

cityofnovi.org

ZONING BOARD OF APPEALS
CITY OF NOVI
Community Development Department
(248) 347-0415

Case No. PZ14-0018 Skyzone

Location: 46890 Magellan Drive

Zoning District: I-1 Light Industrial District

The applicant is requesting variance from Section 2505 of the Novi Zoning Ordinance to allow a reduction from the required 290 parking spaces to 230 spaces. The property is located south of West Road and east of Beck Road.

Ordinance Sections:

CITY OF NOVI, CODE OF ORDINANCES, Section 2505 requires minimum parking areas based on useable building floor space.

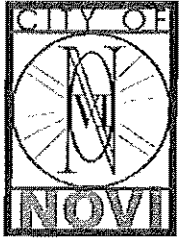
City of Novi Staff Comments:

Please see the attached Plan Review Center Report from the Site Plan review process for the redevelopment.

Standards for Granting Dimensional Variances:

A variance may be granted if a practical difficulty exists due to all of the following:

- There are unique circumstances or physical conditions of the property such as narrowness, shallowness, shape, water, topography or similar physical conditions and the need for the variance is not due to the applicant's personal or economic difficulty because_____.
- The need is not self-created because_____.
- Strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome because_____.
- The requested variance is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district because_____.
- The requested variance will not cause an adverse impact on surrounding property, property values or the use and enjoyment of the property in the neighborhood or zoning district because_____.



ZONING BOARD OF APPEALS APPLICATION

CITY OF NOVI

Community Development Department

(248) 347-0415

For Official Use Only

ZBA Case No.

P214-0018

ZBA meeting date

June

Check# _____ Include payment with cash or check written to "City of Novi"

TO BE COMPLETED BY APPLICANT - PLEASE PRINT

***Please submit one original full set of all documentation relevant to the appeal plus 14 additional complete sets.

Applicant's Name Maria D'Agostini Lukosavich, Authorized Agent Date 4/28/2014

Company (if applicable) D'Agostini Land Company, LLC

Address* 38700 Van Dyke Ave., Suite 200 City Sterling Heights

State MI Zip code 48312 *Where all case correspondence is to be mailed

Applicant's E-mail address mdagostini@dagostini.net

Phone number 586.977.8640 Fax number 586.977.7946

Request is for:

- Residential Vacant property Commercial Signage

Address of subject ZBA case 46890 Magellan Drive Zip code 48377

Cross roads of property North of 12 Mile Rd. and East off Beck Rd.

Sidwell number 50-22- 09-176-018 May be obtained from Assessing Department (248) 347-0485

Is the property within a Homeowner's Association jurisdiction? Yes No

Zoning (Please circle one) R-A R-1 R-2 R-3 R-4 RM-1 RM-2 MH I-1 I-2 RC TC TC-1 Other

Property owner name (if other than applicant)

Does your appeal result from a Notice of Violation or Citation issued? Yes No

Indicate Ordinance section(s) and variances requested:

- 1. Section 2505.14 Off-Street Parking Variance requested Proposed 230 spaces; 290 spaces required per City

Please submit an accurate, scaled drawing of the property showing:

- a. All property lines and dimensions correlated with the legal description.
b. The location and dimensions of all existing and proposed structures and uses on property.
c. Any roads, easements, drains, or waterways which traverse or abut the property and the lot area and setback.
d. Dimensions necessary to show compliance with the regulations of this Ordinance.

State the practical difficulties which prevent conformance with the Zoning Ordinance requirements (attach separate sheet if necessary):

Applicant is proposing a two-unit industrial building located in an I-1 zoning district. A portion of the building is vacant industrial space and will require a total of 95 spaces as current proposed. The leased portion of the building will be occupied by Sky Zone, an indoor trampoline park. The Building Department determined that Sky Zone is an indoor recreational use and has an occupancy of 390 occupants. The City further determined that 1 space / 2 occupants is required (i.e., 195 spaces required for Sky Zone; 290 required for entire site). Sky Zone has submitted a parking study (see attached) indicating that only 3 spaces are required for every 1,000 SF of space. Accordingly Sky Zone contends that it only needs a total of 110 spaces; as such the site would require 205 spaces. Applicant is requesting a variance for its proposed 230 spaces which is ample parking based on the Sky Zone study and adjacent zoning use.

