



## PLAN REVIEW CENTER REPORT

October 14, 2008

### Planning Review (Revised)

Sri Venkateswara Temple and Cultural Center  
SP #08-08B

#### Petitioner

Manyan Group LLC

#### Review Type

Second Revised Preliminary Site Plan and Special Land Use; 3-Phase Development

#### Property Characteristics

- Site Location: West side of Taft, between Grand River and 11 Mile Road
- Site Zoning: RA, Residential Acreage District
- Adjoining Zoning: North: R-2 (Taft Road frontage) and OST (rear); East (across Taft Road): I-1 and RA; West: RA; South: RA (Taft Road frontage) and R-1 (rear)
- Proposed Use(s): Phase 1: Temporary temple to convert to priest housing; Phase 2: Temple; Phase 3: Cultural Center
- Adjoining Uses: North: Andes Hills residential development & Family Fun Center; East (across Taft Road): Vacant parcel and single-family home; West: Single-family home; South: Single-family home (Taft frontage) and vacant land
- Site Size: 10.11 gross acres
- Building Size: Phase 1: approx. 6,693 sf (two-story); Phase 2: approx. 22,693 sf (two-story); Phase 3: approx. 21,823 sf (previously 31,833 sf) two story without basement (previously one-story with basement)
- Plan Date: 10.4.08

#### Project Summary

The applicant is proposing a three-phase project: Priest Residence/Temporary Temple, Temple, and Cultural Center. Phase 1 is a private residence for the Temple's priest(s), with a Temporary Temple (approximately 900 sf of a 6,693 sf, two-story structure). When Phase 2, the Temple, is constructed, the Temporary Temple portion of Phase 1 will be converted to a private meditation room for the residents. Phase 3 is a Cultural Center, proposed to include a multi-purpose hall with a stage and dressing rooms, kitchen, offices, lounge, conference room, and classrooms. Until Phase 3 is constructed, the multi-purpose room in the Temple would be used to host gatherings. Following the construction of Phase 3, the applicant indicates the multi-purpose room would be used as a general activity area.



Per the standards of Section 402.1 of the Zoning Ordinance, the Temple would be considered a Special Land Use, and the Priest Residence and Cultural Center may be considered "incidental to" the primary use as a Temple.

The site contains a relatively large quantity of regulated woodlands and approximately 1.43 acres of wetlands.

A public hearing was held at the Planning Commission meeting of September 25, 2008 and the matter was tabled to allow the applicant additional time to address the concerns of the Planning Commission. Staff held a meeting and had a number of conversations with the applicant since that time, and the plans have now been revised and resubmitted for further consideration by the Planning Commission. Among the changes made to the plans are the following:

- Modification to the location of the proposed Temple and Priest Residence/Temple approximately 62 feet to the east to further preserve woodlands.
- Modification to the location of the proposed Temple approximately 18 feet to the north, and relocation of one tier of parking from the north side of the Temple to the south side.
- Modification to the location of the proposed Cultural Center approximately 6 feet to the north, with the proposed screen wall moved 6 feet off the property line to allow additional space as a buffer for the home to the south.
- Removal of terrace in front (east side) of the Cultural Center.
- Modification to the location of the dumpster enclosure and loading area closer to Taft Road (easterly) along the south side of the Cultural Center.
- The Cultural Center has been reduced in size from 31,833 square feet to 21,823 square feet, and the building is now proposed to be two stories above grade (previously one story above grade and a basement). There do not appear to be any changes to the floor plans for the Priest Residence/Temporary Temple (Phase I) or the Temple (Phase II).
- The parking lot lighting has been modified to reduce the mounting height of the fixtures from 25 feet to 20 feet.
- The secondary access has been relocated from the south side of the property to the north side of the property.

