



Tuesday, November 1, 2022

RE: Proposed New Panda Express Restaurant with Drive-Through Service
Southeast corner of Lancaster Dr NE and Weathers Street NE
Salem, Oregon 97301

SITE OVER-PARKED JUSTIFICATION

Per Salem Revised Code Section 805.015(d) code standards below; the proposed site plan is considered to be overparked. The maximum allowed parking count based on the proposed building size is 28 parking stalls.

Off-Street Parking and Vehicle Use Area Development Standards: *Off-Street Parking and Vehicle Use Area Development Standards: The proposal does not appear to meet the following standard(s):*

- SRC 806.015(d): Based on a minimum off-street parking requirement of one space per 250 SF of gross floor area, the proposal requires a minimum of approximately 11 off-street parking spaces ($2,500 / 250 = 11$), with a maximum allowance of 28 spaces ($11 \times 2.5 = 28$). **The proposal exceeds the maximum allowance.**

The revised site plan for the proposed project has a **new total of 30 parking stalls**, 2 of which are accessible parking. The parking stalls are located along the internal East West two-way vehicular circulation aisle and along the existing North South access aisles serving the parcel. The new total parking count of 30 **exceeds the max parking allowed by 7%.**

Nine (9) of the thirty (30) total parking stalls proposed on the updated site plan layout; will be pervious paving which will increase groundwater retrieval and the overall storm water management of parking areas compared to impervious paving. In addition, the lower thermal effect reduces the heat exchange on near surface air compared to impervious paving.

The new Panda Express Restaurant is projected to have a yearly \$4 million in transaction sales. Please see the included peak hour sales transactions report for ten (10) of the restaurants in the Oregon area on page 2. The number of hourly transactions is projected to range from 42-47. This peak hourly transaction count relates to the parking being proposed (30 total parking stalls).

Once in operation, Panda Express will need to provide ample long duration parking dedicated for 3-5 Panda Express Employees. Panda Express operation business shifts are typically four to six hours long. The proposed parking will be able to serve the parking needs during the peak hours without having any customers spill parking over the adjacent properties' parking lots; as the proposed on-site parking will be sufficient to serve Panda Express.

Consideration for parking has also been taken for On-line Order pickup (3-5 stalls) and Drive-Thru Order Waiting (2-3 stalls). These are the closest parking stalls being used by customers for readily available delivery near the entrance.

Taking into account all of the above, Panda Express Restaurant Group is requesting a variance from the City of Salem to allow the proposed parking count with the revised site plan configuration to meet the daily self off-street parking demands and run the daily business operations.

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