Describe any unique circumstances regarding the property (i.e., shape, topography, etc.) which are not common to other properties in the area and which prevent strict compliance with the Zoning Ordinance:

N/A

There is a five (5) day hold period before work/action can be taken on variance approvals.

SIGN CASES ONLY:

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten (10) days before the scheduled ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next scheduled ZBA meeting, or cancelled. A mock-up sign is **NOT** to be the actual sign. Upon approval, the mock-up sign must be removed within five (5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five (5) days of the meeting.

City of Novi Ordinance, Section 3107. - Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one (1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty (180) days unless such use is established within such a period; provided, however, where such use permitted is dependent upon the erection or alteration of a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one (1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

- Construct new home/building
- Accessory building
- Use
- Addition to existing home/building
- Signage
- Other

Maura Dhank
Applicants Signature *Authorized Agent*

4/28/14
Date

[Signature]
Property Owners Signature
DRgestin Land Company, LLC

4/28/14
Date

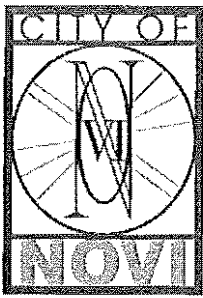
DECISION ON APPEAL

_____ Granted _____ Denied

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following items and conditions:

Chairperson, Zoning Board of Appeals

Date



PLAN REVIEW CENTER REPORT

March 21, 2014

Planning Review

Skyzone

JSP13-21

Petitioner

Mode Development, Inc.

Review Type

Final Site Plan

Property Characteristics

- Site Location: North of Magellan Drive, east of West Road (Section 9)
- Site Zoning: I-1, Light Industrial
- Adjoining Zoning: North, South, East: I-1; West (City of Wixom): M-1, Light Industrial
- Current Site Use: Vacant
- Adjoining Uses: North: Vacant; South, East and West: Various office/industrial
- School District: Walled Lake District
- Site Size: 6.26 acres
- Plan Date: 01-14-14

Project Summary

The applicant is proposing to construct an 80,230 square foot building with associated parking and landscaping on two vacant parcels north of Magellan Drive and east of West Road. Approximately 25,600 sq. ft. would be used for an indoor recreational use (Skyzone indoor trampoline center) with the remaining space (approx. 48,198 sq. ft.) as speculative office and manufacturing.

The Planning Commission approved the Preliminary Site Plan and Stormwater Management Plan on August 28, 2013 with the following motions:

In the matter of Skyzone, JSP13-21, motion to approve the Preliminary Site Plan based on and subject to the following:

- a. *Planning Commission finding that the proposed front yard parking is compatible with surrounding development, which is hereby made;*
- b. *Planning Commission waiver for same-side driveway spacing (105 feet required, 57 feet provided), which is hereby granted;*
- c. *Section 9 façade waiver for the overage of ribbed metal panels on the north elevation, which is hereby granted; and*
- d. *The findings of compliance with Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters being addressed on the Final Site Plan.*

This motion is made because it is otherwise in compliance with Article 19, Article 24, and Article 25 of the Zoning Ordinance and all other applicable provisions of the Ordinance.

In the matter of Skyzone, JSP13-21, motion to approve the Stormwater Management Plan, based on and subject to the findings of compliance with the Ordinance standards in the staff and consultant review letters and the conditions and items listed in those letters being addressed on the Final Site Plan. This motion is made because it is otherwise in compliance with Chapter 11 of the Code of Ordinances and all other applicable provisions of the Ordinance.

Recommendation

Staff recommends approval of the Final Site Plan provided the applicant receives the necessary variance from the Zoning Board of Appeals for the deficient number of parking spaces. Plans will not be stamped approved until this variance is granted. Additionally, the applicant should submit a revised photometric plan via email addressing the items in the lighting review chart prior to Stamping Set submittal.

Ordinance Requirements

This project was reviewed for conformance with the Zoning Ordinance with respect to Article 19 (Light Industrial District), Article 24 (Schedule of Regulations), Article 25 (General Provisions) and any other applicable provisions of the Zoning Ordinance. Items in **bold** below must be addressed by the applicant or the Planning Commission.

