

Pine Glo Alternative Parking Plan

Optimal Glo, LLC is proposing to develop a 64,450 square foot mixed use commercial building with associated site infrastructure at 414 S Main Street in Rolesville, North Carolina, currently referred to as the Pine Glo site. This document is a proposed Alternative Parking Plan (APP) for the site.

The proposed mix of uses is listed below by square foot:

- Eating Establishment: 8,560 SF
- Recreation, Indoor: 49,190 SF
- Retail Sales and Services, Neighborhood Area: 1,600 SF

The minimum and maximum parking requirements per the Rolesville Land Development Ordinance (LDO) are listed below:

- Required Eating Establishment Spaces: Min. 2.5/1,000 SF, Max. 10/10,000 SF = Min. 21, Max. 85
- Required Recreation, Indoor Spaces: Min. 4/1,000 SF, Max. 10/1,000 SF = Min. 197, Max. 492
- Required Retail Sales and Services: Min. 2.5/1,000 SF, Max. 7.5/10,000 SF = Min. 4, Max. 16
- Total Required Spaces: Min. 222, Max. 593

The alternative parking proposed pertains to the Recreation, Indoor only, which are broken down below by square foot:

- Basketball: 22,500 SF
- Hockey: 12,700 SF
- Rock Solid Warrior: 11,390 SF
- Rock Box: 2,600 SF

The major ground floor tenants are sports or athletic academies and not free-play- or drop-in-type recreation facilities. The basketball training center is expected to have a maximum of 15 students at any one time as opposed to the minimum parking calculation per the LDO of 91. The hockey training center will have one, three-on-three hockey rink and is meant for a maximum of 12 students at any one time as opposed to the minimum parking calculation per the LDO of 51. Similarly, the Rock Solid Warrior facility is a training center and not a drop-in facility and will have a much lower occupancy than the minimum parking calculation per the LDO of 46.

Thus, we are proposing an alternative to the minimum parking requirement for Recreation, Indoor of 2.5 spaces per 1,000 SF, which would require a minimum of 123 parking spaces for the Recreation, Indoor, which is still well above the project occupancy of the indoor training centers and is anticipated to provide ample parking onsite.