provided in **Appendix A**.

Table 2: Shared Parking Model Results (Peak Hour)					
Land Use		**Unadjusted Peak Parking Demand**		**Estimated Shared Parking Demand**	
		Weekday	**Weekend**	**Weekday**	**Weekend**
Residential	Visitor	35	53	35	53
	Resident (1-Bedroom)	77	77	41	36
	Resident (2-Bedroom)	349	349	187	163
	Resident (3-Bedroom)	135	135	72	63
	Residential (Reserved)*	-	-	144	144
Commercial (Supermarket/Grocery)	Customer	8	8	1	-
	Employee	2	2	-	1
Commercial (Fine/Casual Dining)	Customer	67	77	56	67
	Employee	12	13	11	12
Commercial (Fast Casual Dining)	Customer	62	64	6	15
	Employee	10	10	3	5
Total Parking Demand	Visitor/Customer	172	202	98	135
	Resident/Employee	585	586	314	280
	Reserved	-	-	144	144
Total Parking Demand		**757**	**788**	**556**	**559**
Total Surface Parking Demand*		**-**	**-**	**412**	**415**
Total Shared Parking Reduction		**-**	**-**	**27%**	**29%**
*Each townhome is proposed to include a two-car garage. The parking spaces in the two-car garages were not considered as shared parking in the ULI model, and were considered reserved.					

Variations in Parking Demand

Based on the application of ULI shared parking methodologies, the mixed-use development is expected to generate a peak parking demand of 415 surface parking spaces during the weekend peak hour (8:00 PM to 9:00 PM). These parking demands fluctuate hour-by-hour, day-by-day, and month-by-month. Because individual land uses may not experience peak parking demand at the same time, the model considers the collective parking demand throughout the day. **Figure 1** and **Figure 2** illustrate the peak hourly weekday parking demand and weekend parking demand, respectively, for each of the land uses proposed as part of the mixed-use development. The bar charts show peak period demand for each land use while the line and labels show peak period demand for surface lot parking by accounting for the 144 reserved garage spaces.

For the Laurel Park mixed-use development, parking demands are generally higher on the weekend than during weekends. During the weekend, a supply of 415 surface parking spaces is required to serve the peak demand which lasts for approximately five hours (7:00 PM to 12:00 AM). Parking demand during other hours of a weekend day would be adequately served by 385 surface parking. The 385-space alternative satisfies peak parking demand during all but three hours during each weekday (9:00 PM to 11:00 PM).

