

Parking Waiver Justification:

In order to justify approval of any parking waiver, the Planning Commission considers the following criteria. Please answer **all** of the following items. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

For all Parking Waivers:

1. The Parking Waiver is in compliance with the Comprehensive Plan.

2. The applicant made a good faith effort to provide as many parking spaces as possible on the site, on other property under the same ownership, or through joint use provisions.

For Waivers to reduce the minimum number of required parking spaces; OR use on-street parking spaces that are not directly adjacent to or abutting the development site; OR use parking spaces located in a public parking lot:

1. The requested waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use.

2. Adjacent or nearby properties will not be adversely affected.

3. The requirements found in Table 9.1.2 do not accurately depict the parking needs of the proposed use and the requested reduction will accommodate the parking demand to be generated by the proposed use.

4. There is a surplus of on-street or public spaces in the area that can accommodate the generated parking demand.

Waivers to provide more parking spaces than the maximum allowed:

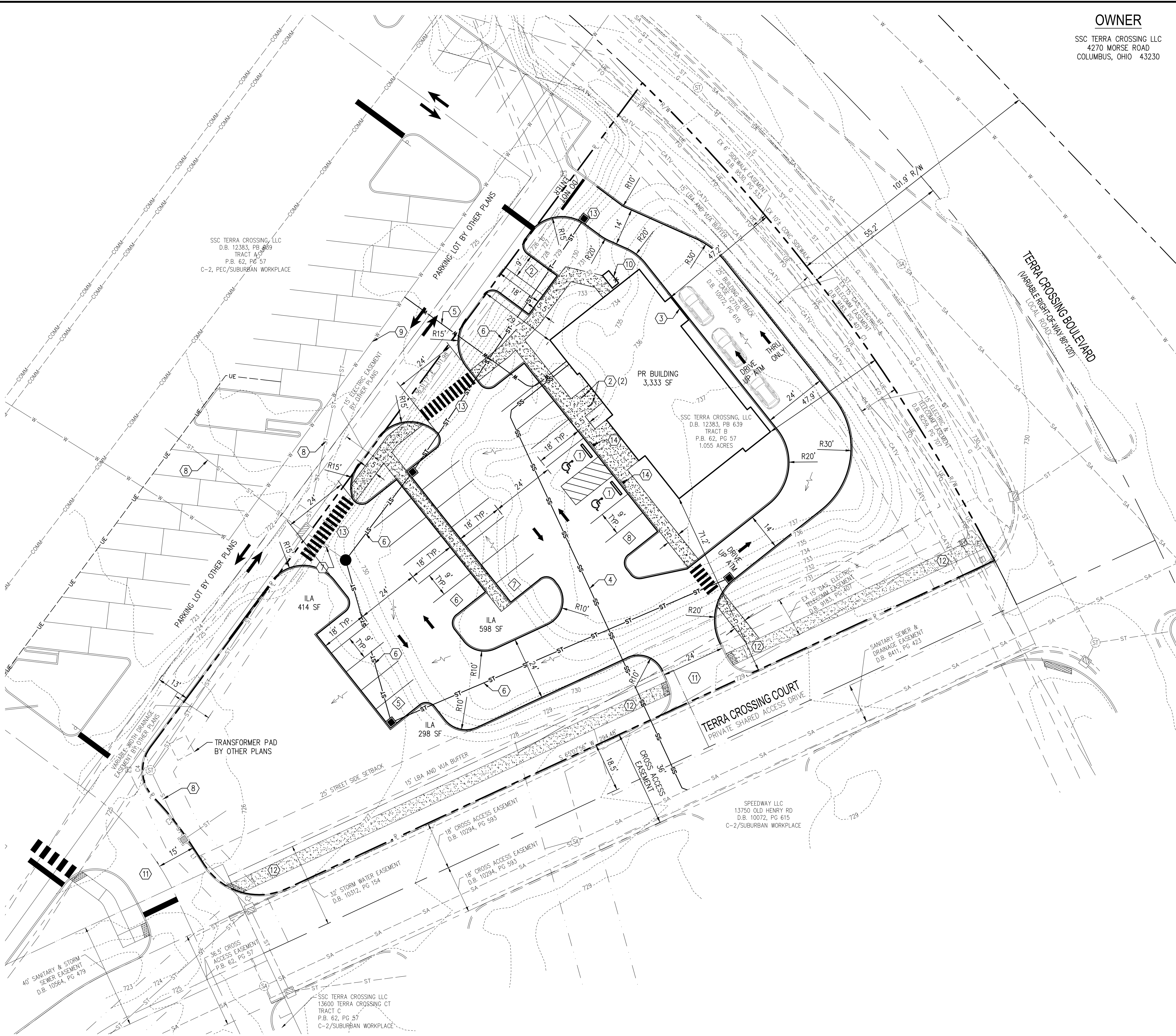
1. The requirements found in Table 9.1.2 do not allow the provision of the number of parking spaces needed to accommodate the parking needs.

