

**Parking Analysis.**

PZ 21 – 019. Special Use. Candela Bar - 5780 C.H. James Pkwy

Staff determined that the development (Powder Springs Commons) has 185 total parking spaces. Article 6 specifies the minimum parking spaces required by type of use. Per table 6-4 of the UDC Dancehalls, restaurants, bars, or taverns are required to have a minimum parking requirement of 1 space per 125 sf of floor space. The gathering area of The Candela Bar is 2060 sf, resulting in a minimum requirement of 16 parking spaces, and a maximum of 27.

Regarding the sharing of spaces at MXU zoned developments, Section 6-83 of UDC states:

(b) Mixed use developments. Parking spaces may be shared by more than one use if the community development director finds that the total number of spaces will be adequate at the peak hours of the uses they serve. The ratios shown on Table 6-6 may be used in determining the time of day and the day of the week at which the maximum number of spaces will be needed by the uses served by the shared parking facility.

**Table 6-6  
Percentage of Parking Spaces Demanded by Time Period**

Use	Weekdays		Weekends		Night
	6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	1 a.m. to 6 a.m.
Office	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Hotel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/ Recreation	40%	100%	80%	100%	10%
Church	10%	25%	100%	100%	10%

**Conclusion.**

Using data provided by the development’s management on users and the sizes of their units, staff determined the minimum and maximum parking requirement by type of use at Powder Springs Commons. The total maximum spaces required by all businesses was used to determine the total parking spaces demanded by time, based on percentages specified in table 6 -6. The finding for surplus spaces available at Powder Springs Commons is presented in the following table:

Usage Times	Max Required Spaces Demanded	Surplus Spaces
Weekday 6AM - 5PM	91	94
Weekday 5PM - 1AM	105	80
Weekend 6AM - 5PM	101	84
Weekend 5PM - 1AM	91	94

Staff has determined that the number of surplus spaces available is adequate to support the use proposed by The Candela Bar.