

Parking Waiver Justification

PG&Js Dog Bar, LLC is kindly requesting a parking waiver if necessary at 800 Baxter Avenue to operate as an indoor / outdoor dog park with a retail drink bar license and services - we are a dog park with a bar, not a bar with a dog park. In keeping with the Comprehensive Plan for Louisville Metro, we are transforming an underutilized industrial property in the Heart of the Highlands neighborhood into a dog-loving social destination for all residents. The Highlands neighborhood is a densely populated area with over 4,000 people per square mile. In addition, there are over 3,000 dogs within a 2-mile radius of our location. Therefore, our goal is to promote quality of place and walkability for the residents. Additionally, we are anticipating a large number of incoming patrons on bikes, scooters, Ubers and various other forms of public transportation. We also feel the 450+ new residential units and the welcoming of Paristown Pointe will only re-emphasize the walkability of the area and business. While staff, handicap, a number of traditional parking spots and ample street parking will be available, encouraging alternative modes of transportation will lead to a more aesthetically bustling corridor, more exercise and less compromised drivers.

Currently, we qualify for the following variances: 10% reduction for being within 200 feet of a public transit corridor and 20% reduction for meeting at least two construction requirements (located on a previously developed site and on a public transit corridor, Route 23). Therefore, we qualify for a total of 30% variance reduction, which brings the final number we are asking for permission to waive, to 11 spaces. Finally, we offer a membership to our customers, which also qualifies our business for an additional reduction that is currently unknown.

We performed a parking study from Thursday, August 15, 2019 to Sunday, August 18, 2019 to determine if there is ample street parking for our customers. We anticipate Thursday through Sunday to be the busier days of the week for our business and we sampled a variety of times when we anticipate high customer traffic to our establishment. The route we chose to study ranges from Highland Ave. → Rogers St. → Rubel St. → Christy St. → Baxter Ave. → Cherokee Rd. This route is equal to exactly 1 mile around our establishment (map is shown on page 2).

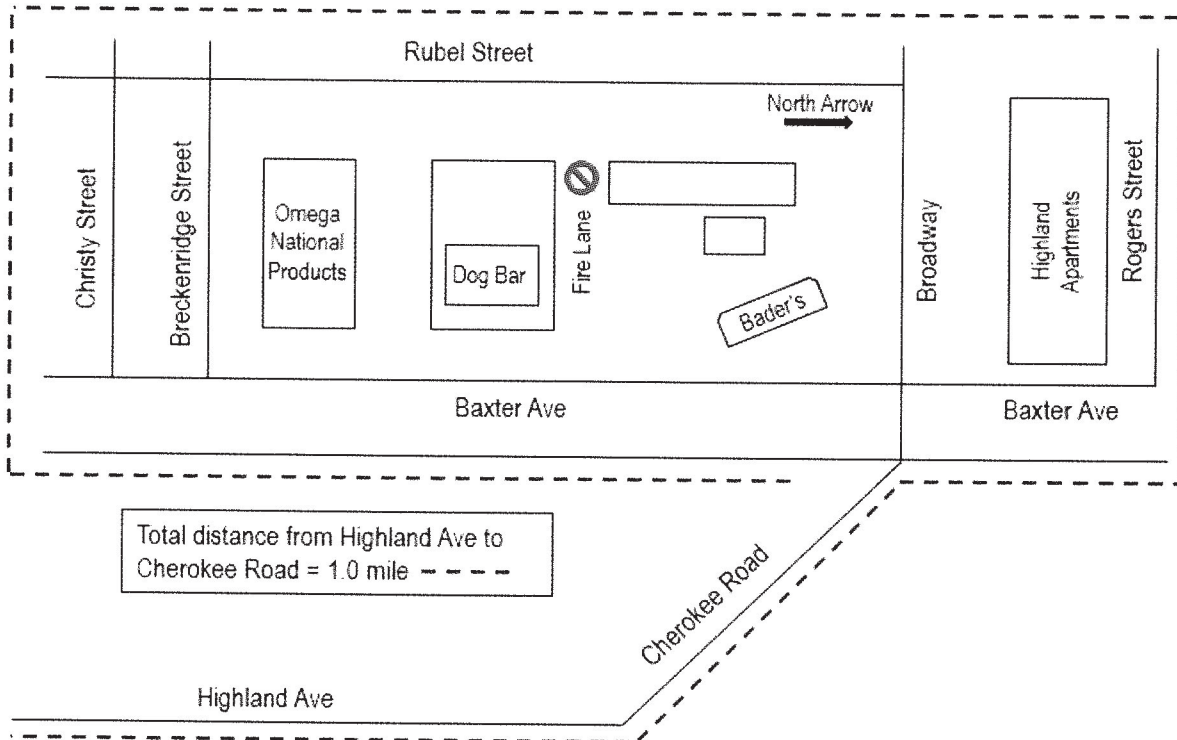
PG&Js Dog Bar, LLC: Location 800 Baxter Ave, Louisville, KY 40204

Current Parking spaces: 23 (14 existing plus 9 striped along the front)

Requesting waiver for 11 spaces

Survey days: 8/15/2019-8/18/2019

The map of the area studied include the following boundaries: Highland Ave. →
Rogers St. → Rubel St. → Christy St. → Baxter Ave. → Cherokee Rd.



Parking Study: PG&Js Dog Bar, LLC

Thursday open 7:30am-10:00pm	
Hour	# of Available Spaces
9:00am-10:00am	173
11:00am-12:00pm	234
1:00pm-2:00pm	262
3:00pm-4:00pm	238
4:00pm-5:00pm	109
7:00pm-8:00pm	84
Total # of Available Spaces	1,100
Friday open 7:30am-10:00pm	
Hour	# of Available Spaces
4:00pm-5:00pm	97
5:00pm-6:00pm	133
6:00pm-7:00pm	185
7:00pm-8:00pm	175
Total # of Available Spaces	590
Saturday open 8:00am-10:00pm	
Hour	# of Available Spaces
9:00am-10:00am	186
10:00am-11:00am	170
11:00am-12:00pm	227
1:00pm-2:00pm	220
2:00pm-3:00pm	223
6:00pm-7:00pm	234
7:00pm-8:00pm	205
Total # of Available Spaces	1,465
Sunday open 9:00am-9:00pm	
Hour	# of Available Spaces
10:00am-11:00am	192
11:00am-12:00pm	187
3:00pm-4:00pm	228
6:00pm-7:00pm	196
Total # of Available Spaces	803