2. The requested increase is the minimum needed to do so.

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CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	700.00'	224.86'	S 36°24'46" E	223.89'	18°24'17"
C2	24.50'	34.97'	N 73°58'39" W	32.08'	81°46'51"
C3	114.50'	22.22'	N 38°58'39" W	22.19'	111°07'08"
C4	14.50'	20.43'	N 03°50'23" W	18.78'	80°43'40"

LINE	BEARING	DISTANCE
LT	N 33°05'05" W	9.99'



OWNER

SSC TERRA CROSSING LLC
4270 MORSE ROAD
COLUMBUS, OHIO 43230

DEVELOPER

FMS ARCHITECTS
995 WEST THIRD AVENUE
COLUMBUS, OHIO 43212

ENGINEER

MANNIK & SMITH GROUP
ASHLEY FOWLER
AFOWLER@MANNIKSMITHGROUP.COM
1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215

LEGEND

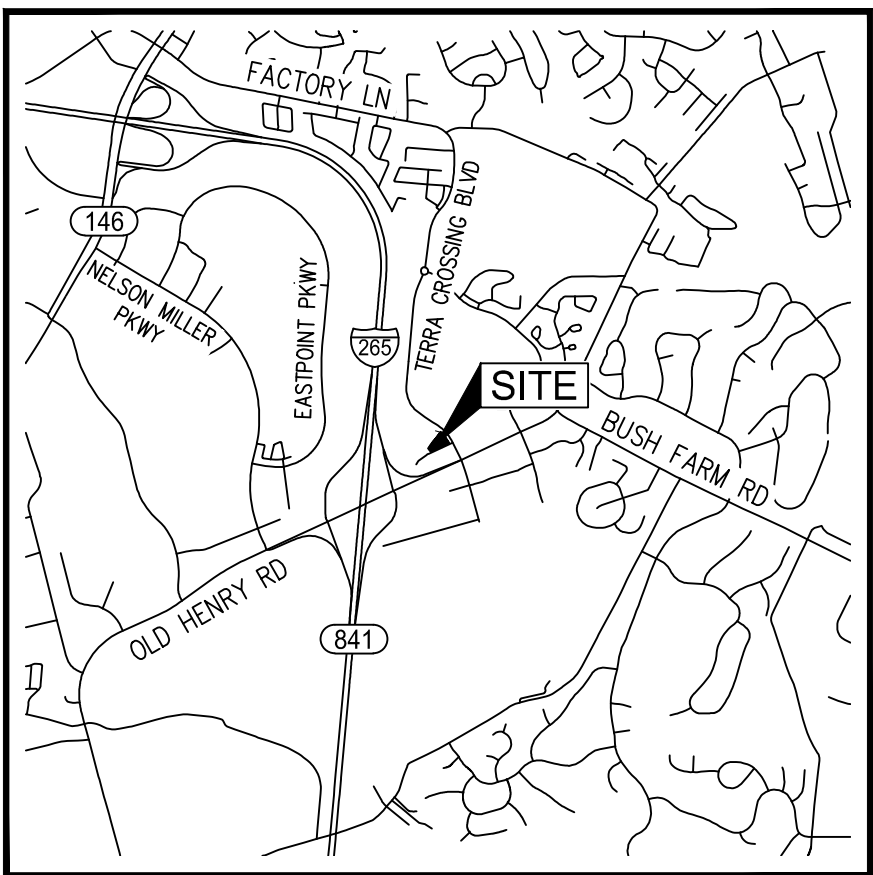
— P —	PROPERTY LINE
— R/W —	RIGHT OF WAY LINE
— CL —	ROAD CENTERLINE
--- 735 ---	EXISTING CONTOUR
— G —	EXISTING GAS
— UE —	EXISTING UNDERGROUND ELECTRIC
— FO —	EXISTING FIBER OPTIC
— CATV —	EXISTING CABLE LINE
— W —	EXISTING WATER LINE
— SA —	EXISTING SANITARY LINE
⊙ SA	EXISTING SANITARY MANHOLE
⊙ ST	EXISTING STORM MANHOLE
⊙	EXISTING STORM INLET
— W —	PROPOSED WATER SERVICE
— SS —	PROPOSED SANITARY SERVICE
— ST —	PROPOSED STORM LINE
●	PROPOSED STORM MANHOLE
■	PROPOSED STORM CATCH BASIN
⬡	PROPOSED PARKING COUNT
→	CONCEPTUAL DRAINAGE FLOW
▨	PROPOSED CONCRETE SIDEWALK

