

Planning Commission Staff Report

July 6, 2017



Case No:	17PARK1007
Request:	Parking Waiver
Project Name:	St. John Center
Location:	700 East Muhammad Ali Blvd.
Area:	.25720 acres
Zoning:	OR-2
Form District:	Traditional Neighborhood
Owner:	Maria Price – St. John Center Inc.
Applicant:	Maria Price – St. John Center Inc.
Representative:	Ashley Bartley – Qk4
Jurisdiction:	Louisville Metro
Council District:	4 – Barbara Sexton Smith
Case Manager:	Laura L. Mattingly, Planner II

REQUEST

- Parking Waiver to reduce the required amount of parking spaces from 15 spaces to 8 spaces

SITE CONTEXT/CASE SUMMARY/BACKGROUND

The proposal is to waive 7 of the required 15 parking spaces for the property at 700 E Muhammad Ali Blvd. The subject property is the St. John Center, a community center providing resources for homeless men. A Category 2B Development Plan was recently submitted for an 1800 square foot expansion on the existing building, increasing the required parking to 15 spaces. The site is located in a Traditional Neighborhood near the downtown area and has street parking available. Eight spaces are provided adjacent to the site along S Clay Street and E Muhammad Ali Blvd. The additional spaces can be provided on the opposite sides of the streets, as shown on the development plan. As this is in a traditional area, there is also ample street parking throughout the area near the site, which will be used primarily by volunteers. The expansion of the facility will increase the current volunteer number from 17 to 21. These volunteers are primarily on site from 2pm to 3pm daily.

LANDUSE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Community Center	OR-2	TN
Proposed	Community Center	OR-2	TN
Surrounding Properties			
North	Multi-Family	UN	Downtown
South	Multi-Family	OR-2	TN
East	Religious Facility	OR-2	TN
West	U of L Parking Garage	OR-2	TN

PREVIOUS CASES ON SITE

None.

INTERESTED PARTY COMMENTS

Staff has not received any public comments to date.

APPLICABLE PLANS AND POLICIES

Comprehensive Plan (Cornerstone 2020)
Land Development Code (May 2017)

STANDARD OF REVIEW AND STAFF ANALYSIS FOR PARKING REDUCTION WAIVER

All General Parking Waivers:

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

STAFF: The proposed waiver is in compliance with the Comprehensive Plan as Guideline 6, Policies 3 and 5 encourage redevelopment and reinvestment in downtown, older, and declining neighborhoods consistent with the form district pattern. Guideline 7, policy 3 encourages higher density mixed-use development reducing the need for multiple automobile trips and encouraging mobility choice. Guideline 9, Policies 1, 2, & 4 call for development which supports and accommodates the movement and parking of pedestrians on foot or on bike, as well as promoting use of public transportation. The proposed parking waiver is to allow for an existing community resource center to expand its services within an area of need. This proposal is an investment within the Traditional Neighborhood Form District and adjacent to the Downtown Form and is consistent with the form district pattern. It is in a mixed use and walkable area with good transit access that provides for mobility choice, and less auto-dependency.

- (ii) 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.

STAFF: The site is constrained with no location for parking facilities.

Waivers to Reduce the Minimum Number of Required Parking Spaces:

- (i) 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 site is constrained with no location for expanded parking facilities. Parking will be mitigated by multiple modes of transport (bikes, foot, and bus) provided to the area.

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

STAFF: The reduction requested is the smallest amount in order to accommodate the proposed use as the applicant is utilizing all the on-street parking adjacent and the site is constrained with no location for parking.

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

STAFF: Adjacent or nearby properties will not be adversely affected, as the parking study has shown there is adequate street parking within a block of the site to meet the parking demands of this facility as well as adjacent uses.

- (iv) 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: As this use generates a very low parking demand and the area provides for good mobility choice, the requirements found in Table 9.1.2 do not accurately depict the parking needs of the subject site.

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

STAFF: Review of the parking study and existing conditions in the area has affirmed that on-street parking within 400 feet of the site can accommodate the parking demand.

TECHNICAL REVIEW

Transportation staff has reviewed the parking study and found that the available street parking near the site is sufficient to support the increased demand in parking associated with the expansion.

The associated Category 2B Development Plan, 17DEVPLAN1100, is staff approvable. A variance for rear yard setback will be heard by the Board of Zoning Adjustment on July 10, 2017.

