



April 1, 2019

Ref: 38711.01

Mr. Marty Roupe
Town of Carrboro
Planning, Zoning & Inspections
301 W. Main Street
Carrboro, NC 27510

Re: Shops at Lloyd Farm
NC Hwy 54/Old Fayetteville Road
Parking Reduction Justification

Dear Marty,

On behalf of Carrboro Retail, LLC., VHB has prepared the following Parking Justification Letter to support the Conditional Use Permit (CUP) submission for the above referenced Project. This letter documents required parking per the Land Use Ordinance (LUO) for the grocery/retail/restaurant uses on Lot 1 (the northwestern portion with Harris Teeter serving as the western anchor and four retail/restaurant buildings to the east) and provides justification for provided parking.

As shown in the table below, the required parking based on the LUO is 539 spaces or 350 spaces with a 35% reduction.

Parking Requirements (Lot 1):							
2.110 RETAIL	75,660 SF	x	1 SPACES	/	200	=	378 SPACES
8.100 RESTAURANT	14,800 SF	x	1 SPACES	/	100	=	148 SPACES
8.200 RESTAURANT (OUTDOOR SEATING)	50 SEATS	x	1 SPACES	/	4	=	13 SPACES
TOTAL PARKING REQUIRED						=	539 SPACES
TOTAL PARKING REQUIRED WITH 35% REDUCTION						=	350 SPACES
TOTAL PARKING PROVIDED						=	358 SPACES

358 parking spaces being provided, which is 3.96 spaces per 1,000 SF of building area. The CUP site layout was developed from the approved Lloyd Farm Illustrative Master Plan that was approved during the zoning process in 2018. The Illustrative Master Plan displayed a similar parking count on Lot 1 of approximately 4 parking spaces per 1,000 SF of building area.

Venture I
940 Main Campus Drive, Suite 500
Raleigh, North Carolina 27606
P 919.829.0328
F 919.833.0034

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While the Project was designed closely considering the requirements in the LUO, it also had the goal of reducing parking lot areas by promoting alternative site access via pedestrian connections, public transportation and alternative private transportation. The 358 parking spaces provided are sufficient for several reasons and provide ancillary benefits, including the following:

- The reduction of area devoted to parking allows Lloyd Farm to devote more of the land area to buffers, setbacks, and other public amenities. Specifically, Lloyd Farm has included a significant buffer area to the residential properties to the north of the Phase I main parking lot along with several public gathering areas. The gathering areas include the courtyard and open space between Buildings A and B (and running behind B) and large event lawn/amphitheater area south of the main parking area and along the NC Highway 54 frontage.
- Lloyd Farm is incorporating a pedestrian/bike pathway and sidewalk network throughout the site that includes connections to NC Highway 54 to the south, Old Fayetteville Road to the west, Carol Street to the north, and James Street to the east. These provisions for public access will reduce the need for typical vehicular traffic and connect nearby residents to the site without the need for a car.
- Lloyd Farm is providing area for rideshare and Chapel Hill Transit pick-up and drop-off, again reducing the need for access to the center via typical vehicular traffic.
- The combination of complimentary but varied uses in grocery anchored retail shopping centers today have peak parking demands at different times. The weekday PM and weekend daytime parking demand typically experienced by grocery operators is complimentary to the daytime and post PM weekday and weekend needs of the more service oriented and restaurant tenants. Additionally, the layout of the parking area is very efficient, with no wasted or poorly located spaces. Parking at the ratio provided will be enough for all but very rare occasions.

In conclusion, while the LUO required parking count is not met in Lot 1, the reasons presented above justify that the 358 parking spaces provided will be adequate. Should you have any questions or need any additional information, please feel free to contact me.

Sincerely,

VHB Engineering NC, P.C.

A handwritten signature in red ink, appearing to read "Alan M. Maness".

Alan M. Maness, PE

Land Development Manager
amaness@vhb.com