CODED NOTES

- PROPOSED ADA PARKING SPACE
- PROPOSED SHORT TERM BICYCLE PARKING RACK
- PROPOSED DRIVE-THRU ATM
- PROPOSED 6" SANITARY SERVICE
- PROPOSED 1 1/2" WATER SERVICE
- PROPOSED CONCEPTUAL STORM
- STORM STUB BY OTHER PLANS, CONNECTION TO EXISTING DETENTION SYSTEM
- STORM SYSTEM BY OTHER PLANS
- WATER MAIN BY OTHER PLANS
- PROPOSED TRASH CONTAINER PAD AND ENCLOSURE
- ASPHALT DRIVE ACCESS BY OTHER PLANS
- 5' SIDEWALK BY OTHER PLANS
- ASPHALT DRIVE ACCESS
- PROPOSED ADA PARKING SIGN

SITE PLAN NOTES

- DIMENSIONS ARE FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE SPECIFIED.
- EXISTING TOPOGRAPHY BASED ON CURRENT SURVEY DURING ONGOING CONSTRUCTION ACTIVITIES. FUTURE SITE CONDITIONS MAY DIFFER FROM THOSE DEPICTED ON THIS PLAN.



VICINITY MAP

NOT TO SCALE

SITE DATA

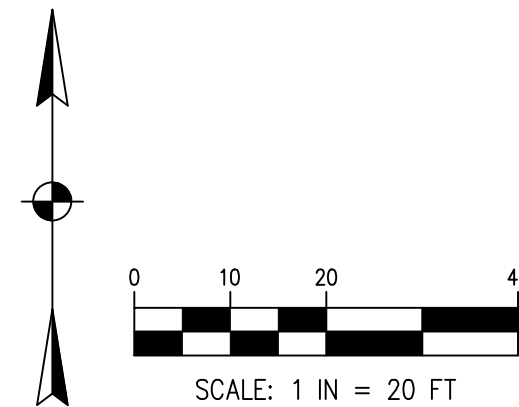
TAX BLOCK/PARCEL ID:	398500120000
DEED BOOK/PAGES:	12383/639-643
SITE ADDRESS:	2410 TERRA CROSSING BLVD
SITE AREA:	1.055 AC/45,941 SF
EXISTING USE:	VACANT
PROPOSED USE:	BANK WITH DRIVE-THROUGH ATM

ZONING:	C-2 COMMERCIAL DISTRICT
SPECIAL ZONING:	NONE
FORM DISTRICT:	SUBURBAN WORKPLACE
ADJACENT ZONING:	C-2, PEC (NORTH), OR-3 (EAST), C-2 (SOUTH), C-2 (WEST)
ADJACENT FORM DISTRICT:	SUBURBAN WORKPLACE

TOTAL BUILDING FOOTPRINT:	3,333 SF
TOTAL BUILDING FLOOR AREA:	3,333 SF
MAX FLOOR AREA RATIO:	5.0
PROPOSED FLOOR AREA RATIO:	0.07
MAX BUILDING HEIGHT:	50'
PROPOSED BUILDING HEIGHT:	21.5'
SETBACKS REQUIRED:	

