

# Floor & Decor

Special Use Permit #2016-0053

Special Use Permit #2016-0054

City Council

November 12, 2016



# Project Location

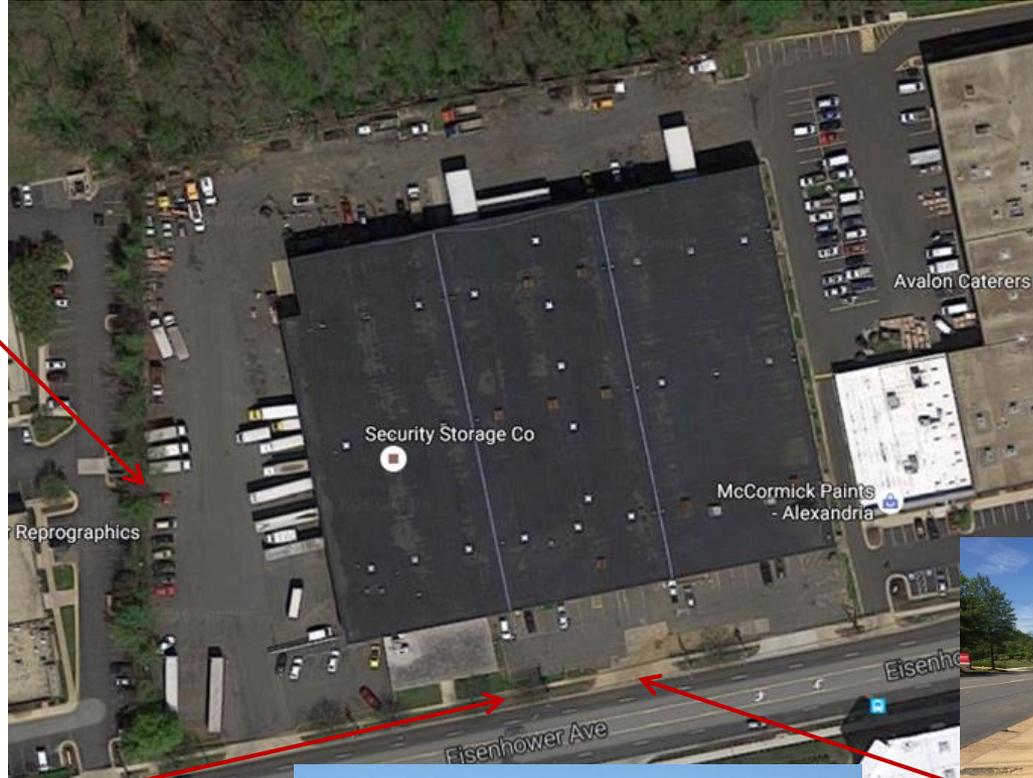


# Project Requests

- Special Use Permits for
  - a retail shopping establishment larger than 20,000 square feet; and,
  - parking reduction for commercial use
- Development Site Plan #2016-0023, with modifications, amending SIT#89-0030 was approved by Planning Commission on November 1, 2016



# Existing Conditions

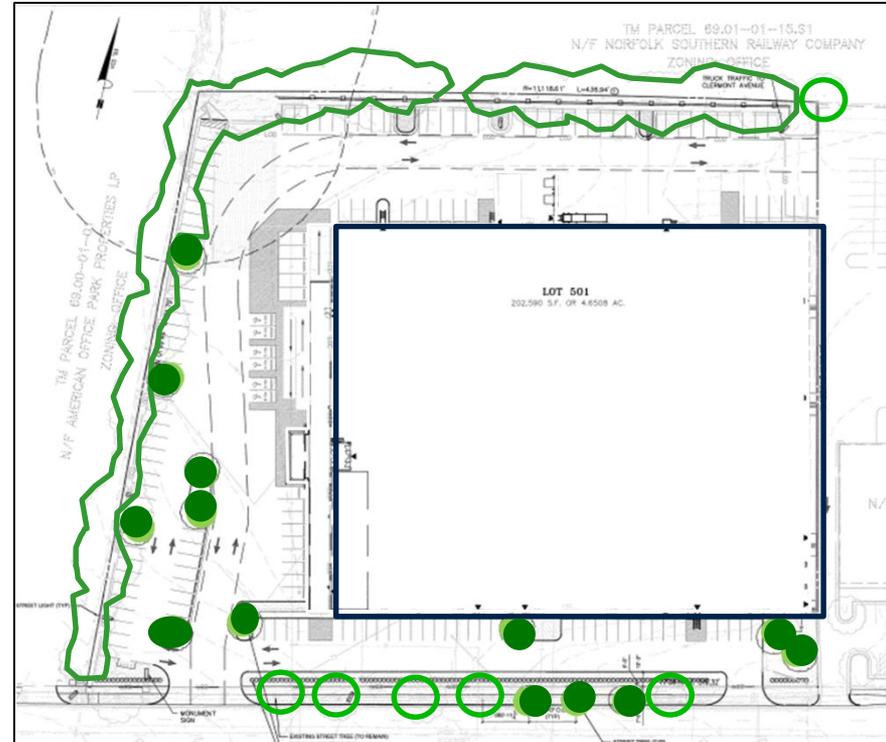


Restaurant Depot



# Site Plan & Site Improvements

- Activation of street frontage
- Updates to parking lot and building exterior
- Curbcut reduction
- Sidewalk and landscape improvements
- Green building certification



# Parking Reduction SUP

- Retail Parking Required:
  - 1.2 parking spaces per 230 square feet of floor area or 5.2 spaces per 1,000 SF
  - Total of 514 spaces + 5 loading spaces required
  
- Retail Parking Proposed:
  - 314 space reduction requested
  - 1.58 spaces per 1,000 SF total
  - Total of 156 spaces + 2 loading spaces & 1 trash space proposed
  
- Applicant provided parking comparables:
  - Woodbridge store: parked at .60 spaces per 1,000 SF
  - Gaithersburg store: parked at .63 spaces per 1,000 SF
  - *Alexandria store: parked at 1.58 spaces per 1,000 SF*



# Recommendation

Staff recommends APPROVAL, subject to conditions

