



Legislation Text

File #: 20-0597, **Version:** 1

MSC 2020-10, Nuevo Comienzo Church, 20841 Johnson Street Unit 102, non-concurrent parking agreement, miscellaneous request. (Cole)

SUMMARY EXPLANATION AND BACKGROUND: PROJECT DESCRIPTION / BACKGROUND:

Jorge Vanegas, agent, is requesting approval of a non-concurrent parking agreement for Nuevo Comienzo Church located with the Chapel Trail Trade Center at 20841 Johnson Street unit 102.

Chapel Trail Trade Center was approved through SP 2005-22. In 2017, zoning variance (ZV 2017-19) was approved allowing 638 parking spaces instead of the required 710 parking spaces to allow 1 space (72 total) per owner unit reserved between the hours of 9:00 am to 5:00 pm only. Additionally, in 2018 through MSC 2018-03 a non-concurrent parking agreement was approved for Everglades Community Church.

PARKING

The Chapel Trail Trade Center contains 638 parking spaces for public use. The applicant has provided an hourly required parking count for this property based on the current tenants. Based on the analysis provided, the peak number of parking spaces required based on current uses and hours of operation is 633.7 (Monday - Friday 5:00am - 5:00pm), which does not exceed the provided amount (638). Nuevo Comienzo Church will operate on Sundays between 11:00am and 12:30pm. The analysis shows that based on current uses only 141.1 parking spaces are required on Sunday of the 638 provided.

STAFF RECOMMENDATION:

Approval of this application based on the uses described in the attached chart. If the intensity of uses or days of operation change and such change results in an increase of parking required per day, then the applicant will need to amend this agreement.