#### **Recommendation**

Approval of the Preliminary Site Plan and Special Land Use is **recommended, subject to addressing the information noted below and either receiving the noted variances or modifying the site design to eliminate the need for the variance(s).**

#### **Comments:**

The Preliminary Site Plan and Special Land Use were reviewed according to the standards of Article 3, Residential Acreage District; Article 4, R-1 through R-4 One-Family Residential Districts; Section 2400, the Schedule of Regulations; Article 25 of the



Zoning Ordinance, and other sections of the Zoning Ordinance, as noted. Items underlined below need to be addressed at the time of Final Site Plan Review. Items in **bold** need to be considered by the applicant or the Planning Commission at the time of Preliminary Site Plan and Special Land Use Review:

1. Per Section 302.4 of the Zoning Ordinance, all Special Land Uses in Section 402 of the Zoning Ordinance (R-1 through R-4 One-Family Residential Districts) are also Special Land Uses in the RA, Residential Acreage District. Section 402.1 of the Zoning Ordinance permits churches and other facilities normally incidental thereto subject to the following conditions:
  - a. Minimum site size shall be 3 acres. (The site meets this standard).
  - b. Minimum site width shall be two hundred feet along front yard. (The site meets this standard).
  - c. All access to the site shall be onto a Major Arterial, Arterial or Minor Arterial road as shown on the City's Thoroughfare Plan. (The site meets this standard).
  - d. Minimum building setbacks shall be 75' from all property lines. (The site meets this standard).
  - e. There shall be no parking in front yard, nor closer than 20' from any side or rear lot line, except in those instances where the lot abuts a residential lot and in those instances, no closer than 35'. (As part of the religious complex, the Cultural Center is considered a primary building that is "incidental to" to the temple, and is located at the front setback line, and there is no parking in front of the building). The site meets all but the side yard parking lot setback along the north property line that may be adjusted on the final site plan.
  - f. Screening of vehicular parking areas shall be in conformity with requirements at Section 2514. (The site meets this standard).
  - g. A noise impact statement is required subject to the standards of Section 2519.10(c). (The site meets this standard).
2. **Terraces:** The applicant should explain how the terraces will be utilized at the Temple and the Cultural Center, as the "Occupancy Use Description" notes that "All activities are indoor only activities...". *Following the previous submittal, and at the Planning Commission's public hearing, the applicant further explained the use of the terraces at the Temple, as being used primarily for access and pedestrian circulation. The terrace in front (east side) of the proposed Cultural Center has been removed from the plans.*
3. **Phasing & Removal of trees: Please indicate an expected timeline for the development of the three phases.** The applicant intends to clear the site to accommodate the entire development, as part of Phase 1. We recommend that the applicant consider clearing the site based on the needs and timeline of each phase, rather than clear it all at once. This would assist in maintaining the existing features



of the site for as long as possible, rather than having a cleared area for perhaps a substantial amount of time before the next phase is constructed. In the response letter from Diffin Development Consultants, the applicant has indicated that, "The clearing and grading limits will be reduced as recommended to the minimum areas required for each phase." The extent of the clearing and grading will need to be further clarified on the Final Site Plan.

4. **Exterior Lighting Plan:** A photometric plan and lighting details were provided with the Preliminary Site Plan, as required by the Zoning Ordinance when a development abuts residential zoning. Please see the attached lighting review chart for outstanding issues to be addressed. The site generally meets the standards, with a few issues to finalize as part of the Final Site Plan. *Since the previous submittal, the applicant has reduced the mounting height of the fixtures from 25 feet to 20 feet, to further address the concerns of the surrounding neighbors about the visibility of the lighting fixtures from adjacent properties.*
5. **Principal Uses Permitted Subject to Special Conditions:** Section 402.1 of the Zoning Ordinance states that "Churches and other facilities normally incidental thereto" are permitted subject to Special Conditions. During the initial Planning Review, the position was taken that the Priest Residence/Temporary Temple and the Cultural Center were "accessory to" the Temple (primary use). Based on further information revealed at the public hearing regarding the intended uses within the buildings and on further discussion with staff and the city attorney's office, the Planning Division's position is that the Priest Residence/Temporary Temple and the Cultural Center are "normally incidental" to the Temple use of the property. Many religious institutions provide housing (such as a parsonage or rectory) for leaders or caretakers. Often, religious institutions provide space in a basement, gymnasium or other multiple-purpose areas for a variety of social and cultural activities. If the interpretation that housing and social/cultural space is normally incidental to the primary use as a Temple is applied, several variances from Zoning Ordinance standards are eliminated from consideration and as indicated in this review letter (i.e. variances for accessory structures in front yard, total area of accessory uses, and provisions for parking in the front yard).
6. **Planning Review Summary Chart:** The applicant is asked to review the other items in the attached Summary Chart and make corrections as noted.