STAFF CONCLUSIONS

The parking waiver appears to be adequately justified with respect to conformance with the Comprehensive Plan.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Planning Commission must determine if the proposal meets the standards established in the LDC for approving a parking waiver.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the parking waiver

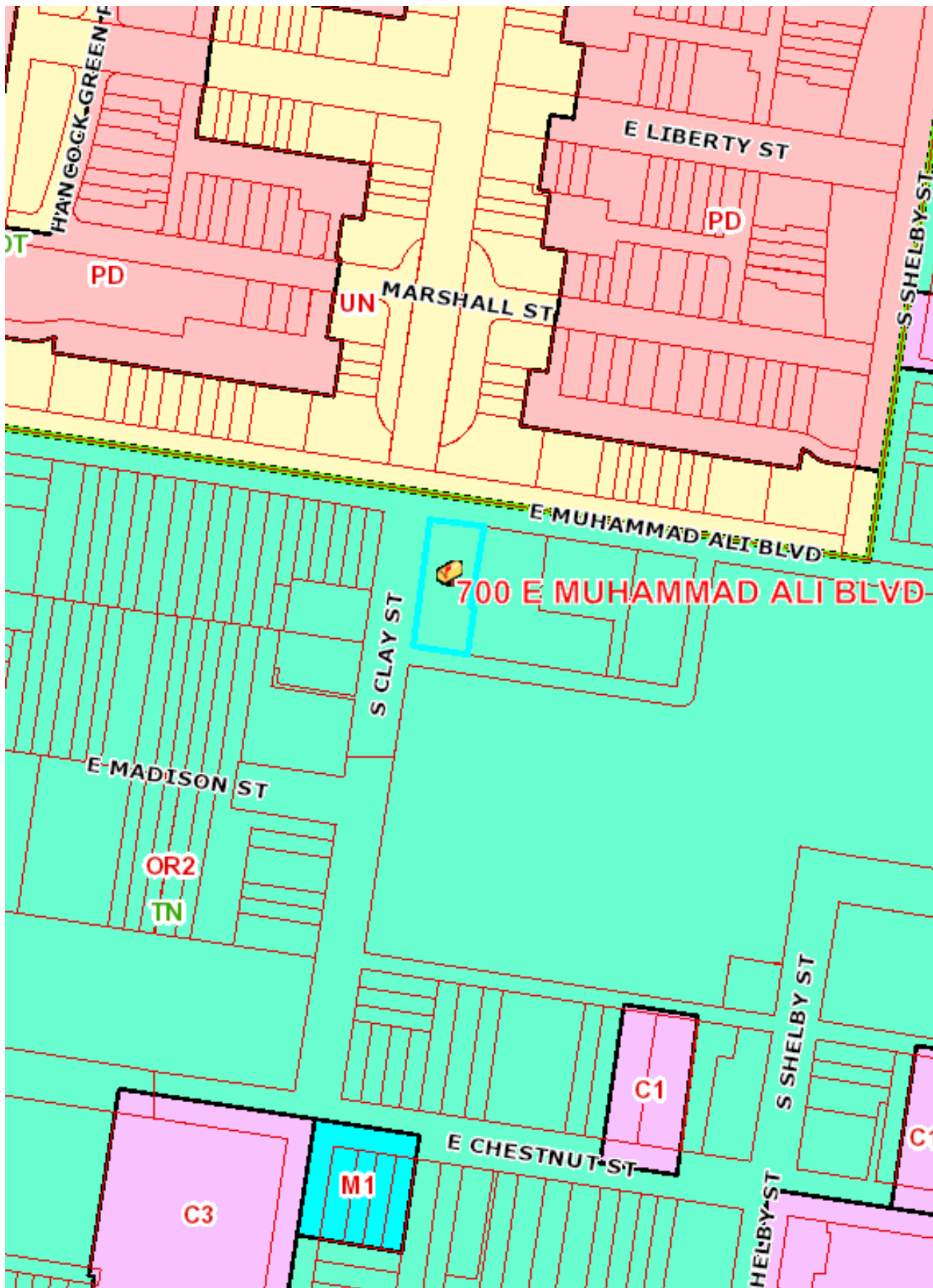
NOTIFICATION

Date	Purpose of Notice	Recipients
June 22, 2017	Hearing before PC	1 st tier adjoining property owners Subscribers of Council District 4 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

