

Stafford County
Board of Supervisors & Planning
Commission Joint Public Hearing

Parking Credits in the P-TND Zoning
District (O18-26)

Zoning Ordinance Amendment

July 10, 2018

Background

- Request:
 - Amend the Zoning Ordinance to change the ratios for shared parking in the P-TND zoning district
 - Amend the zoning ordinance to allow the use of the highest shared parking ratio rather than the lowest parking ratio
- Result:
 - Allow more flexibility in with parking credits in designing a development in this district
 - Provide a realistic number of parking spaces for the uses and meet the mandate of VDEQ to minimize impervious area of development

Table 3.3(a) Parking Requirements Per Use and Transect Zones*

Parking Requirements	T1, T2, T3	T4	T5, T6, SDC
Residential per Table 3.2(a)	2 per unit	1.5 per unit	1.5 per unit
Lodging per Table 3.2(b)	1 per room	1 per room	1 per room
Office per Table 3.2(c)	3 per 1,000 sf	3 per 1,000 sf	2 per 1,000 sf
Retail per Table 3.2(e)	4 per 1,000 sf	4 per 1,000 sf	3 per 1,000 sf
Cultural/Entertainment per Table 3.2(f)	Per table 7.1	Per table 7.1	Per table 7.1

* uses only that can be shared are illustrated

Table 3.3 (b) Shared Parking Factor (with Proposed Amendments)

Parking Requirements /uses	Residential per Table 3.2(a)	Lodging per Table 3.2(b)	Office per Table 3.2(c)	Retail per Table 3.2(e)	Cultural/entertainment per Table 3.2(f)
Residential per Table 3.2(a)	1	1.1	1.4 <u>1.3</u>	1.2 <u>1.3</u>	1.1 <u>1.2</u>
Lodging per Table 3.2(b)	1.1	1	1.7 <u>1.5</u>	1.3	1.5 <u>1.3</u>
Office per Table 3.2(c)	1.4 <u>1.3</u>	1.7 <u>1.5</u>	1	1.2	1.4
Retail per Table 3.2(e)	1.2 <u>1.3</u>	1.3	1.2	1	1.4 <u>1.2</u>
Cultural/Entertainment per Table 3.2(f)	1.1 <u>1.2</u>	1.5 <u>1.3</u>	1.4	1.4 <u>1.2</u>	1

Example with Existing Shared Parking Factors*

c. When more than two (2) categories in table 3.3(b) are to share parking, add the maximum number for each use and multiply the number by the smallest factor then subtract the difference from the total.

Use with use/factor of reduction ⁰¹	Required Parking rate	Square footage of building or unit/room	Minimum parking spaces required	Total number of parking spaces req	Smallest parking ratio	Total number of spaces required
Office	2.0 spaces per 1,000 sf	4,000	8	8		
Retail	3.0 spaces per 1,000 sf	4,000	12	12		
residential						
lodging	1.0 spaces per room	45 rooms	45	45		
				65	1.3	46
* T5, T6, SDC transect zones						

- $65 \times 1.3 = 84.5$; $84.5 - 65 = 19.5$; $65 - 19.5 = 45.5$ rounded to 46 spaces

Example with Proposed Shared Parking Factors *

c. When more than two (2) categories in table 3.3(b) are to share parking, add the maximum number for each use and multiply the number by the smallest largest factor then subtract the difference from the total.

	Required Parking rate	Square footage of building or unit/room	Minimum parking spaces	Total number of parking spaces req	Largest parking ratio	Total number of spaces required
Office	2.0 spaces per 1,000 sf	4,000	8	8		
Retail	3.0 spaces per 1,000 sf*	4,000	12	12		
Residential						
Lodging	1.0 spaces per room	45 rooms	45	45		
				65	1.5	33
* T5, T6, SDC transect zones						

$65 \times 1.5 = 97.5$; $97.5 - 65 = 32.5$; $65 - 32.5 = 32.5$ rounded to 33 spaces

A difference of 13 spaces from current to proposed factors (46 – 33)

Recommendation

- Staff is supportive of proposed Ordinance O18-26 for it will provide flexibility in determining the number of parking spaces needed for a project and will be meeting the mandate of VDEQ to minimize impervious area of development.