**Variances:**

7. Per the standards of Section 2400 of the Zoning Ordinance, the maximum building height is 35' in the RA District. However, Section 2903 of the Zoning Ordinance notes that while height limits do not apply to church spires, the Zoning Board of Appeals may specify a height limit for a Special Land Use, provided the height is not greater than the distance to the nearest property line. **In order to allow the elevations as proposed, the Zoning Board of Appeals would need to grant a variance for the following decorative ornaments, all of which are on the Temple, that exceed the height standards:**



- a. the Maha Rajagopuram in front of the building entrance that is 37'4.5" in height,
  - b. two decorative elements at the front of the building that are 36.5' and 40.5' in height,
  - c. two identical decorative ornaments near the rear of the building that are 50' in height each, and
  - d. the brass pole in the courtyard and the tower at the rear of the building that are each 55'1" in height.
8. Section 2503.2.E.(2) of the Zoning Ordinance states that roof top appurtenances shall not exceed the maximum height standard.
- a. **In order to provide the screened mechanical units at 42' in height on the Temple, a variance would be necessary to exceed the height standard.** The applicant may wish to consider placing the units in a mechanical room as part of the building or placing these units on the ground.
  - b. The Cultural Center has now been adjusted to provide two stories above grade (previously one story was below grade) with an overall height of 35 feet. The applicant is asked to further clarify whether rooftop equipment will be needed for the proposed Cultural Center to determine whether this building will meet the overall height standards.
9. Loading areas have been provided for both the Temple and Cultural Center. However, the loading area (and the dumpster) for the Cultural Center are on the south side of the structure, less than 45 feet (previously 70 feet) from the adjacent residential structure, in the side yard of the subject site. **Per Section 2503.2.F.1 of the Zoning Ordinance, dumpsters are to be located in the rear yard. While it is staff's opinion that the dumpster and loading zone should be relocated further away from the adjacent home, a Zoning Board of Appeals variance could be requested to provide the dumpster in the front yard.**
10. Parking: Per the standards of Section 2505.b.(1) of the Zoning Ordinance, one parking space is required for each three seats or persons permitted to capacity as regulated by local, county or state fire or building codes, or in the main unit of worship, whichever greater, plus parking for accessory uses, if determined necessary by the City. The applicant has indicated that there will be no fixed seats in the main area of worship, so staff has followed up with occupancy calculations as required by the ordinance.

In order to determine the overall parking standard for the site, the applicant provided supplemental data to the Planning Division and followed that up with additional data. The data were used to calculate the occupancy of the Temple and the Cultural Center, which is then used to determine the parking standard for the overall site. A detailed memo was prepared by Planner Mark Spencer and is attached to this report as reference.



The following are calculations of the parking standard for each of the three phases of the Temple project, based on the Zoning Ordinance standards:

- Phase 1 – Priest Residence/Temporary Temple: Two parking spaces are needed for the residence portion of the building, and three are provided in the private garage. An additional 56 parking spaces would be necessary to meet the Zoning Ordinance standard for the Temporary Temple, based on an occupancy of that portion of the building (846 square feet) of 1 person per 5 square feet, and 1 parking space per 3 occupants. We note that once the Temple is built (Phase 2), these 56 spaces would be counted toward meeting the parking standard for the Temple. (At that time, the Temporary Temple would convert to a private Priest Residence, with parking provided in a private three-car garage). *A total of 90 parking spaces are provided for Phase I, exceeding the 58 parking space requirements of the ordinance.*
- Phase 2 – Temple: The Planning Division provided the following calculations for parking of the Temple structure based on the rationale that the two main areas of assembly are the Multi-Purpose Room on the first floor and the Prayer Hall on the second floor. Neither room has fixed seats, but the following assumptions were made:
  - i. The Prayer Hall could be assumed to provide occupancy of 1 person/7 square feet (based on the equivalent of people sitting in chairs) and
  - ii. The Multi-Purpose Room could be assumed to provide occupancy of 1 person/15 square feet (based on the equivalent of people sitting at tables and chairs).