	FRONT	STREET-SIDE	SIDE	REAR
BUILDING	25'	25'	NONE	NONE

PARKING SPACES (SHOPPING SERVICE ORIENTED):	
MINIMUM (1 PER 500 SF):	7 SPACES
MAXIMUM (1 PER 200 SF):	17 SPACES
TOTAL SPACES PROVIDED:	28 SPACES
NON-ADA ACCESSIBLE SPACES:	26 SPACES
ADA ACCESSIBLE SPACES:	2 SPACES
STACKING SPACES REQUIRED:	3 SPACES
STAGING SPACES PROVIDED:	3 SPACES
BICYCLE PARKING REQUIRED:	3 SPACES
BICYCLE PARKING PROVIDED:	4 SPACES



DETAILED DISTRICT DEVELOPMENT PLAN FOR

JPMORGAN CHASE BANK

2410 TERRA CROSSING BLVD
LOUISVILLE, KY 40245

OWNER:

SSC TERRA CROSSING LLC

4270 MORSE ROAD
COLUMBUS, OH 43230

PREPARED FOR:

FMS ARCHITECT'S

995 WEST THIRD AVENUE
COLUMBUS, OH 43212

TECHNICAL SKILL:
CREATIVE SPIRIT.



1160 DUBLIN ROAD, SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.1223 FAX: 614.441.1223	12/12/2022 PROJECT NO. F1630072 DRAWN BY: GLS CHECKED BY: AAF
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NO.	DATE	BY	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

J.P. MORGAN CHASE BANK PARKING STUDY

2410 TERRA CROSSING BLVD, LOUISVILLE, KY 40245

CASE No.: 22-DDP-0135

FEBRUARY 2023

PREPARED FOR:

FMS ARCHITECTS

995 WEST THIRD AVENUE

COLUMBUS, OHIO, 43212



Introduction

J.P. Morgan Chase Bank is a financial institution. The proposed facility is to be located at 2410 Terra Crossing Blvd. The proposed development will include a 3,333 SF bank with drive-through ATM. The development is a part of a larger Publix project. The hours of operation are 9:00 am to 5:00 pm Monday thru Friday, and 9:00 am to noon on Saturday, with the ATM being accessible 24/7.

Parking access and circulation is provided in cohesion with the Publix development parking lot. However, the quantity of parking provided on the Publix property is deemed necessary only for that development. Additional parking has been provided on the proposed site to meet the needs of the bank and to not inhibit the functionality of adjacent developments.

For the proposed use, there is no peak hour due to the need of the customers to access the bank throughout the day. The number of customers can vary at any given time due to the amount of walk in customers at a bank, in addition to the walk in customers there will occasionally be scheduled meetings between a banker and a customer. Peak days for the use would be the first and last day of the week, depending on holidays. For this study, Tuesday 2/21 was chosen as it is the first day of the banking week given the President's Day holiday on 2/20.

The Comprehensive Plan emphasizes reduction of parking and pedestrian accessible routes, especially in areas readily accessible to transit routes. However, the closest transit route is across I-265 (Gene Snyder Fwy). The parking has been provided to allow easy access for vehicles, bikers, and pedestrians to the site. The provided parking is the minimum sufficient to meet the needs of the development.

The proposed development typically requires two spaces for each employee of the bank to perform without detriment. The bank is expected to employ approximately 14-16 people which would result in 28 spaces. The proposed site plan incorporates 28 spaces, including 2 ADA spaces, to meet the minimum required to operate efficiently. The collected data supports the requested parking waiver to exceed the maximum number of parking spaces allowed for this development.

Please see the attached J.P. Morgan Chase Bank Parking Analysis prepared by Mannik & Smith Group.

Proposed Development Code Parking Requirements

Proposed Building Area = 3,333 SF

Minimum required = 1 space per 500 SF of GFA or 7 spaces

Maximum allowed = 1 space per 200 SF of GFA or 17 spaces

Proposed Parking provided = 28 spaces (includes 2 ADA spaces)

****Waiver request for extra 11 spaces a 65% increase**

1.0 DATA COLLECTED

1.1 Location: J.P. Morgan Chase Bank (12016 Shelbyville Road, Louisville, KY 40245)

This site includes the bank and a remote drive through teller and ATM with approximately the same amount of staff as the proposed Terra Crossing Chase Bank. See Figure 1 for the aerial view of this site.

