

November 21, 2013

Reviewer on Call
Manatee County Government
Building & Development Services Department
1112 Manatee Avenue West, 4th Floor
Bradenton, FL 34205

Re: Xpress Storage at Portal Crossing (FKA Portal Crossing RT 64 LLC/Blackpoint Plaza_ – Revised Preliminary Site Plan
ZNS File No. 43545

To Whom It May Concern:

On behalf of the applicant, ZNS Engineering, L.C. respectfully requests a Specific Approval to the Manatee County Land Development Code Section 710.1.6 parking space requirements for mini-warehouse to allow the alternative plan of 16 parking spaces for the proposed Preliminary Site Plan where the LDC requires 37 parking spaces.

The proposed facility will be located on 3.12 acres at 10415 Portal Crossing in the jurisdiction of Manatee County. The proposed mini-warehouse is designed at 43,881 square feet to include 368 storage units and a self-service kiosk. With the LDC requirements of one space per 10 storage units, 37 parking spaces would be required. Please accept the enclosed Parking Study in support of the Specific Approval request for an alternative to LDC Section 710.1.6.

The applicant is respectfully requesting a reduction in the number of parking and loading spaces to 16. The parking demand is based on information and calculations found in the Institute of Transportation Engineers Parking Generation 3rd Edition.

The type of use has low parking demand and will not generate the demand for 37 spaces. The LDC parking requirements may be in excess of what is actually needed and the 16 spaces provided for parking and loading should be adequate. This design provides equal satisfaction of the LDC purposes by exceeding industry standards.

Please contact me if you have any questions or concerns. Thank you for your assistance in processing this Specific Approval for a reduction in the required parking.

Very truly yours,
ZNS ENGINEERING, L.C.



RACHEL WHITCOMB LAYTON, AICP
Director of Planning



SUMMARY

The Specific Approval Request is for an alternative to the Manatee County Land Development Code, Section 710.1.6, which requires 1 space for each 10 storage units, plus two parking spaces for the manager's office or a total of 37 parking spaces for the proposed facility. The Applicant is requesting an approval of an alternative plan to allow a total of 16 parking spaces for the proposed mini-warehouse facility. The proposed mini-warehouse facility includes four single-story buildings with 43,881 square feet and approximately 368 storage units. Industry experience and nationally recognized planning methods indicate the parking demand for the proposed facility is much less than the County requirement.

We have provided a rational method of parking space determination by calculation using formulas from the Manatee County recognized, Institute of Transportation Engineers (ITE) Trip Generation Manual. This information is presented in narrative form for ease of comparison and assimilation. The base rationale is supported by the Manatee County recognized, American Planning Association's Planning Advisory Service Report Number 396 (Standards for Self Storage Facilities) and code parking requirements from other jurisdictions within the Southwest Florida area.

Our conclusion is that the 16 parking spaces provided will satisfy the parking demand generated by the proposed mini-warehouse facility.



SPECIFIC APPROVAL REQUEST

The proposed facility will be located at 10415 Portal Crossing on a 3.12 acre site. The facility will include four single-story buildings with 43,881 square feet and approximately 368 storage units.

The Manatee County Land Development Code Section 710.1.6 requires one parking space per 10 storage units plus two parking spaces at manager's office for mini-warehouse uses. The code requirement for parking spaces is computed as $368/10 = 37$ parking spaces.

The proposed facility has been designed with 16 total parking spaces. This request is to reduce the Manatee County Land Development Requirement of 37 spaces and allow this proposed alternative parking plan of 16 spaces.

The calculations using the ITE, Trip Generation Manual formulas are displayed so the reader may understand that the demand for parking has been considered and analyzed from the various recognized traffic planning perspectives. The Weekday peak hour demand of 11 spaces demonstrates the parking demand at the facility. The APA report supports the ITE calculations and recommends 7 spaces for this facility. Other Southwest Florida communities have updated parking requirements specifically for mini-warehouse facilities. The average parking requirement of the six communities cited in this report is 8 parking spaces for this facility.

Our conclusion is that the parking spaces provided at the proposed mini-warehouse facility more than satisfy the actual parking space demand.

We request a Specific Approval to the Manatee County Land Development Code requirement of 37 parking spaces to allow the alternative parking plan of 16 parking spaces for the proposed mini-warehouse facility.