With one parking space for every three occupants of both of the rooms combined, a total of 306 parking spaces would be required (Prayer Hall requires 194 spaces and the Multi-Purpose room requires 112 spaces). Staff also assumed that the other areas of the building are excluded from the parking count as they are necessarily incidental to the main permitted uses. **A total of 308 parking spaces are required for the first two phases, and 259 parking spaces are shown, which leaves a deficit of 49 parking spaces, unless additional parking could be provided elsewhere.** Staff recommends the Planning Commission consider the calculations above as a reasonable interpretation of the ordinance requirements for these uses. The attached memorandum shows the details of these calculations, and also provides alternatives for the assembly area calculations, resulting in a variation from 306 to 607 parking spaces required, with the “worst case” being based on the maximum number of occupants filling both rooms by standing close together at a rate of one person per 5 square feet.

- Phase 3 – Cultural Center: The Planning Division prepared the following calculations for the Cultural Center based on additional information provided for the Assembly area in the main conference area on the first floor of the



building, and the classrooms and offices on the second floor of the building. The main conference room has an area of approximately 6750 square feet, and using the occupancy standard of one person per 15 square feet, with the tables and chairs expected, a total of 150 parking spaces are needed. The classrooms total 3984 square feet, and with the same assumption of one occupant per 15 square feet, a total of 89 parking spaces are needed. A total of 239 parking spaces would be needed if both rooms are occupied at the same time. The submitted the Traffic Impact Study notes that the multi-purpose hall in the Cultural Center would not be used concurrently with the remainder of the Cultural Center. With this assumption, a maximum of 150 parking spaces would be needed for the Cultural Center. The Planning Staff disagrees with this assumption and prefers to use the more conservative number of 239 parking spaces required for this phase.

**Staff estimates that the total number of parking spaces required for all three phases (without areas considered normally incidental) is 547 spaces (308 for Phases 1 and 2 + 239 for Phase 3). A total of 274 parking spaces are provided, with a shortage of 273 parking spaces for the entire development.**

11. Parking Options: There are two ways to approach the parking issues for the development: work with Phases 1 and 2 only, or work with the entire development consisting of all 3 phases. Phases 1 and 2 are calculated to be close to accomplishing adequate parking on-site and would need a variance from the Zoning Board of Appeals to allow approval. For Phase 3, only about half of the required parking can be provided on site without further impacting existing woodlands and wetlands on the property. The Planning Commission could consider the plan without Phase 3, although this is not the request of the applicant and the applicant would need to agree to withdraw the request for approval of Phase 3 before we would recommend acting on only Phases 1 and 2. The following options are provided below to address each option.

The Planning Commission has several options regarding the consideration of the Special Land Use and Preliminary Site Plan for parking options for **Phases 1 and 2**:

- i. If the Planning Commission makes both a finding and a condition of approval that the Prayer Hall and other functional space uses shall not be occupied simultaneously, parking may be based on the occupancy of the area of worship, and a Zoning Board of Appeals variance would not be necessary. (194 parking spaces required, 259 parking spaces provided)
- ii. If the Planning Commission makes both a finding and a condition of approval that the Prayer Hall and multi-purpose space may be occupied simultaneously, parking may be based on the occupancy of these areas of use, and **a Zoning Board of Appeals variance would be necessary for a deficiency of 49 spaces (308 parking spaces required, 259 parking spaces provided)** STAFF RECOMMENDATION



- iii. Similar to ii (above), if the Planning Commission makes both a finding and a condition of approval that the Prayer Hall and multi-purpose space may be occupied simultaneously, parking may be based on the occupancy of these areas of use, and the applicant could provide the additional 49 parking spaces on site. ALTERNATE STAFF RECOMMENDATION, DEPENDING ON REVISED PLAN BEING SUBMITTED
- iv. If the Planning Commission makes a finding that the parking should be based on the entire Temple building, a Zoning Board of Appeals variance for 192 spaces would need to be requested (451 parking spaces required, 259 provided). This variance request would need to be indicated as a condition of approval of the Preliminary Site Plan and Special Land Use.
- v. The Planning Commission could deny the request and the applicant could redesign the site to work to eliminate the parking shortages and return to the commission for further consideration.