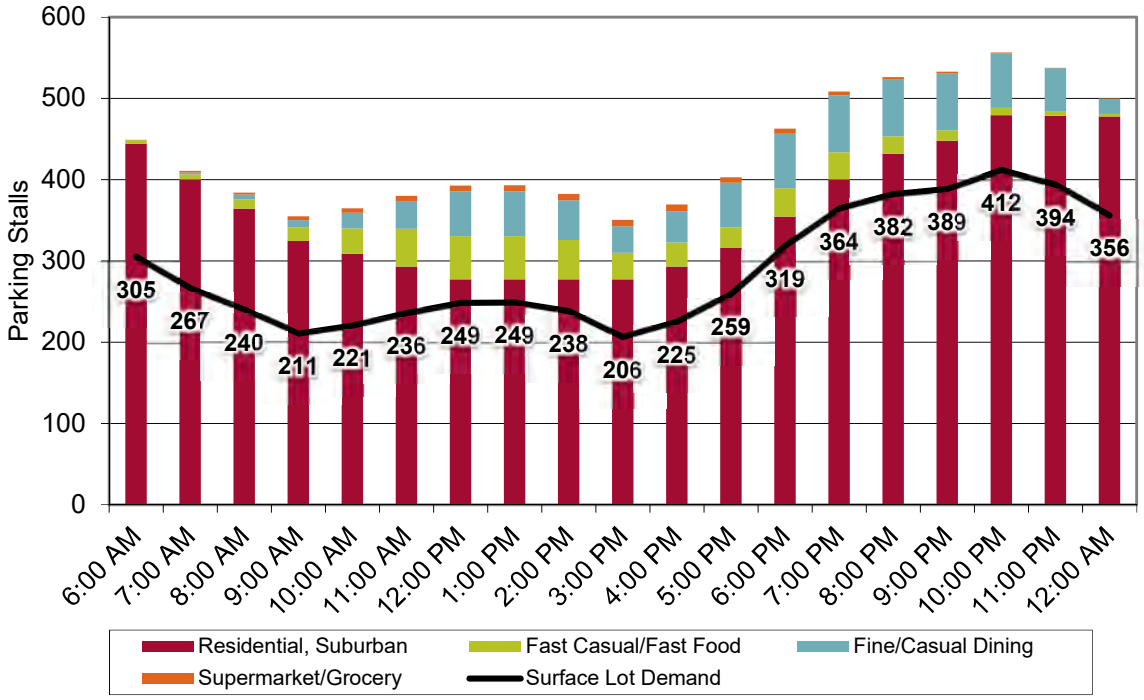


Figure 1: Weekday Parking Demand by Hour (Peak Month - ULI)

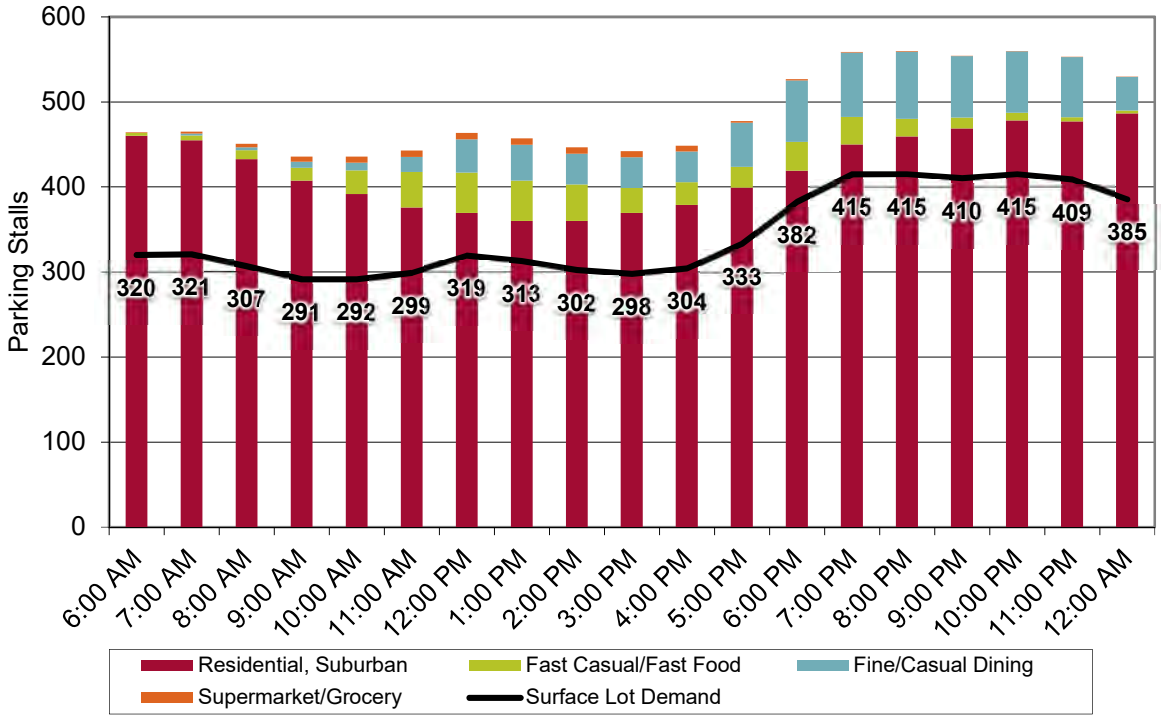


Figure 2: Weekend Parking Demand by Hour (Peak Month - ULI)

Parking Requirement Conclusion

In accordance with County Code Section 24-36.1(b)(5), the shared parking analysis for the Laurel Park mixed-use development utilized methodologies contained in the Urban Land Institute (ULI) Shared Parking Model 3rd Edition to determine the site parking demand to recommend the number of spaces needed to serve the development. The analysis considered projected parking demand for multi-family residential units including townhomes with two-car garages, a full-service restaurant, a brewery or similar use, a coffee shop/café, and a small footprint market.