1. Parking Spaces: The required number of parking spaces for the entire site is 290 spaces. The plan indicates 230 spaces. The applicant has submitted a parking study from an existing Skyzone location along with supporting information indicating 3 parking spaces per 1,000 sq. ft. for the indoor recreational use is sufficient. Under this assumption, the site would only need 121 parking spaces. **The applicant should apply for and staff would support a variance for the required number of parking spaces. Plans cannot be stamped approved until this variance is granted.**
2. Exterior Lighting: **There are several deficiencies identified in the lighting review chart that must be addressed prior to Stamping Set submittal. The applicant should submit a revised photometric plan via email for informal review prior to Stamping Set submittal.**
3. Signage: Exterior Signage is not regulated by the Planning Division or Planning Commission. Please contact Jeannie Niland (248.347.0438) for information regarding sign permits.

Site Addressing

The applicant should contact the Building Division for an address prior to applying for a building permit. Building permit applications cannot be processed without a correct address. The address application can be found on the Internet at www.cityofnovi.org under the forms page of the Community Development Department.

Please contact Jeannie Niland [248.347.0438] in the Community Development Department with any specific questions regarding addressing of sites.

Stamping Set Approval

Stamping sets are still required for this project. After having received all of the review letters from City staff the applicant should make the appropriate changes on the plans and submit **10 size 24" x 36" copies with original signature and original seals**, to the Community Development Department for final Stamping Set approval. **Plans addressing the comments in all of the staff and consultant review letters should be submitted electronically for informal review and approval prior to printing Stamping Sets.**

Pre-Construction Meeting

Prior to the start of any work on the site, Pre-Construction (Pre-Con) meetings must be held with the applicant's contractor and the City's consulting engineer. Pre-Con meetings are generally held after Stamping Sets have been issued and prior to the start of any work on the site. There are a variety of requirements, fees and permits that must be issued before a Pre-Con can be scheduled. If you have questions regarding the checklist or the Pre-Con itself, please contact Sarah Marchioni [248.347.0430 or smarchioni@cityofnovi.org] in the Community Development Department.

Chapter 26.5

Chapter 26.5 of the City of Novi Code of Ordinances generally requires all projects be completed within two years of the issuance of any starting permit. Please contact Sarah Marchioni at 248-347-

0430 for additional information on starting permits. The applicant should review and be aware of the requirements of Chapter 26.5 before starting construction.

Response Letter

A letter from either the applicant or the applicant's representative addressing comments in this and other review letters is required with the next plan submittal.

If the applicant has any questions concerning the above review or the process in general, do not hesitate to contact me at 248.347.0586 or kkapelanski@cityofnovi.org.



Kristen Kapelanski, AICP, Planner

PLANNING REVIEW SUMMARY CHART

Skyzone JSP13-21
 Final Site Plan Review
 Plan Date: 01-14-14

Item	Required	Proposed	Meets Requirements?	Comments
Master Plan	Industrial Research Development Technology	No Change Proposed	Yes	
Zoning	I-1 Light Industrial District	No Change Proposed	Yes	
Use (Article 19)	Office, research & development, technology centers, warehousing, manufacturing, laboratories, utility buildings, indoor/outdoor recreation, other similar uses, and accessory structures	25,569 sq. ft. indoor recreation (trampoline) use 48,198 sq. ft. speculative office/manufacturing use	Yes	
Building Height (Sec. 2400 & Sec. 2503.2.E)	40 feet maximum	31 feet to top of masonry, rooftop screening not indicated	Yes	Any rooftop equipment will need to be screened.
Building Setback (Sec. 2400)				
Front (east)	40 ft.	85 ft.	Yes	
Interior Side (north)	20 ft.	100 ft.	Yes	
Interior Side (south)	20 ft.	61 ft.	Yes	
Rear (west)	20 ft.	64 ft.	Yes	
Parking Setback (Sec. 2400)				
Front (east)	Front yard parking permitted subject to (a) Dev. must be 2 acres (b) Must be setback same as req. bldg. setback (40 ft.) (c) Cannot occupy more than 50% of the area btwn. min. front yard setback and bldg. setback	(a) Combined parcels are 60.24 acres (b) Setback 40 ft. (c) Occupies 10% of front yard (d) Landscaped plan indicate berm provided	Yes	Planning Commission finding that parking is compatible with surrounding development granted on August 28, 2013.