If all three phases are considered, as the applicant has requested, the Planning Commission has the following options for the overall site plan:

- i. If the Planning Commission accepts the representation by the applicant that major events at the Temple and events at the Cultural Center will occur at the same time, the Planning Commission may approve the Special Land Use request and the Preliminary Site Plan with a favorable recommendation to the Zoning Board of Appeals of the variance of 273 parking spaces (547 spaces required, 274 spaces provided). Supplemental supporting documentation requested by the staff and the Planning Commission should be provided, regarding the applicant securing off-site parking spaces and developing a shared parking plan for those occasions when events at the site will require additional parking spaces.
- ii. If the Planning Commission accepts the representation by the applicant that major events at the Temple and events at the Cultural Center will not occur at the same time, the Planning Commission may **approve the Special Land Use and Preliminary Site Plan with the finding that the parking for the more intense use (Temple) would be required to be provided on site, subject to the Zoning Board of Appeals variance of 34 parking spaces (308 spaces required, 274 spaces provided).** The applicant is asked to verify the statement that the Cultural Center will not be used when major events at the Temple are taking place and this statement would need to be indicated as a specific condition of approval of the Preliminary Site Plan and Special Land Use approval and subject to the standards of the Zoning Ordinance under the Special Land Use criteria and will be enforceable on the property in the future. (STAFF RECOMMENDATION)



- iii. The Planning Commission could deny the request and the applicant could redesign the site to work to eliminate the parking shortages and return to the commission for further consideration.

**Special Land Use Standards:**

12. The proposed Temple, and associated Temporary Temple/Priest Residence and Cultural Center, are Special Land Uses per the standards of Sections 2516.2(c) and 3006 of the Zoning Ordinance. Per Section 2516.2(c) of the Zoning Ordinance, the Planning Commission shall consider the following when reviewing the plan:
  - a. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on existing thoroughfares in terms of overall volumes, capacity, safety, vehicular turning patterns, intersections, view obstructions, line of sight, ingress and egress, accel/decel lanes off-street parking, off-street loading/unloading, travel times and thoroughfare level of service.
  - b. Whether, relative to other feasible uses of the site, the proposed use will cause any detrimental impact on the capabilities of public services and facilities, including water service, sanitary sewer service, storm water disposal, and police and fire protection to serve existing and planned uses in the area.
  - c. Whether, relative to other feasible uses of the site, the proposed use is compatible with the natural features and characteristics of the land, including existing woodlands, wetlands, watercourses and wildlife habitats.
  - d. Whether, relative to other feasible uses of the site, the proposed use is compatible with adjacent uses of land in terms of location, size, character, and impact on adjacent property or the surrounding neighborhood.
  - e. Whether, relative to other feasible uses of the site, the proposed use is consistent with the goals, objectives and recommendations of the City's Master Plan for Land Use.
  - f. Whether, relative to other feasible uses of the site, the proposed use will promote the use of land in a socially and economically desirable manner.
  - g. Whether, relative to other feasible uses of the site, the proposed use is (1) listed among the provision of uses requiring special land use review as set forth in the various zoning districts of this Ordinance, and (2) is in harmony with the purposes and conforms to the applicable site design regulations of the zoning district in which it is located.



A Noise Impact Statement was included within the Community Impact Statement, per the standards of Section 2519.10 of the Zoning Ordinance. The Statement indicates the site will be in compliance with the Zoning Ordinance standards.