In accordance with County Code Section 24-34(m), the number of parking spaces required for a two or more bedroom townhome unit is 1.5 parking spaces. Each townhome will include a two-car garage. The townhome units and the two-car parking garages to be provided for each unit will be utilized towards site parking requirements and were therefore omitted from the surface parking demand calculations.

The mixed-use development is expected to generate a peak parking demand of 415 surface parking spaces during the weekend peak hour (8:00 PM to 9:00 PM). While there is variation in peak demand, the peak parking demand of 415 spaces is steady for approximately five hours (7:00 PM to 12:00 AM). As such, it is recommended that 415 surface parking spaces be provided to serve the mixed-use development.

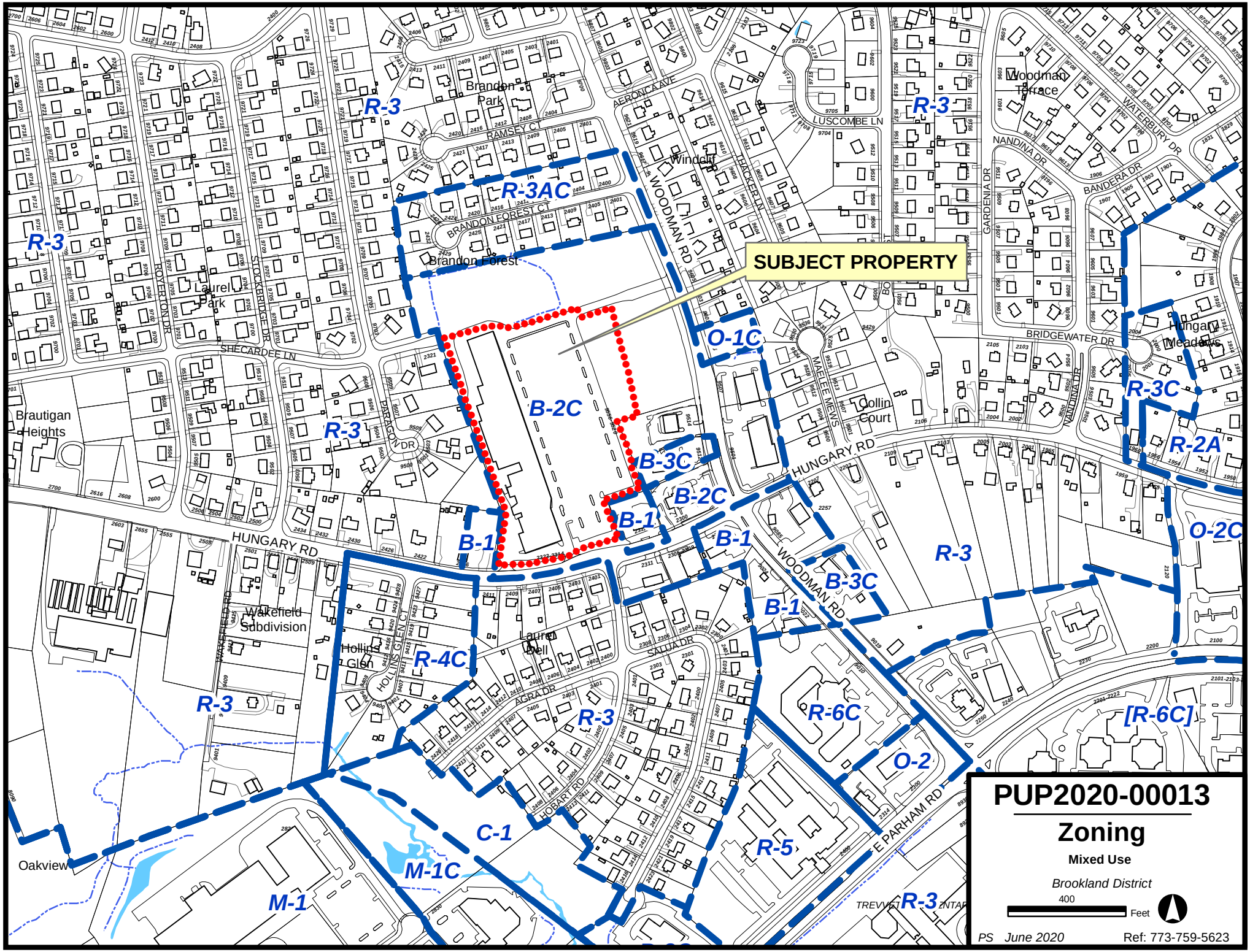
Copyright © 2020 All rights reserved. The Urban Land Institute, International Council of Shopping Centers, and National Parking Association.

