

Development Review Committee

Staff Report

January 22, 2019



Case No:	19-PARKWAIVER-0009
Project Name:	Big Bar
Location:	1200-1202 Bardstown Rd
Owner(s):	Bigger is Better, LLC
Applicant:	Bigger is Better, LLC
Jurisdiction:	Louisville Metro
Council District:	8 – Brandon Coan
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Parking Waiver** to reduce minimum parking requirement from 6 to 2.

CASE SUMMARY/BACKGROUND

The applicant is proposing to expand an existing bar into a vacant structure located in the Highlands area of Louisville Metro. The expansion area is approximately 2,000 SF, with an additional 100 SF of outdoor seating. This gives a raw parking requirement of 21 spaces based on 1/100 SF requirement for bars and taverns. The Land Development Code allows for 10% credit for available transit, 20% for reuse of a historic structure and 20% for meeting the Green Design Criteria found in Land Development Code Appendix 5A (reusing an existing site, site within ½ mile of 10 basic services, high frequency TARC service). Applying these reductions makes the required parking for the expansion 11 spaces. The vacant structure previously contained a 1,500 SF retail establishment and a single residential unit. Per the nonconforming parking regulations found in Land Development Code section 9.1.3.B, the site claims 5 spaces of credit for nonconforming parking from the previous uses, bringing the total parking required for the expansion to 6. Two on-street spaces are available on Lucia Ave, and the applicant has requested a waiver for the remaining 4 spaces.

STAFF FINDING

There is an abundance of public parking available along public rights-of-way near the subject site. The subject site is well served by transit, bike, pedestrian networks and other alternative transportation options reducing the need for patrons to drive to the site. Therefore, the request is adequately justified and meets the standard of review.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has received an email from Rob Riley expressing opposition to granting this request, while Shawn Reilly and the Office of Advanced Planning have expressed support.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

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

STAFF: The proposal would allow for the reuse of an existing historic structure within an established activity center. The site is well served by existing transportation networks and is part of a walkable area well served by transit, bike and pedestrian networks. The elimination of parking minimums is consistent with the Traditional Marketplace form district as described in Plan 2040.

- (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 provided as many spaces as possible on the subject site, and made a good faith effort to secure agreements with other sites for joint-use parking but was unsuccessful.

- (c) The requested waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use; and

STAFF: The requested waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use, as they have provided as much as possible on site.

- (d) Adjacent or nearby properties will not be adversely affected; and

STAFF: Adjacent or nearby properties will not be adversely affected, as the development pattern of the area allows for minimum on-site parking for most sites. Businesses in the area are used to sharing public parking facilities and patrons are able to utilize alternative transportation networks to reach the area.

- (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. Patrons of bars and taverns should be discouraged from driving as much as possible. Bars and taverns have a parking requirement in the Land Development Code that is at odds with the public health, safety and welfare. Public transit, pedestrian networks and the wide availability of taxis and ride-sharing services reduce the need for patrons to drive to bars and taverns, thereby mitigating public safety issues traditionally associated with such uses.

- (f) That there is a surplus of on-street or public spaces in the area that can accommodate the generated parking demand.

STAFF: There is a surplus of on-street and public spaces in the area that can accommodate generated parking demand. All streets near the area have abundant on-street parking available.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Parking Waiver**.

