March 28, 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 Planning Staff has determined that parking shall be 2.00 spaces per 1,000 square feet for dental offices. This equates to a maximum of 9 spaces. The proposed site plan provides 31 parking spaces or approximately 1 per 137 square feet of gross floor area. The 31 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 31 spaces provided is what would be needed at full capacity. In addition, since 2 of the 31 spaces are designated as handicap only 29 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 9 to 31. 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,

Dylan Tarr, P.E.