Project: Laurel Park
Description: Mixed-Use Residential Retail Development at Woodman and Hungary Rd

Shared Parking Demand Summary
Peak Month: DECEMBER -- Peak Period: 8 PM, WEEKEND

Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
	Quantity	Unit	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj 10 PM	Peak Mo Adj December	Estimated Parking Demand	Peak Hr Adj 8 PM	Peak Mo Adj December	Estimated Parking Demand
Retail																		
Supermarket/Grocery	2,000	sf GLA	4.00	100%	78%	3.12	ksf GLA	4.00	100%	10%	0.40	ksf GLA	20%	100%	1	25%	100%	-
Employee			0.75	100%	95%	0.71		0.75	100%	90%	0.68		20%	100%	-	30%	100%	1
Food and Beverage																		
Fine/Casual Dining	5,000	sf GLA	13.25	100%	89%	11.82	ksf GLA	15.25	100%	87%	13.34	ksf GLA	95%	100%	56	100%	100%	67
Employee			2.25	100%	95%	2.14		2.50	100%	90%	2.25		100%	100%	11	100%	100%	12
Fast Casual/Fast Food	5,000	sf GLA	12.40	100%	73%	9.08	ksf GLA	12.70	100%	49%	6.27	ksf GLA	20%	96%	6	50%	96%	15
Employee			2.00	100%	95%	1.90		2.00	100%	90%	1.80		30%	100%	3	60%	100%	5
Entertainment and Institutions																		
Hotel and Residential																		
Residential, Suburban																0%		
Studio Efficiency		units	0.58	82%	100%	0.48	unit	0.58	82%	100%	0.48	unit	95%	100%	-	83%	100%	-
1 Bedroom	85	units	0.62	82%	100%	0.51	unit	0.62	82%	100%	0.51	unit	95%	100%	41	83%	100%	36
2 Bedrooms	211	units	1.13	82%	100%	0.93	unit	1.13	82%	100%	0.93	unit	95%	100%	187	83%	100%	163
3+ Bedrooms	54	units	1.72	82%	100%	1.41	unit	1.72	82%	100%	1.41	unit	95%	100%	72	83%	100%	63
Reserved	31%	res spaces	0.50	82%	100%	0.41	unit	0.50	82%	100%	0.41	unit	100%	100%	144	100%	100%	144
Visitor	350	units	0.10	100%	100%	0.10	unit	0.15	100%	100%	0.15	unit	100%	100%	35	100%	100%	53
Office																		
Additional Land Uses																		

Commercial Demand	77	Commercial Demand	100
Residential Demand	479	Residential Demand	459
Weekday Peak Demand	556	Weekend Peak Demand	559
Residential (Reserved)	144	Residential (Reserved)	144
Total Surface Spaces	412	Total Surface Spaces	415
Shared Parking Reduction	27%		29%



