



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☒ 5 = Macaluso
- ☐ All

Agenda Date	June 07, 2021
Requested Action	Discussion item to consider the proposed creative alternative for a property located at 114 Herff Road (KAD 298709, HB Subdivision blk 1, lot 8 (replat), 1.411 acres) to allow more than 15% of the parking located between the building and IH-10 (Kevin Love/ Las Palapas)
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development
Background Information	<p>The site is being developed as a restaurant and based on the proposed site plan, they need a creative alternative to accommodate the parking along IH-10.</p> <p>As a B-2 zoning, the use of a restaurant with a drive-thru is allowed, but the Entrance Corridor Overlay District does not allow more than 15% of the parking to be located between the main building and the frontage of IH-10 (the remainder parking should be placed in the side and “back” of the building). The lot is also part of the SoBo Overlay District - Hybrid Commercial Character Zone.</p> <p><i>Article 5, Section 25,E. Entrance Corridor parking standards...</i></p> <ol style="list-style-type: none"> <i>To the greatest extent possible, on-site parking areas shall be designed to reduce the negative visual effects of vast paved areas and shall contain landscape planting islands and defined pedestrian walkways.</i> <i>The location of the on-site parking surface areas shall be located to the side or rear of a building.</i> <i>No more than 15% of the required parking spaces may be located between the principal building front building line and the front set back.</i> <p>According to the developers’ team, the proposed location will allow for a better connection between the parking lots, and the</p>

	<p>location of the building also follows the same setbacks as the other development surrounding it.</p> <p>Assuming the approval of the UDC, this area will be zoned C-4 and this area will fall in the Scenic Interstate Corridor which would allow the parking along IH-10 with at least 30 feet of stringent screening requirements.</p>
Item Justification	<div> <div> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </div> <div> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </div> </div>
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	Attached are location maps, and site plan.