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On-street Parking Study for 21-ZONE-0046
749 and 751 Vine Street
Case: 21-ZONE-0046
(June 3, 2021)

Introduction:

An on-street parking study is required for 8 proposed short-term rental units in conjunction with a rezoning request for 749 and 751 Vine Street. The subject sites are located in the Traditional Neighborhood Form District. The rezoning request is from R-6 to C-2 for an existing building with a restaurant to remain on the first floor and the addition of 8 short term rental units on the second and third floors of the existing building. The existing building is located at 749 Vine Street and 751 Vine Street is an existing outdoor dining area associated with the existing restaurant. There is no room on either property to construct an off-street parking area.

The site is located in an urban area where historically parking needs are satisfied by on-street parking. The streets have been constructed wide enough to provide on-street parking. The existing building was constructed in 1880 and has grandfather status for a restaurant with alcohol sales use. To date on-street parking has provided sufficient available parking spaces for the restaurant and for the prior multi-family residential use of the upper floors.

On-street parking will be utilized to satisfy the Chapter 9 parking requirements of the Louisville Metro Land Development Code for the 8 short term rental units. The purpose of the on-street parking study is to confirm there is sufficient unoccupied parking spaces within 1,000 ft of the subject sites at the peak a.m. and p.m. parking times.

Short term rental units are subject to Chapter 9 Table 9.1.3B "Minimum and Maximum Motor Vehicle Parking Based on Use" of the Louisville Metro Land Development Code.

Table 9.1.3B's Transient Living (1200) Bed and Breakfast, Hotel, Motel is the category most similar to a short-term rental use. By Table 9.1.3B Minimum parking required for a Traditional Form District is 0.5 parking space per room; Maximum parking required for a Traditional Form District is 1 parking space per room. The existing restaurant use is not subject to the Chapter 9 parking requirements.

Minimum required for 8 short-term rental units = 4 parking spaces
Maximum required for 8 short-term rental units = 8 parking spaces

Data:

“Total” is the combined number of parking spaces provided on either side of the street.

Friday May 21, 2021 8:00 a.m.

	Total	Occupied	Vacant
Vine Street between site and Breckenridge St.	80 sp	7 sp	73 sp
Vine Street between site and 700 Vine Street	63 sp	15 sp	48 sp
Stoneware Alley between Vine and Brent Streets	17 sp	1 sp	16 sp
Lampton Street between Vine and Swan Streets	<u>45 sp</u>	<u>28 sp</u>	<u>17 sp</u>
	205 sp	51 sp	154 sp

(75% of the Total onstreet parking spaces are vacant)

Friday May 21, 2021 8:00 p.m.

	Total	Occupied	Vacant
Vine Street between site and Breckenridge St.	80 sp	6 sp	74 sp
Vine Street between site and 700 Vine Street	63 sp	17 sp	46 sp
Stoneware Alley between Vine and Brent Streets	17 sp	3 sp	14 sp
Lampton Street between Vine and Swan Streets	<u>45 sp</u>	<u>25 sp</u>	<u>20 sp</u>
	205 sp	51 sp	154 sp

(75% of the Total onstreet parking spaces are vacant)

Saturday May 22, 2021 8:00 a.m.

	Total	Occupied	Vacant
Vine Street between site and Breckenridge St.	80 sp	7 sp	73 sp
Vine Street between site and 700 Vine Street	63 sp	12 sp	51 sp
Stoneware Alley between Vine and Brent Streets	17 sp	0 sp	17 sp
Lampton Street between Vine and Swan Streets	<u>45 sp</u>	<u>30 sp</u>	<u>15 sp</u>
	205 sp	49 sp	156 sp

(76% of the Total onstreet parking spaces are vacant)

Saturday May 22, 2021 8:00 p.m.

	Total	Occupied	Vacant
Vine Street between site and Breckenridge St.	80 sp	7 sp	73 sp
Vine Street between site and 700 Vine Street	63 sp	14 sp	49 sp
Stoneware Alley between Vine and Brent Streets	17 sp	0 sp	17 sp
Lampton Street between Vine and Swan Streets	<u>45 sp</u>	<u>32 sp</u>	<u>13 sp</u>
	205 sp	53 sp	152 sp

(74% of the Total onstreet parking spaces are vacant)

Wednesday May 26, 2021 8:00 a.m.

	Total	Occupied	Vacant
Vine Street between site and Breckenridge St.	80 sp	7 sp	73 sp
Vine Street between site and 700 Vine Street	63 sp	15 sp	48 sp
Stoneware Alley between Vine and Brent Streets	17 sp	0 sp	17 sp
Lampton Street between Vine and Swan Streets	<u>45 sp</u>	<u>30 sp</u>	<u>15 sp</u>
	205 sp	52 sp	153 sp

(75% of the Total onstreet parking spaces are vacant)

Wednesday May 26, 2021 8:00 p.m.

	Total	Occupied	Vacant
Vine Street between site and Breckenridge St.	80 sp	8 sp	72 sp
Vine Street between site and 700 Vine Street	63 sp	14 sp	49 sp
Stoneware Alley between Vine and Brent Streets	17 sp	0 sp	17 sp
Lampton Street between Vine and Swan Streets	<u>45 sp</u>	<u>29 sp</u>	<u>16 sp</u>
	205 sp	51 sp	154 sp

(75% of the Total onstreet parking spaces are vacant)

Conclusion:

The parking counts demonstrate the existing on-street parking space inventory is large enough that 4 on-street parking spaces will be available within 1,000 ft walking distance of the subject sites by way of the existing public sidewalks.

At the 8:00 a.m. and 8:00 p.m. peak hours of operation 75% of the total pool of parking spaces are unoccupied within 1,000 ft of the restaurant/short-term rental building. At least 150 unoccupied spaces are available to meet the minimum requirement of 4 parking spaces. This is based on counting the unoccupied parking spaces on three separate days with two of the days being on the weekend when the p.m. parking needs will be the greatest.

The existing restaurant was operating during the p.m. count and of note is on Friday May 24, 2021 there was an outdoor musical event underway at the Paristown Hall venue.

To further validate there is a sufficient surplus of parking spaces the 227 parking spaces provided in close proximity to Paristown Hall were not included in the total number of parking spaces available. Within 1,000 ft of walking distance of the subject sites are the 700 Vine Street free public parking lot with 150 parking spaces within a short walk (across the street) from Paristown Hall, 44 on-street parking spaces recently constructed on Brent Street between Stoneware Alley and Vine Street in conjunction with the construction of Paristown Hall plus an additional 33 on-street parking spaces on Brent Street between Stoneware Alley and its terminus into an alley. Should there be an event at Paristown Hall, these 227 parking spaces are in close enough proximity to Paristown Hall that they will satisfy the majority of the venue's parking needs.

There are three on-street parking spaces located within the Vine Street public right-of-way directly abutting and on the same side of the street as the subject sites which can be used to satisfy the minimum parking requirements by Section 9.1.10 "Credit for On-street Parking Spaces" of the Louisville Metro Land Development Code.

STUDY AREA MAP
WITHIN 1,000 FT. OF 749 & 751 VINE STREET

1" = 30'