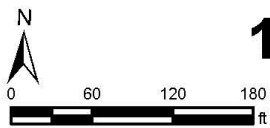
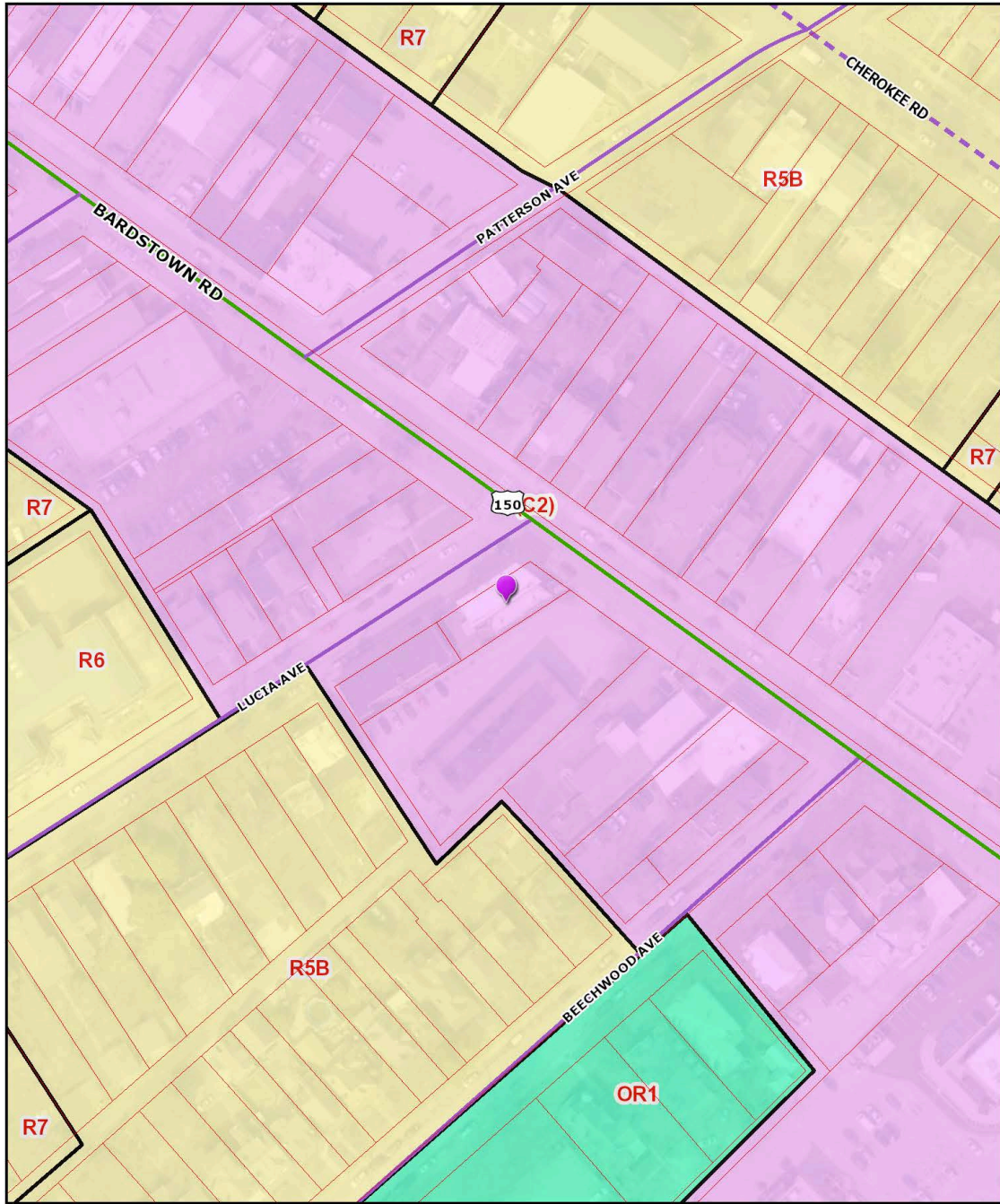
NOTIFICATION

Date	Purpose of Notice	Recipients
1-6-20	Hearing before DRC	1 st and 2 nd tier adjoining property owners, property owners Registered Neighborhood Groups in Council District 8

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. 1000' On-Street Parking Map