PUP2020-00013

Zoning

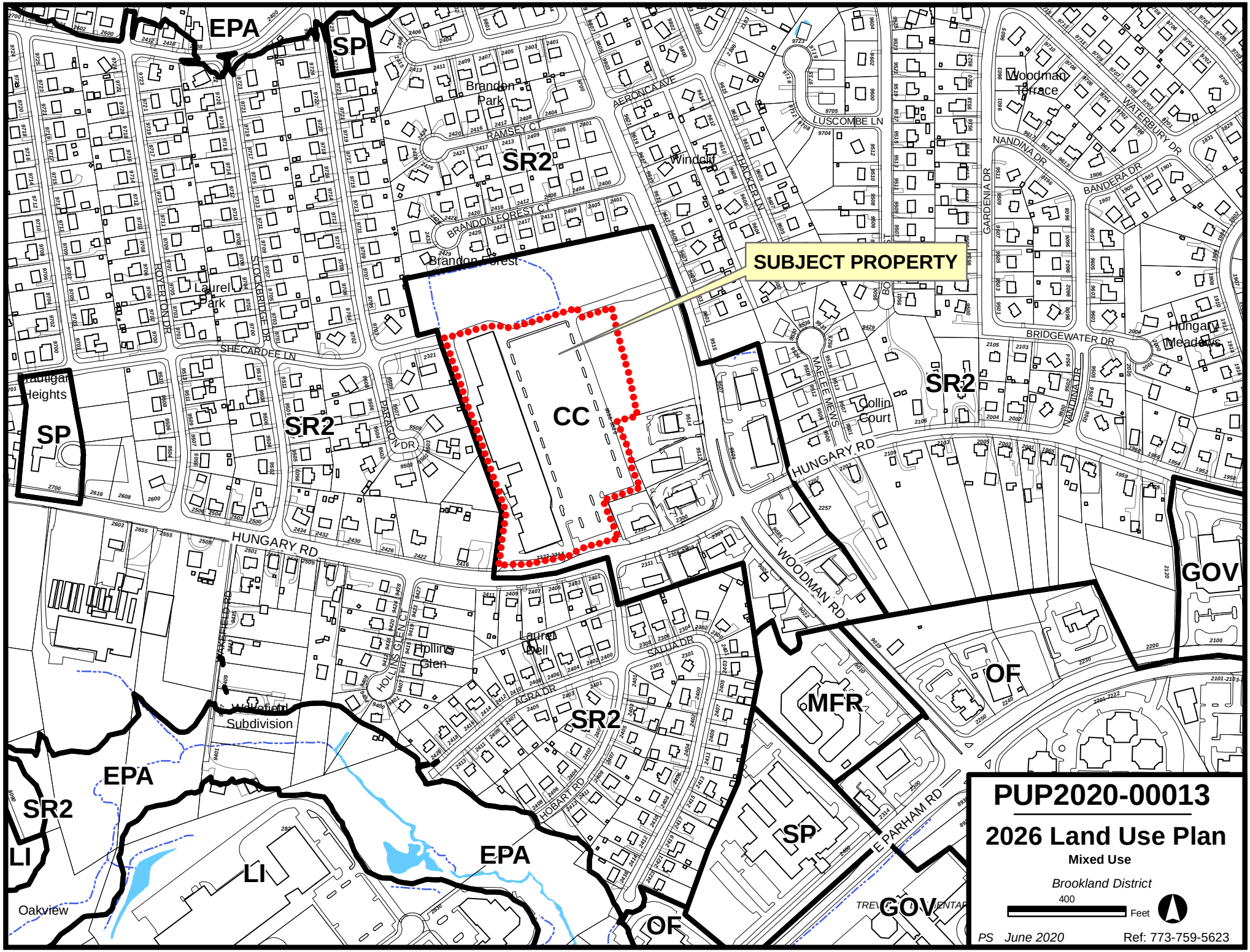
Mixed Use

Brookland District

400 Feet

PS June 2020

Ref: 773-759-5623


SUBJECT PROPERTY
CC
SR2
SP
EPA
LI
OF
MFR
GOV
Brandon Park
Brandon Forest
Windcliff
Woodman Terrace
Laurel Park
Hidden Hollow Subdivision
Hollins Glen
Laurel Dell
Oakview
Collin Court
Hungary Meadows
Madrigal Heights
RAMSEY CT
BRANDON FOREST CT
AERONICA AVE
LUSCOMBE LN
HACKER LN
NANDINA DR
WATERBURY DR
BANDERA DR
GARDENIA DR
BRIDGEWATER DR
NANDINA DR
MAELEE MEWS
HUNGARY RD
WOODMAN RD
E PARHAM RD
SHECARDEE LN
ROYERTON DR
STOCKBRIDGE DR
DARAGON DR
HOLLINS GLEN CT
AGRA DR
HOBART RD
SALUA DR
PUP2020-00013
2026 Land Use Plan
Mixed Use
Brookland District
400
Feet
PS June 2020
Ref: 773-759-5623