Item	Required	Proposed	Meets Requirements?	Comments
	(d) Must be screened by brick wall or landscaped berm (e) Planning Commission must make finding that prkg. area and lighting is compatible w/ surrounding development			
Interior Side (north)	10 ft.	12 ft.	Yes	
Interior Side (south)	10 ft.	10 ft.	Yes	
Rear (west)	10 ft.	10 ft.	Yes	
Number of Parking Spaces (Sec. 2505)	<p><u>Indoor Recreation (25,596 sq. ft.):</u> one space per each 2 persons allowed under maximum occupancy = occupancy established with the Bldg. Division - 390 persons = 195 spaces</p> <p><u>Speculative Office (8,500 sq. ft.)</u> one space per 222 of GLA = 38 spaces</p> <p><u>Speculative Manufacturing (39,698 sq. ft.)</u> one space per 700 sq. ft. usable floor area = 57 spaces</p> <p>195 spaces + 38 spaces + 57 spaces = 290 spaces</p>	230 spaces	No	<p>The applicant has submitted additional documentation including a parking study for an existing Skyzone location. This information indicates approximately 3 parking spaces per 1,000 sq. ft. is sufficient for the proposed indoor recreation use.</p> <p>Staff would support and the applicant should apply for a variance from the Zoning Board of Appeals for the required number of parking spaces.</p>

Item	Required	Proposed	Meets Requirements?	Comments
Parking Space Dimensions and Maneuvering Lanes (Sec. 2506)	9' x 19' parking space dimensions and 24' wide drives. 9' x 17' parking spaces allowed along 7' wide interior sidewalks as long as detail indicates a 4" curb at these locations and along landscaping.	9' x 19' interior spaces provided 9' X 17' spaces provided around perimeter 24' access aisles provided	Yes	
Barrier Free Spaces (Barrier Free Code)	7 barrier free spaces required (2 van accessible)	7 barrier free spaces (2 van accessible) provided	Yes	
Barrier Free Space Dimensions (Barrier Free Code)	8' wide with a 5' wide access aisle for standard barrier free spaces, and 8' wide with an 8' wide access aisle for van accessible spaces	8' wide with a 5' wide access aisles for standard barrier free spaces	Yes	
Barrier Free Signs (Barrier Free Design Graphics Manual)	One sign for each accessible parking space.	Signage indicated	Yes	
Loading Spaces (Sec. 2507)	Must be in rear yard and screened from right-of-way and neighboring properties - minimum 360 sq. ft.	840 sq. ft. of loading space provided in rear yard	Yes	
Accessory Structure Setback-Dumpster (Sec. 2503)	Accessory structures should be setback a minimum of 10 feet from any building unless structurally attached and setback the same as parking from all property lines; the structure must be in the rear or interior side yard.	Dumpsters in the rear yard and setback appropriately	Yes	

Item	Required	Proposed	Meets Requirements?	Comments
Dumpster (Chap. 21, Sec. 21-145)	Screening of not less than 5 feet required, interior bumpers or posts required. Enclosure to match building materials and be at least one foot taller than height of refuse bin.	6'8" enclosure with interior posts to match building	Yes	
Exterior lighting (Sec. 2511)	Photometric plan and exterior lighting details needed at time of Final Site Plan	Lighting plan submitted	See lighting review chart	
Sidewalks (City Code Sec. 11-276(b) and Subdivision Ordinance Sec. 4.05A and Non-Motorized Plan)	A 5'-8' wide sidewalk shall be constructed along all major thoroughfares <u>and</u> <u>collectors</u> per DCS, but not along industrial service streets per Subdivision Ordinance Building exits must be connected to sidewalk system or parking lot.	No sidewalk provided Building entrances connected to parking lot and BF ramps.	Yes	
Development/ Business Sign	Signage requires a permit.			Please contact Jeannie Niland (248.347.0438) for information on sign permits

Prepared by Kristen Kapelanski, AICP (248)347-0586



SKY ZONE
INDOOR TRAMPOLINE PARK

www.skyzone.com

June 20, 2013

Kristen Kapelanski
Planner
City of Novi
45175 W. Ten Mile Road
Novi, MI 48375

Re: Sky Zone Novi Parking

Ms. Kapelanski:

The purpose of this letter is to respond to your request to provide an estimate of occupancy and to provide additional information regarding our parking requirements. I have also attached a Sky Zone overview document that provides a description of our use as requested.