1. Zoning Map



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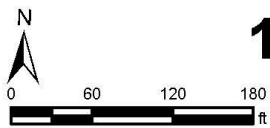
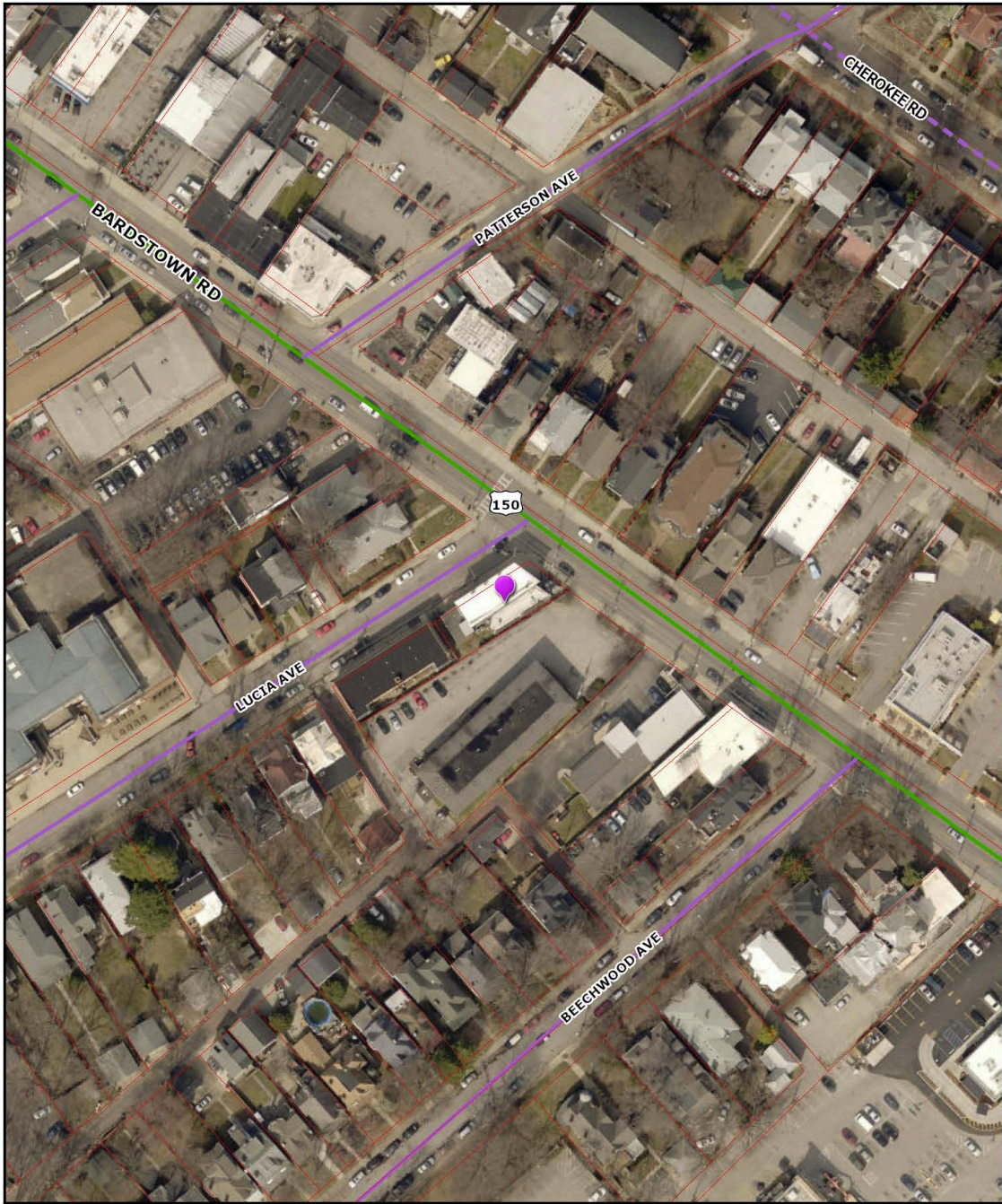
Friday, January 17, 2020 | 10:38:50 AM



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2. Aerial Photograph



19-PARKWAIVER-0009

Friday, January 17, 2020 | 10:39:59 AM



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3. 1000' On-Street Parking Map



1200 Bardstown 1000'
feet
240

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