**Procedural Issues:**

**13. Planning Commission & Response Letters:** Please submit 13 complete, folded copies of the site plan (no changes made from reviewed plans), renderings, Project Development Informational Manual, 1 reduced-sized color copy of the site plan at 8.5"x11", and a response letter addressing how all of the issues in each review letter and chart will be resolved, to the Community Development Department, due by noon on Friday, October 17<sup>th</sup>, for inclusion in the Planning Commission packets. After the Planning Commission's review, the plans will need to be revised and submitted for Final Site Plan review, addressing all of the comments in the reviews and those made by the Planning Commission. Please contact the Planning Division with any questions about this review or any of the other reviews for the project, or if you do not receive a complete package of review letters. (Letters needed: Planning, Engineering, Landscaping, Woodlands, Wetlands, Traffic, Façade, and Fire)

**14. Site Addressing:** The applicant should contact Ordinance Enforcement for an address, as it must be assigned before a building permit is issued. The application can be found on the Internet at **<http://www.cityofnovi.org/Resources/Library/Forms/Bldg-AddressesApplication.pdf>**. Questions should be directed to Jeannie Niland, Ordinance Enforcement, at (248) 347-0438 or [jniland@cityofnovi.org](mailto:jniland@cityofnovi.org).

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Revised review by Barbara McBeth, AICP at 248-347-0587 or [bmcbeth@cityofnovi.org](mailto:bmcbeth@cityofnovi.org)  
Original review by Karen F. Reinowski, AICP, PCP at 248-347-0484 or [kreinowski@cityofnovi.org](mailto:kreinowski@cityofnovi.org)

Attachments: Planning Review Chart  
Lighting Review Chart



## MEMORANDUM



TO: PLANNING COMMISSION  
THROUGH: BARBARA MCBETH, AICP, DEPUTY DIRECTOR  
COMMUNITY DEVELOPMENT  
FROM: MARK SPENCER, AICP, PLANNER  
SUBJECT: SV TEMPLE SP08-08B PARKING  
DATE: OCTOBER 14, 2008

This memo is a review of the parking requirements for the proposed Sri Venkateswara priest residence, temple and cultural center submitted to the City of Novi on October 13, 2008. Additional information was provided and the floor areas were reduced since the last submittal. All parking calculations are based on the requirements listed in Section 2505 of the Zoning Ordinance.

### Phase 1 Priest Residence And Temporary Temple.

Phase 1 includes a 6,693 square foot residential structure including a 846 square foot temporary temple area. Although the structure includes a basement, it is our understanding that this space will only be accessible to the residents. It is also our understanding, that after the temple structure in phase 2 is built, the public use of the residence will cease.

The Zoning Ordinance sets parking space requirements for a temple assembly area based on maximum occupancy as determined by the Building Code. The applicant did not indicate that the area would include seating or tables. The occupant load of open areas without chairs or tables is 1 occupant per 5 square feet of floor area. Since using this scenario produced a parking space requirement for Phase 1 of 58 parking spaces and 88 are provided other scenarios were not explored. Phase 1 has a surplus of 30 spaces. After the temple (phase 2) is constructed Phase 1 will only be used for residential purposes and thus it will only require 2 parking spaces and have a surplus of 86 spaces to be allocated to other phases.

### Phase 1 Calculations

- Residence 2 parking spaces per dwelling unit  $(1 \times 2) = 2$
- Assembly area occupants standing – occupants = 1/5 square feet – parking = 1 space per 3 occupants  $(846/5/3) = 56.4$

Total Phase 1 Parking Spaces Required = 58

Parking provided for Phase 1 = 90.

Surplus Phase 1 parking spaces = 32

### Phase 2 Temple

Phase 2 includes a 22,693 square foot temple. The structure includes a 4,070 square foot temple assembly area, a 5,046 square foot multiple purpose assembly room and 13,577 square feet of accessory areas. The Zoning Ordinance allows the Planning Commission to make a determination if parking spaces should be provided for accessory use areas. The Planning Staff believes that the two assembly areas could be used at the same time. Staff recommends requiring parking spaces for both of the assembly uses, but not requiring additional parking for the balance of accessory uses in the building.