As discussed, our occupancy varies dramatically. Generally, we are only at or near maximum occupancy for limited hours between Friday evening and Sunday evening. For the balance of the week, it is extremely rare that we would even approach our maximum capacity. As indicated in my previous letter, at maximum capacity, we would have 138 jumpers and approximately 20 team members. The balance of occupants would consist of party goers and observers, and this number is harder to estimate, but would likely be in the 40 to 60 range.

It is important to note that our business is largely driven by group outings (teams, scout troops, church groups, etc.) that often utilize buses or carpools. We also get a lot of families who jump together, often 2 to 3 children jumping along with either or both parents. Further over 40% of our business is driven by birthday parties where many participants are dropped off. You will note that our parking area was designed specifically to accommodate this drop-off traffic pattern. Based on our experience and an independent engineering study conducted at a Sky Zone location and two competitor facilities, we believe that 3 spaces per 1000 square feet is sufficient for our use at peak times.

A copy of the independent study is attached. In summary, it indicates that weighted average peak rate was 2.1 parking spaces per thousand square feet of gross floor area. The highest demand rate at one location was 2.9 parking spaces per thousand square feet of gross floor area. This occurred only once over 48 measurements in two twelve hour periods on Friday and Saturday (the two busiest days of the week). The highest demand rates at the other 2 locations in the study were 1.5 and 1.6 parking spaces per thousand square feet of gross floor area.

In the unexpected event that parking becomes an issue over time, Sky Zone would immediately limit our capacity to resolve the situation. This would be very simple as we have a sophisticated system which sells the vast majority of our jump time online. By adjusting the online sales system, we can immediately reduce the number of customers.

I greatly appreciate the time from you and your team yesterday. We are very excited to become part of the Novi community, and we appreciate your assistance in helping us get open as soon as possible. I would appreciate an opportunity to meet and discuss this information. Please let me know if you would be available today.

Sincerely,



Colleen M. Fitzgerald

cc: Gene D'Agostini
Maria D'Agostini Lukosavich
Charles Boulard

June 15, 2011

Mr. Jeffrey Platt
SKY ZONE FRANCHISE GROUP, LLC
429 N. Gower Street
Los Angeles, CA 90004

**Subject: Executive Summary Sky Zone Indoor Trampoline Parking Data
Collection**

Dear Mr. Platt:

Introduction

RK ENGINEERING GROUP, INC. (RK) is pleased to submit this Executive Summary of the observed parking data collected for the SKY ZONE FRANCHISE GROUP, LLC (Sky Zone). Due to the unique land use, RK has collected observed parking demand data at a total of three (3) locations in order to determine a parking rate for indoor trampoline uses. The parking rate can be applied to future locations in order to determine the adequacy of parking and satisfy public agency requirements.

The parking demand rate is calculated by dividing the observed peak parking demand by the gross square feet of the building.

Study Parameters and Findings

On Friday, June 10 2011 and Saturday, June 11, 2011, RK collected parking demand data at the following locations:

1. Sky High Sports, Sacramento: 11327 Folsom Blvd. #160, Rancho Cordova, CA 95742 (Approx. 40,000 sq. ft.)
 - a. COUNTS: Friday – Saturday at 30 min intervals 9:30 AM -12:30 PM
Peak Friday Parking Rate: 0.67 parking spaces per thousand square feet of gross floor area.
Peak Saturday Parking Rate: 1.5 parking spaces per thousand square feet of gross floor area.
2. Sky High Sports, Orange County: 2970 Airway Ave, Costa Mesa, CA 92626 (Approx. 42,053 sq. ft.)
 - a. Friday 10:30 AM -10:00 PM at 30 minute intervals
 - b. Saturday 10:30 AM -10:00 PM at 30 minute intervals
Peak Friday Parking Rate: 2.3 parking spaces per thousand square feet of gross floor area.

Peak Saturday Parking Rate: 2.94 parking spaces per thousand square feet of gross floor area.

3. Sky Zone, Sacramento: 1091 Tinker Rd. Rocklin, CA 95765
(Approx. 20,000 sq. ft)

- a. Friday 9:30 AM - 9:30 PM at 30 minute intervals
- b. Saturday 9:30 AM - 10:30 PM at 30 minute intervals

Peak Friday Parking Rate: 1.6 parking spaces per thousand square feet of gross floor area.

