

PETITIONER: Jay Huebner, HSQ Group, agent for Celebration Pointe South, LLC

HEARING NO.: BA-17-2015

SECTION OF CODE: Section 33.2

ZONING: Planned Unit Development PUD District

Code requires the use of wheelstops in any parking space abutting any sidewalk or walkway. Code requires that 90 degree parking stalls maintain a minimum dimension of 9 feet wide by 18 feet deep, but allows for a 2 foot reduction in stall depth for vehicle overhang when the parking stall abuts a curbed landscape area that is at least 7 feet wide. Petitioner is requesting permission to provide 90 degree parking spaces that are 9 feet wide by 16 feet deep that do not provide wheelstops, and abut a sidewalk that is 7 feet wide.

The intent of this provision of the Zoning Code was to provide a safe and adequate separation between vehicles and pedestrians. The wheelstop is a standardized concrete fixture installed two feet from the end of a given parking stall, and provides a physical barrier and indicator for vehicles. It does not allow the vehicle to exit the end of a designated parking stall under normal circumstances. This code provision was written with a standard 4 - 5 foot wide sidewalk in mind, where a two foot vehicle encroachment would impair pedestrian mobility on the sidewalk.

The Phase II Celebration Pointe parking areas were designed with broad 7 foot wide sidewalks providing a pedestrian network throughout the property, and reduced depth parking stalls without wheelstops that allow vehicles to overhang the abutting sidewalks. Staff finds that the added width of the sidewalks will still provide adequate pedestrian mobility with vehicles occupying up to 2 feet of sidewalk space. The developer has expressed an interest in this design for improved aesthetics, decreased liability, and lower long term maintenance costs. Staff finds that providing an elevated sidewalk of at least 7 feet in width provides sufficient separation to limit vehicular encroachment into a pedestrian walkway. **Staff recommends approval of this variance.**

RECOMMENDATION: APPROVE

APPROVE WITH
CONDITIONS

DENY



Director of Economic Development.

30 SEPT 15

Date