Mechanical rooms, corridors, courtyards and restrooms are typically excluded areas from most parking space calculations and are excluded from our calculations listed below. Areas that are typically considered incidental to a worship facility including the area of fixed monuments and religious fixtures, offices, the lobby, conference rooms and the child care area are unlikely to generate the need for additional parking spaces. Areas that can be considered incidental to the multi-purpose assembly area, including the stage area, kitchen, lobby areas and storage rooms, are also unlikely to generate the need for additional parking spaces.

As with Phase 1, the parking space requirements for a temple assembly area based on maximum occupancy as determined by the Building Code. The temple assembly area occupant load calculations are based on including seating. Although no chairs or seats are proposed, the applicant has indicated that many people sit on the floor in the temple thus the space needed for each individual is similar to seating in chairs. The occupant load for assembly areas with seating is 7 square feet per person which generates a lower occupant load than if calculated for standing room. The applicant will need to provide confirmation of this to the Building Division to support this assumption.

Since the applicant indicated that the multi-purpose room in this building will act as a temporary cultural center assembly room and the later was proposed with a floor plan that included tables and chairs, the occupant load can be based on the use of tables and chairs and 1 person per 15 square feet was used to calculate the occupant load of this room. The applicant will need to provide confirmation of this to the Building Division to support this assumption. Since the applicant has indicated that most activities will be related to the religious institution and not the general public, the Planning Staff used the parking requirement for private clubs at 1 parking space for every 3 occupants rather than the assembly hall without fixed seats use that requires 1 parking space for every 2 occupants.

Using the above assumptions, the occupant load of the two assembly areas is 918 people. At 1 parking space per 3 people the required number of parking spaces is 306. If the occupant load of the areas was based on standing room, the parking space requirement increases to 607 spaces.

#### Phase 2 Calculations

- Temple assembly area - occupants in chairs or equivalent in temple – occupants = 1/7 sq. ft. - parking = 1 space per 3 occupants  $((4070/7/3)=193.8$
- Multi- purpose assembly area – occupants at tables – occupants = 1/15 sq. ft. – parking = 1 space per 3 occupants  $(5046/15/3)=112.1$   
*[Alternate assembly area - occupants standing 1/5 sq. ft. - parking 1 space per 3 occupants  $(4070+5046/5/3)= 607.3$ ]*
- Stages – (exempt for theaters) **excluded**
- Offices - general office - parking = 1 space per 222 sq. ft.  $(220/222)=1^*$
- Lobby – occupants 1/7 sq. ft. - parking = 1 space per 3 occupants  $(2273/7/3)=108.2^*$
- Storage rooms – (warehousing) parking = 1 space per 700 sq. ft.  $(2463+510/700)=4.2^*$
- Conference rooms – occupants 1/15 sq. ft. - parking 1 space per 3 occupants  $(1113+241/15/3)=30.1^*$
- Kitchen - occupants = 1/200 sq. ft. - parking = 1 space per 3 occupants  $(711/200/3)=1.2^*$
- Child care area – parking = 1 space per 350 sq. ft.  $(341/350)=1^*$
- Mechanical, corridors, courtyards, restrooms (all not considered as part of gross leaseable floor area for offices) **excluded**



- Fixed monument/alter/religious fixtures etc. **excluded**

\* **Areas typically considered incidental to the principle worship area use**

Total Phase 2 parking spaces required without areas typically considered incidental **306**

Total additional Phase 2 parking spaces required if incidental use areas counted toward parking requirements = 145

**Total Phase 1 & 2 spaces required (2 + 306) = 308**

Parking spaces provided in Phase 1 & Phase 2 (90 + 169) = **259**

**Shortage (308-259) = 49 spaces**

### Phase 3 Cultural Center

The occupant load for this building's assembly area was calculated at 1 person per 15 square feet based on the use of tables. The Planning Staff believes that the classroom type events could occur at the same time as the assembly room uses. Based on our observations of classroom rentals at City Hall these types of uses can occur on Friday nights and any time Saturday and Sunday. Therefore the Planning Staff recommends requiring parking for these use areas. The occupant load for these rooms is also based on 1 occupant per 15 square feet. The applicant will need to provide confirmation of this to the Building Division to support this assumption. As with was recommended on Phase 2, the Planning Staff recommends removing mechanical rooms and uses areas that are incidental to the assembly and classroom uses from the parking area requirements.