Peak Saturday Parking Rate: 1.5 parking spaces per thousand square feet of gross floor area.

Two (2) of the indoor trampoline buildings shared parking with other uses, and as a consequence, special care was taken to ensure that only vehicles parked specifically to visit the indoor trampoline uses were counted.

Conclusions

Based on the observed parking analysis, the weighted average peak parking rate for all three (3) locations for Friday, June 10, 2011 is 1.51 parking spaces per thousand square feet of gross floor area for all uses. The weighted average peak parking rate for all three (3) locations for Saturday, June 11, 2011 is 2.08 parking spaces per thousand square feet of gross floor area.

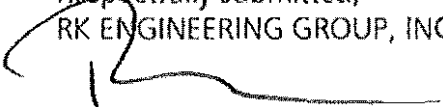
The peak parking demand on Saturday, June 11, 2011 represented the highest demand rate. Therefore, based on the observed parking analysis a parking rate of 2.94 parking spaces per thousand square feet of gross floor area should be utilized in order to determine parking demand rates at future locations. This rate represents the highest observed parking demand for all uses.

In order to be conservative, a 10% increase may be applied to the parking rate as is standard practice in determining peak demand parking rates. This will be determined when future locations become available.

The observed parking data count sheets for all three locations are located in Appendix A.

RK is pleased to provide these summarized findings for SKY ZONE FRANCHISE GROUP, LLC. If you have any questions regarding this executive summary, or would like further review, please do not hesitate to call us at (949) 474-0809.

Respectfully submitted,
RK ENGINEERING GROUP, INC.



Rogier Goedecke
Vice President, Operations

Appendices

Appendix A

Parking Data Count Sheets

Sky High Sports Parking Study

Project # 11-1086-001
Location: 11327 Folsom Blvd #160
City: Rancho Cordova
Day: Friday
Date: 05/10/2011

TIME	REGULAR
9:30 AM	0
10:00 AM	8
10:30 AM	10
11:00 AM	13
11:30 AM	15
12:00 PM	17
12:30 PM	16
1:00 PM	19
1:30 PM	23
2:00 PM	27
2:30 PM	23
3:00 PM	27
3:30 PM	26
4:00 PM	21
4:30 PM	18
5:00 PM	14
5:30 PM	18
6:00 PM	18
6:30 PM	11
7:00 PM	10
7:30 PM	13
8:00 PM	10
8:30 PM	6
9:00 PM	8
9:30 PM	4
10:00 PM	5

27/40K = .67

Sky High Sports Parking Study

Project # 11-1086-001
Location: 11327 Folsom Blvd #160
City: Rancho Cordova
Day: Saturday
Date: 05/11/2011

TIME	REGULAR
9:30 AM	1
10:00 AM	14
10:30 AM	17
11:00 AM	18
11:30 AM	27
12:00 PM	31
12:30 PM	40
1:00 PM	34
1:30 PM	61
2:00 PM	52
2:30 PM	40
3:00 PM	41
3:30 PM	33
4:00 PM	36
4:30 PM	32
5:00 PM	29
5:30 PM	23
6:00 PM	15
6:30 PM	9
7:00 PM	5
7:30 PM	2
8:00 PM	10
8:30 PM	14
9:00 PM	10
9:30 PM	2
10:00 PM	5

