

DRAFT STAFF REPORT

DOCKET # UDO-65

STAFF: Glenn Simmons

REQUEST

Proposal by the City-County Planning Board to amend Table 3.8 "Off-Street Parking Requirements" of Article III of Chapter B "Zoning" of the *Unified Development Ordinances* (UDO) for the use classification "Postal Processing Facility".

BACKGROUND

Under the provisions of the UDO, Table 3.8 "Off-Street Parking Requirements" specifies varying amounts of off street parking to meet the anticipated parking needs of different land uses. Under the use classification "Postal Processing Facility", one space is required per 300 square feet of gross floor area. This ratio is the same as a regular Post Office (a separate use in the UDO).

However, a Postal Processing Facility is a larger postal processing operation where the greatest portion of floor area consists of parcel handling space. The current parking ratios,, which are more consistent with commercial retail space, appear excessive. UDO-65 is proposed to reduce the parking requirements to a level more appropriate to the actual needs of a postal processing facility.

ANALYSIS

Under the current UDO provisions for "Postal Processing Facility", one parking space per 300 square feet of gross floor area is required. More typically, such parking ratios are required for moderately intensive commercial development where it is anticipated that many customers will come and go during the course of the business day. By contrast, a postal processing operation has parking characteristics more similar to a freight terminal. In these examples parking requirements reflect a limited number of employees and customers with a ratio of 1 space per 1,000 square feet gross floor area.

In the community's efforts to facilitate quality economic growth, it has been brought to the Planning staff's attention that the current parking standard of one space per 300 square feet of floor is excessive and may be overly restrictive. Accordingly, staff recommends that the current parking requirement for postal processing center be reduced to be more consistent with the actual needs of such operations.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed text amendment.

UDO-65
AN ORDINANCE
AMENDING CHAPTER B "ZONING ORDINANCE"
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
REGARDING OFF-STREET PARKING REQUIREMENTS
FOR THE PRINCIPAL USE "POSTAL PROCESSING CENTER"

Be it resolved, by the Board of Aldermen of the City of Winston-Salem, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Table 3.8 "Off-Street Parking Requirements" of Chapter B is revised by substituting "1 space per 1,000 SF GFA*" under the column MINIMUM REQUIREMENTS for the principal use "Postal Processing Center" in place of the current standard of "1 space per 300 SF GFA*".

Section 2. This ordinance becomes effective upon adoption.