Total number of parking spaces provided = 47.

Parking Requirements per the Land Development Code:

Minimum parking required $5,263/500 = 14$ spaces minimum

Maximum parking allowed $5,263/200 = 34$ spaces maximum

Spaces occupied on Tuesday, February 21, 2023

9:00 am = 15

10:00 am = 22

11:00 am = 25

12:00 pm = 27

1:00 pm = 29

2:00 pm = 26

3:00 pm = 27

4:00 pm = 11

Data Conclusions: The number of parking spaces provided on-site exceeds the maximum allowed per code. The number of occupied parking spaces recorded during the study did not exceed the maximum allowed by the code (approximately 85% of the spaces required by code were occupied at one time). However, this site is extremely similar to the proposed development and the expected number of spaces, approximately 28 spaces or 2 per each employee, were occupied.



Figure 1: J.P. Morgan Chase Bank Shelbyville Road

1.2 Location: CVNB Cumberland Valley National Bank (13205 Magisterial Dr., Louisville, KY 40245)

This site includes the Bank and an attached drive-through ATM. See Figure 2 for the aerial view of this site.

Total number of parking spaces provided = 32.

Parking Requirements per the Land Development Code:

Minimum parking required $6400/500 = 13$ spaces

Maximum parking allowed $6400/200 = 32$ spaces

Spaces occupied on Tuesday, February 21, 2023

9:00 am = 2

10:00 am = 3

11:00 am = 6

12:00 pm = 3

1:00 pm = 7

2:00 pm = 3

3:00 pm = 3

4:00 pm = 3

Data Conclusions: The number of parking spaces provided on-site meet the maximum allowed per code. The number of occupied spaces during the study period was approximately 22% at the peak amount of parking.



Figure 2: CVNB Cumberland Valley National Bank Magisterial Drive

2.0 **CONCLUSION**

A waiver to provide more parking spaces than the maximum number of spaces allowed. A parking study was carried out on Tuesday, February 21, 2023 to meet the requirements of Section 9.1.17 of the Louisville Metro Land Development Code. Per this section, a parking waiver is justified if:

- i. The requirements found in Table 9.1.3B do not allow the provision of the number of parking spaces needed to accommodate the parking needs of the propose use.

Response: The chosen J.P. Morgan Chase bank site for the study is similar to the bank being proposed. This study area demonstrated the need for 2 spaces per employee as 29 spaces were occupied at the peak of the study time. While the other chosen site, CVNB Cumberland Valley National Bank, a similar use to proposed development, it did not demonstrate the need for additional parking. However, the parking data shows that both parking study sites chosen are not equal. The J.P. Morgan Chase Bank experienced higher volumes of parking. The Land Development Code does not adequately anticipate the amount of parking that will be experienced by the J.P. Morgan Chase facilities as parking is provided based on the number of employees rather than the building gross floor area.

- ii. The requested increase is the minimum needed to do so.

Response: The proposed 28 parking spots is the minimum number of spaces needed to meet the expected needs of the JP Morgan Chase bank based on employment of 14 to 16 employees. The chosen J.P. Morgan Chase Bank site at Shelbyville Road demonstrates the demand for the branch in the area with 29 spaces occupied at the peak of the study.

The parking waiver will not impact other properties. Parking has been provided to work efficiently with the larger Publix development parking lot. Parking for the Publix is the minimum only for that project. Sufficient on-site parking for the proposed Chase Bank will allow visitors of both Publix and Chase to choose spots closer to their desired location.

The proposed project is providing sufficient green space and landscaping around the property, especially towards the south end of the site. Drive aisles and curb cuts have also been located to work with the Publix parking lot and Terra Crossing Court.

In conclusion, granting the waiver to exceed the maximum parking allowed by 11 extra parking spaces has a net benefit to the surrounding properties and no adverse impacts. This parking waiver shows there is demand for the J.P. Morgan Chase Bank branch in the area.