61/40K = 1.5

Sky High Sports Parking Study

Project # 11-1086-001
 Location: 2970 Airway Ave
 City: Costa Mesa

Day: Friday
 Date: 05/10/2011

TIME	REGULAR	HC	ILLEGAL	STREET				TOTAL
				AIRWAY		LEAR		
				EASTSIDE	WESTSIDE	NORTHSIDE	SOUTHSIDE	
Spaces	92	4						96
10:30 AM	17	0	0	0	0	0	0	17
11:00 AM	30	0	0	0	0	0	0	30
11:30 AM	34	0	0	0	0	0	0	34
12:00 PM	47	0	1	0	0	0	0	48
12:30 PM	58	0	1	0	0	0	0	59
1:00 PM	66	0	1	0	0	0	0	67
1:30 PM	62	0	1	0	0	0	0	63
2:00 PM	69	0	1	0	0	0	0	70
2:30 PM	76	0	1	0	0	0	0	77
3:00 PM	80	0	2	0	0	0	0	82
3:30 PM	67	2	1	0	0	0	0	70
4:00 PM	62	2	1	0	0	0	0	65
4:30 PM	71	2	4	0	0	0	0	77
5:00 PM	78	2	4	0	0	0	0	84
5:30 PM	91	1	3	0	0	0	0	95
6:00 PM	90	1	5	0	0	0	0	96
6:30 PM	87	0	5	0	0	0	0	92
7:00 PM	74	0	5	0	0	0	0	79
7:30 PM	53	0	5	0	0	0	0	58
8:00 PM	44	0	5	0	0	0	0	49
8:30 PM	65	0	5	0	0	0	0	70
9:00 PM	74	0	5	0	0	0	0	79
9:30 PM	73	0	5	0	0	0	0	78
10:00 PM	63	2	3	0	0	0	0	68

96 / 40K = 2.4
 42,000 = 2.3

Sky High Sports Parking Study

Project # 11-1086-001
Location: 2970 Airway Ave
City: Costa Mesa

Day: Saturday
Date: 05/11/2011

TIME	REGULAR	HC	ILLEGAL	STREET				TOTAL
				AIRWAY		LEAR		
				EASTSIDE	WESTSIDE	NORTHSIDE	SOUTHSIDE	
Spaces	92	4						96
10:30 AM	43	0	2	1	0	0	0	46
11:00 AM	62	0	3	5	3	0	1	74
11:30 AM	73	0	3	5	4	1	1	87
12:00 PM	82	1	3	4	3	1	2	96
12:30 PM	78	1	3	4	3	1	2	92
1:00 PM	88	1	2	5	4	1	2	103
1:30 PM	84	0	0	7	6	0	1	98
2:00 PM	86	0	2	9	9	2	1	109
2:30 PM	78	0	2	9	7	1	1	98
3:00 PM	72	0	1	7	6	1	2	89
3:30 PM	76	0	1	6	8	3	3	97
4:00 PM	87	2	3	6	9	3	4	114
4:30 PM	90	0	4	10	12	4	4	124
5:00 PM	78	0	2	7	6	3	4	100
5:30 PM	81	0	2	5	7	3	3	101
6:00 PM	89	0	2	9	8	3	3	114
6:30 PM	87	0	2	7	8	4	3	111
7:00 PM	83	0	3	6	7	4	3	106
7:30 PM	75	0	3	7	5	3	2	95
8:00 PM	73	0	2	7	5	2	2	91
8:30 PM	81	0	2	8	6	3	2	102
9:00 PM	85	2	1	9	7	2	3	109
9:30 PM	78	2	2	6	5	2	2	97
10:00 PM	69	1	1	5	4	2	1	83

124/40K = 3.1
42000 =
2.9

Sky Zone Parking Study

Project # 11-1086-001
Location: 1091 Tinker Rd
City: Rocklin
Day: Friday
Date: 05/10/2011

TIME	REGULAR
9:30 AM	2
10:00 AM	5
10:30 AM	6
11:00 AM	8
11:30 AM	15
12:00 PM	11
12:30 PM	9
1:00 PM	10
1:30 PM	9
2:00 PM	11
2:30 PM	13
3:00 PM	15
3:30 PM	19
4:00 PM	20
4:30 PM	19
5:00 PM	22
5:30 PM	24
6:00 PM	28
6:30 PM	31
7:00 PM	30
7:30 PM	30
8:00 PM	30
8:30 PM	27
9:00 PM	25

31/20K = 6.55

Sky Zone Parking Study

Project # 11-1086-001
Location: 1091 Tinker Rd
City: Rocklin
Day: Saturday
Date: 05/11/2011

TIME	REGULAR
9:30 AM	2
10:00 AM	6
10:30 AM	16
11:00 AM	15
11:30 AM	16
12:00 PM	11
12:30 PM	11
1:00 PM	6
1:30 PM	17
2:00 PM	18
2:30 PM	21
3:00 PM	21
3:30 PM	28
4:00 PM	24
4:30 PM	23
5:00 PM	27
5:30 PM	27
6:00 PM	28
6:30 PM	24
7:00 PM	25
7:30 PM	26
8:00 PM	29
8:30 PM	27
9:00 PM	27
9:30 PM	22
10:00 PM	23

29/20K = 1.45