### Phase 3 Calculations

- Assembly area with occupants at tables - occupants = 1/15 sq. ft. - parking required = 1 space per 3 occupants (6750/15/3)=**150**  
*[Alternate occupant calculations based on standing - occupants = 1/5 sq. ft. - parking = 1 space per 3 occupants (6750/5/3)=450.0*  
*Alternate occupant calculations based on seating - occupants = 1/7 sq. ft. - parking = 1 space per 3 occupants (6750/7/3)=321*  
*Alternate occupant load based on applicant proposed seating with 36 - 8 ft. diameter tables at 12 occupants - parking = 1 space per 3 occupants (36\*12/3)=144*  
*Alternate occupant load based on rectangular tables that fit area - 81 tables 3feet by 8 feet at 8 occupants per table - parking = 1 space per 3 occupants (81\*8/3)=216]*
- Conference/Classrooms - occupants = 1/15 sq. ft. - parking = 1 space per 3 occupants (3489+495/15/3)=**88.5**
- Lounge - occupants = 1/7 sq. ft. - parking = 1 space per 3 occupants (513/7/3)=**24.4\*\***
- Library - parking = 1 space per 350 sq. ft. (1458/350)=**4.1\*\***
- Lobby - occupants = 1/7 sq. ft. - parking = 1 space per 3 occupants (1754+300/7/3)=**97.8\*\***
- Storage rooms - (warehousing) parking = 1 space per 700 sq. ft. (1421/700)=**2.0\*\***
- Stages - (exempt for theaters) **excluded**
- Dressing rooms - Consider as restrooms **excluded**
- Kitchen - occupants = 1/200 sq. ft. - parking = 1 space per 3 occupants (400/200/3)=**.6\*\***



- Offices - general office - parking = 1 space per 222 sq. ft.  $(648/222)=2.9^{**}$
- Mechanical, corridors, restrooms (all not considered as part of gross leaseable floor area for offices) excluded

\*\* Areas typically considered incidental to the principle banquet hall/private club area use

Total Phase 3 parking spaces required without areas typically considered incidental **239**

Total additional Phase 2 parking spaces required if incidental use areas counted toward parking requirements = 133

Total parking spaces required for all three phases without areas typically considered incidental  $(2+306+239) = 547$

Total additional parking spaces required if incidental use areas in Phase 2 and Phase 3 are counted toward parking requirements  $(145 + 133) = 277$

Parking spaces provided in all phases  $(90+169+15) = 274$

**Total parking space shortage = 273 spaces**

The Zoning Ordinance contains a provision to permit off site parking lot if it is within 300 feet walking distance the building and connected by a sidewalk and if on the other side of a main road connected by a pedestrian bridge. No available parking exists within 300 feet of the site. The Ordinance also off street parking to be up to 3,000 feet away but only if it is to serve an exposition facility. Thus, these options are not available without a variance.

Since the assembly use occupant load calculations above are conservative, the Planning Staff recommends that if the Planning Commission is considering approving any of the Phases subject to obtaining a variance from the Zoning Board of Appeals, that they condition their special use permit on specific occupant loads of the buildings and prohibiting outdoor gatherings that could greatly increase the parking demand of the site.

The Planning Commission may want to consider that if only the phase 1 and 2 buildings are constructed, the total conservative parking space requirement would be 308 spaces. If all of the parking proposed in all three phases is built only 274 spaces would be provided and the site would have a shortage of 34 parking spaces. The Zoning Ordinance provides for the Planning Commission a mechanism to accept land banking up to 25% of the required parking spaces if the applicant can meet the requirements of Section 2505.16. Space is available in the regulated woodlands to place the shortage for phases 1 and 2. The shortage for all phases exceeds the 25% cut-off.