

August 31, 2021

Shannon Moeller
Town of Erie – Planning & Development
645 Holbrook Street
Erie, CO 80516

RE: Lot 10A (King Soopers #138) – Nine Mile Corner – Parking Exception Request

Dear Ms. Moeller,

As part of the formal review process of the Site Plan application for King Soopers #138 on Lot 10 of the Nine Mile Corner, the applicant requests an exception to the maximum parking requirement.

Additionally, the Development Code for the Town of Erie provides in Section 10.6.6.D.4.a that "(f) or any use categorized as a "Commercial" or "Industrial" use in Chapter 3, off-street vehicle parking spaces shall not be provided in an amount that is more than 125 percent of the minimum requirements established in Table 6.6-1, Off-Street Parking Schedule A. Utilizing this guidance, the proposed use would be allowed a maximum parking supply of 369 spaces. The Applicant is proposing a total of 404 parking stalls, which exceeds the 125% maximum allowable parking.

Per Section 10.6.6.D.4.b.ii. of the Municipal Code, exceptions to the maximum parking requirement may be permitted in situations that meet the following criteria by the Community Development Director. Based on the criteria below, the Applicant is requesting an allowance of an additional 35 parking stalls.

(A) The proposed development has unique or unusual characteristics such as high sales volume per floor area or low parking turnover, which create a parking demand that exceeds the maximum ratio and which typically does not apply to comparable uses;

Per the Institute of Transportation Engineers (ITE) Parking Generation Manual 5th Edition, it is suggested that 5.1 spaces per 1,000 GFA are provided for Land Use Code (LUC) 850 Supermarket. According to the operator, and consistent with local and national trends, additional supply would be necessary to accommodate the proposed use.

(B) The parking demand cannot be accommodated by on-street parking, shared parking with nearby uses, or by increasing the supply of spaces that are excepted from the maximum ratio; and

No on-street parking is available within this development. The Lowe's to the north is only providing 2 additional parking spaces above their required amount with the most recent Site Plan Amendment. Additionally, due to the fact that the adjoining lots to the west have not been developed, it is uncertain as to whether or not share parking can be reasonably achieved.

(C) The request is the minimum necessary variation from the standards.

Initially, the Applicant proposed a total of 409 parking stalls. However, throughout the Staff review process, the Applicant has agreed to reduce their proposed parking number by 5 stalls, to 404 parking stalls as this is still below the minimum requirement by the Applicant and their corporate obligations of 1 space per 250 sf.



King Soopers #138
Lot 10A, Nine Mile Corner
8/31/21

The following table summarizes the parking requirements for King Soopers #138.

Parking Summary Table	
Building Area	103,000 sf
Total Parking Required per Town (1 per 350 sf)	295 Spaces
Maximum Parking Allowed per Town (125% of required)	369 Spaces
Total Parking Required per KS (1 per 250 sf)	412 Spaces
Total Parking Provided	404 Spaces

Sincerely,
GALLOWAY

Aaron Johnston, PE
Civil Project Engineer
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