



AUTUMN POND PHASE II  
 FINAL PLAT  
 TCE PROJECT#: 20-247  
 SEPTEMBER 2022

Parking Waiver Request

Included in this Project are a total of 205 parking spaces. For multi-family residential, Section 703 (C) of the Land Development Code requires 2 spaces per dwelling unit plus 1 guest space for each 10 units. For the proposed 117 units, that standard requires 246 spaces.

Thus, this application includes a request for a parking waiver of the proposed number of parking spaces. Subtracting the 12 guest spaces, the resulting requested parking waiver is to provide 1.65 spaces per dwelling unit.

In support of the requested waiver, TCE performed a parking study at the existing Autumn Pond Phase 1 apartment complex together with reviewing parking generation data published by the Institute of Transportation Engineers in the 5<sup>th</sup> Edition of *Parking Generation*. The parking study included counting occupied parking spaces on Monday, Sept 26 from 9:00 – 9:45 pm and again on Tuesday, Sept 27 from 5:00 – 5:45 am. The results are shown in the following table:

Study Period	# Units	# Occupied Spaces	Observed Parking Ratio (spaces/unit)	Percent of Peak Parking Demand*	Adjusted Parking Ratio (spaces/unit)
Monday, Sept 26 9:00 – 9:45 pm	348	451	1.30	83%	1.57
Tuesday, Sept 27 5:00 – 5:45 am		486	1.40	94%	1.49

\* Parking Generation, LUC 221 – Multifamily Housing (Mid-Rise), Weekday

Additional support of the requested parking waiver can be gained by noting that of the 117 proposed apartment units, 57 of those will be one bedroom and studio units. It is reasonable to expect that those units will require less parking than a typical 2- or 3-bedroom residential unit in a multi-family setting.

*Parking Analysis by Roger Dickinson, PE, PTOE*