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Club Nova

Modification to Existing Land Use Permit

Parking Justification Letter

Club Nova conducted a parking survey over two weeks in July 2013. The vehicles on the lot were counted three times a day: at 9am., Noon and 4pm. The survey is attached. The survey includes all vehicles – the vehicles associated with CASA (the apartments) as well those attributable to Club Nova – staff and shoppers at the Club Nova Thrift Shop. The maximum number of vehicles was twenty.

The application drawings show 10 parking spaces on site. In addition to these spaces, Club Nova has submitted to the town satellite parking agreements for twelve additional spaces, bringing the total to 22 spaces.

The satellite spaces at the IFC, the Music Loft and The Framer's Corner are all on W. Main St. and within 400' of the main entrance(s) of Club Nova. The spaces on Roberson St. are further than 400' and are intended for use of the employees. (§15-298)

Request for Flexible in Administration of the Parking Requirement - §15-292

The presumptive parking requirement is for 25 spaces. With the provision of a motorcycle space* and secure parking for 5 bicycles, the presumptive requirement can be reduced by two spaces, making the presumptive requirement for the proposed modification 23 spaces.

Club Nova requests a deviation from the presumptive requirements of Subsection 15-291(g) for the reasons listed below:

1. The site is served by Chapel Hill Transit bus service, with a J route stop directly in front of the project, and there are stops for the F and CW routes within one block of Club Nova.
2. Many Club Nova members are dropped off in the morning and picked up in the evening by private vehicles that do not remain on site. Club Nova also uses vans to pick up members and take them home in the evening. Two spaces, numbers 1 and 2 (see SP-1), have been made larger so that these large vans can be accommodated on site without impeding vehicular circulation on the site.
3. Municipal lot parking is available South Greensboro St. and at the West Weaver St. lots.
4. There is both covered and uncovered bike parking on the lot.

5. Though the thrift shop is not oriented primarily toward walk-in trade, a considerable portion of the business at the thrift shop is from walk-in, non-destination shoppers.

* A motorcycle/scooter space is not currently shown on the site plan, but we are confident one can be provided and will show it on the construction plan drawings. There are two covered bike racks on site and one proposed uncovered.

Club Nova will be meeting with CASA representatives to work out on-site parking allotment. For the most part, Club Nova staff will park offsite (4- 5 staff members.) There are two parking spaces dedicated for the use of the Club Nova buses, and a few spaces (2-3 spaces) will be allotted to Club Nova staff on site. We believe there will be continuing informal parking on the lot. There is room for two to three spaces behind the Existing Annex building. These spaces cannot be occupied on the days the garbage/recycling trucks will visit the site, but they do provide additional parking on the site.

Though the proposed spaces, with the satellite spaces, exceed the number needed as shown by the survey, Club Nova will continue to seek satellite parking and requests the parking requirement be flexibly administered.

Staff
Caretaker
Office
TS
Residents working
2 WKS

Club Nova Parking Survey

Number of Cars- Vans- Trucks Parked on Site

Staff
Off Site

Day & Date	9 am.	Noon	4 pm.	
July Mon 1	10	15	9	
Tues 2	16	13	8	1
Wed 3	15	20	17	
Thur 4	10	19	17	
Fri 5	10	17	9	1
Sat 6	8	— MISSED —		
Sun 7	~~~~~			
Mon 8	10 10	17	17	1
Tues 9	19	17 17	15	
Wed 10	11	13	9	11
Thur 11	~~~~~ MISSED ~~~~~			
Fri 12	15	16	15	
Sat 13	11	— MISSED —		
Sun 14	~~~~~			
Mon 15	13	~	13	
TUES 16TH	12	17	MISSED	
WED. 17TH				

-CLOSED-

-CLOSED-