

Land Development and Transportation Committee
Staff Report
August 10, 2017



Case No:	17PARK1009
Project Name:	PLS Check Cashers
Location:	6602 Preston Hwy
Owner(s):	PLS Property Management of KY
Applicant:	PLS Property Management of KY
Jurisdiction:	Louisville Metro
Council District:	21 – Dan Johnson
Case Manager:	Jay Lockett, Planner I

REQUEST

- **Parking Waiver to allow 23 parking spaces instead of the maximum of 12.**

CASE SUMMARY/BACKGROUND

Applicant is proposing a 2,412 SF check cashing facility on a former gas station/convenience store site at 6602 Preston Highway in southern Jefferson County. The maximum parking for a financial institution of this size is 12 spaces. The applicant is requesting a waiver to allow for 23 spaces to be built on the site in order to accommodate employee and customer numbers during peak hours.

STAFF FINDING

The waiver request is adequately justified and meets the standard of review.

TECHNICAL REVIEW

There are no outstanding technical review issues for this request.

INTERESTED PARTY COMMENTS

Staff has received no interested party comments on this request.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR PARKING WAIVER

- (a) The Parking Waiver is in compliance with the Comprehensive Plan; and

STAFF: Guideline 7 Policy 10 states that parking requirements should take into account the density and relative proximity of residences to businesses in the market area, the availability and use of alternative modes of transportation, and the character and pattern of the form district. Additional considerations including hours of operation and opportunities for shared parking may be factored on a site by site basis. On-site parking standards should reflect the availability of on-street and public parking. A parking study provided by the applicant demonstrates the need for this specific use, check cashing facility, to offer the number of spaces requested due to the

parking needs of employees on a maximum shift and peak hour customer demand, specifically for pay-day on Friday. The subject site does not have on-street parking available.

- (b) 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; and

STAFF: The applicant has proposed to redesign the site in compliance with the regulations of the Land Development Code and in accordance with applicable guidelines of the Comprehensive Plan. The applicant has significantly reduced the existing Vehicle Use Area of the site and added significant buffering that is to the benefit of surrounding uses with respect to landscaping, accessibility, and pedestrian connections.

- (e) 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; and

STAFF: 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 as the parking study demonstrates a need for the number of spaces requested based on the number of employees on a maximum shift and peak hour demand of similar facilities throughout Jefferson County. The parking requirements of Table 9.1.2 are based on square footage and the peak employees on site would occupy nearly all of those allowed spaces. Once peak customer parking demand is incorporated, a demand for 11 additional spaces is needed beyond the 10 employee spaces and the 2 required ADA spaces.

- (d) The requested increase is the minimum needed to do so.

STAFF: This request is the minimum number of spaces that is needed on site to accommodate for employees and customers, specifically during peak hours of demand.

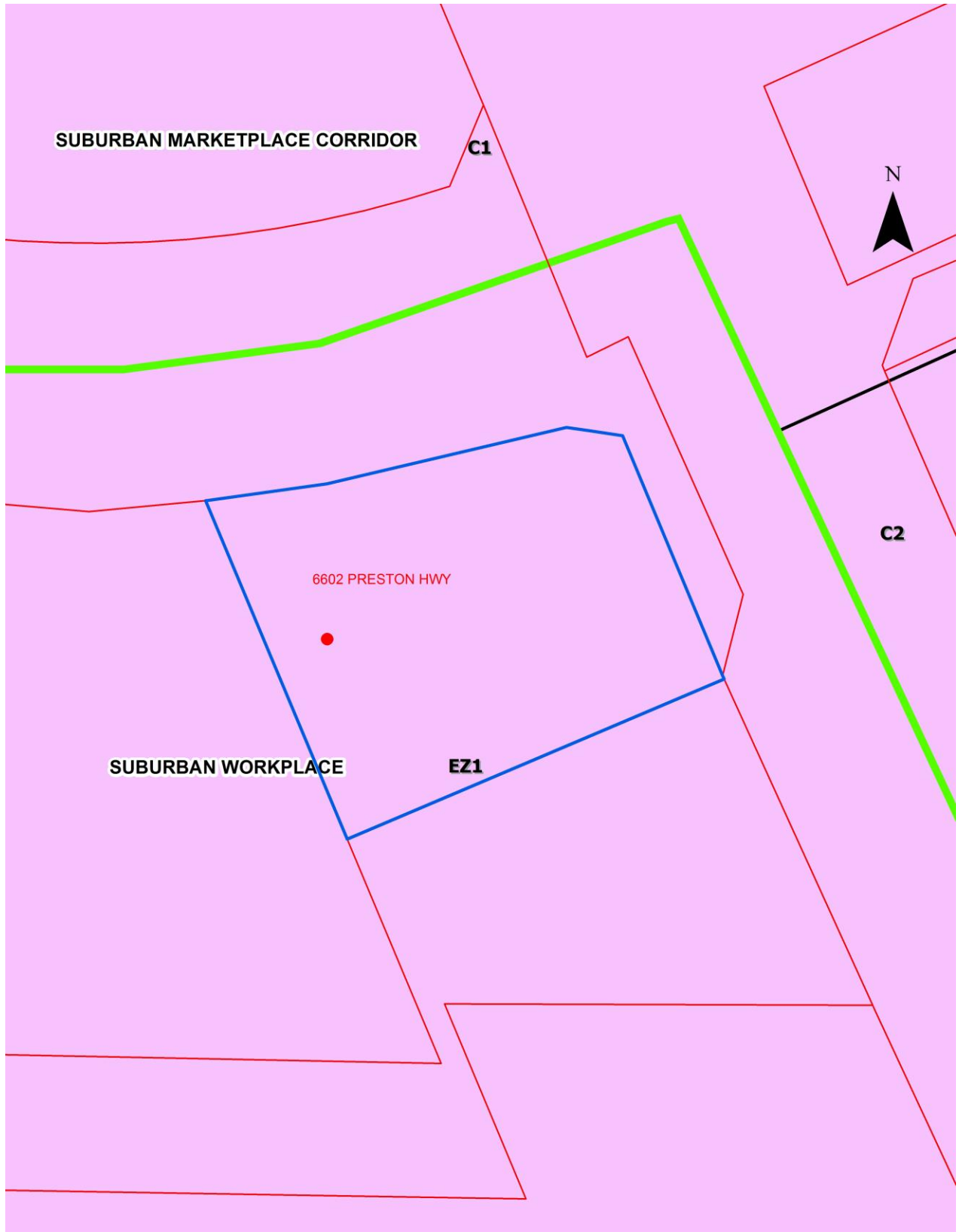
NOTIFICATION

Date	Purpose of Notice	Recipients
06-26-17	Notice of Filing Parking Waiver	1 st and 2 nd tier adjoining property owners
07-28-17	Hearing before Land Development and Transportation Committee	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 21

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

