

SHIRYOG CORPORATION

Parking Study

5/30/14

This project is planned by Dr. Parikh, property owner and future occupant of the medical practice business shown as Phase I on the General Development Plan. The applicant believes that the Phase II building will also be used for medical offices, but is not certain at the time of General Development Plan preparation. Dr. Parikh will be looking for future occupants that will compliment his medical practice, which could include neighborhood retail uses, a small restaurant, etc. In order to provide the owner with flexibility, the General Development Plan shows a range of uses for Phase II, including Retail/Office/Commercial/Eating Establishment.

This parking study is based on the likely event that all of Phase II will be occupied with a high-volume medical practice in order to properly plan for the required parking. Dr. Parikh currently operates a pediatric practice in Palmetto and is keenly aware of the parking that is needed to support his business.

The only use that is anticipated for this site that could generate a higher standard ratio of parking than a medical office, is an eating establishment. The LDC requires parking in the amount of 1 space per 80 square feet of gross floor area or 1 space per 2 seats, whichever is higher for restaurants. In the event that a small restaurant occupies space in Phase II, the required parking will be recalculated to show that it meets the LDC standards for the Final Site Plan. It is expected that a future restaurant will not create a parking deficiency since the site has been designed with more than the standard amount of medical office parking, based on the assumption of both buildings being fully occupied with a high-volume medical practice.

PROPOSED USES AND BUILDING SIZE

MEDICAL OFFICE – PEDIATRICIAN: 7,500 SQUARE FEET

NEIGHBORHOOD COMMERCAL/OFFICE/RETAIL/EATING ESTABLISHMENT BUILDING:
6,300 SQUARE FEET

LDC PARKING STANDARDS (BASED ON HIGHEST PLANNED PARKING)

MEDICAL OFFICE = 1 SPACE PER 200 SF OF GROSS FLOOR AREA
 $13,800/200 = 69$ SPACES

TOTAL PARKING REQUIRED: 69 SPACES

ACTUAL PARKING NEEDS IF BOTH BUILDINGS ARE USED AS MEDICAL OFFICES

MEDICAL OFFICE

1 SPACE PER EXAM ROOM – 18

1 SPACE PER EMPLOYEE – 25

1 SPACE PER PATIENTS WAITING – 18

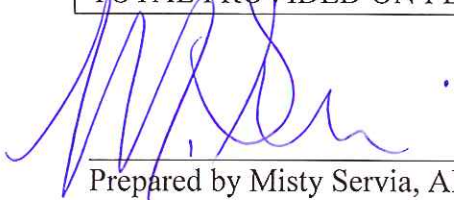
1 SPACE PER PHYSICIAN/MEDICAL PROFESSIONAL OFFICE – 8

1 SPACE PER OTHER VISITORS – 17

TOTAL REQUIRED: 86

TOTAL REQUIRED PER BUSINESS NEEDS: 86

TOTAL PROVIDED ON PLAN: 86



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