



January 5, 2022

Ms. Meredith Gruber
Planning Director
Town of Rolesville
502 Southtown Circle
Rolesville, NC 27571

Re: Parking Ratio Letter

Dear Ms. Gruber,

This letter is in reference to the requested parking ratio variance for the above referenced project. The proposed development consists of a 4,260-square foot professional dental office. The Town's Land Unified Development Ordinance (UDO), Chapter 5, Section 11 requires a minimum of 3.5 spaces per 1,000 square feet for health/human care use. Based on the gross square footage of the building, this equates to a minimum of 15 spaces. The proposed site plan provides 30 parking spaces or approximately 1 per 154 square feet of gross floor area. The 30 parking spaces is inclusive of the 2 required handicap spaces.

The dental office has 14 patient chairs and will be staffed with 14 employees when the office is running at full capacity. Based on the assumption that one space per chair and one space per employee is necessary, the 30 spaces provided is what would be needed at full capacity. In addition, since 2 of the 30 spaces are designated as handicap only 28 spaces are available to all patients and employees.

Our client is part of a group that has over 1,000 dental clinics nationally and, based on their data, they typically request a design that include 30 spaces (28 regular spaces plus 2 handicap spaces) to avoid patients not being able to find a parking space or parking in an unsafe manner. However, our Client fully understands the City's desire to limit the amount of impervious surfaces in new development. Therefore, the design intent is to have the 15 additional parking spaces as pervious pavers.

Based on the above information, we respectfully request an approval to increase the maximum number of allowed parking spaces from 15 to 30. If you have any questions or require additional information, please do not hesitate to contact me via email (dylan@tarr-group.com) or phone (615-829-0331).

Sincerely,

A handwritten signature in blue ink, appearing to read "Dylan Tarr", is written over a light blue horizontal line.

Dylan Tarr, P.E.