

Planning Commission
Staff Report
November 18, 2021



Case No:	21-PARKWAIVER-0003
Project Name:	Bunkhouse Hotel
Location:	730 E. Market Street
Owner(s):	Green Building, LLC
Applicant:	Charles Stephen Wendell – Mountain & River City, LLC
Jurisdiction:	Louisville Metro
Council District:	4 – Jecorey Arthur
Case Manager:	Zach Schwager, Planner I

REQUEST(S)

APPEAL of a Planning Director approval of a **PARKING WAIVER** that reduced the minimum number of parking spaces from 47 to 42, a 10.6% waiver, for a proposed 72,614 sq. ft. hotel at 730 E. Market Street with an off-site parking agreement at 221 S. Shelby Street.

CASE SUMMARY/BACKGROUND

This case was first heard by Planning Commission on August 19, 2021 and was continued to the October 21, 2021 Planning Commission hearing to allow staff to gather additional information. It was stated by staff during the August 19 hearing that a lesser waiver may be approved by the Planning Director to allow construction to move forward, which was done on August 25, along with the off-site parking agreement. Staff was contacted by the appellant on October 18 to discuss why the case had been withdrawn from the October 21 agenda. They stated they were not aware of the staff level approval, and that they would have appealed the Planning Director approval. The appellant mailed a letter of appeal on October 21.

STAFF FINDINGS

Staff finds that the parking waiver is adequately justified and meets the standard of review.

INTERESTED PARTY COMMENTS

Staff has received a letter of appeal for the Planning Director approval.

RELATED CASES

21-OVERLAY-0003 – NuLu Design Overlay permit for the proposed hotel.
21-VARIANCE-0026 – Variance for the proposed hotel to exceed the maximum height by 30 ft.
21-JPOP-0001 – Joint use parking agreement for the property located at 221 S. Shelby Street.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR PARKING WAIVER SECTION 9.1.16.A.4:

- a. The Parking Waiver is in compliance with the Comprehensive Plan;

STAFF: The parking waiver is in compliance with the Comprehensive plan since the current minimum and maximums that were recently changed have shown to not be consistent with what is needed for hotels within walkable neighborhoods near the Downtown Form District. The applicant is proposing to provide a total of 42 spaces, 39 of which are valet only. The applicant states that most, if not all, employees will park off-site at public facilities or utilize public transportation.

- 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;

STAFF: The applicant has provided parking through off-site provisions.

- c. The requested decrease is the minimum needed to do so;

STAFF: Based on site configuration, other uses in the area, the amount of on-street parking in the area, and the number of spaces that can be realistically allocated on the off-site location the proposed waiver is the minimum needed to accommodate the development.

- d. Adjacent or nearby properties will not be adversely affected;

STAFF: Adjacent or nearby properties will not be adversely affected as there are a variety of parking options in the area in addition to other modes of Transportation.

- e. The requirements found in Table 9.1.3B do not allow the provisions of the number of parking spaces needed to accommodate the parking needs of the proposed use; and

STAFF: The requirements found in Table 9.1.3B do not allow for the provision of parking needed to accommodate the parking spaces needs of the proposed use. The applicant has applied for an off-site parking agreement that will be recorded with the Jefferson County Clerk's Office.

- 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 available on-street and public parking options in the area.

REQUIRED ACTIONS:

- **AFFIRM** or **OVERTURN** the Planning Director approval of a **PARKING WAIVER** that reduced the minimum number of parking spaces from 47 to 42, a 10.6% waiver, for a proposed 72,614 sq. ft. hotel at 730 E. Market Street with an off-site parking agreement at 221 S. Shelby Street.

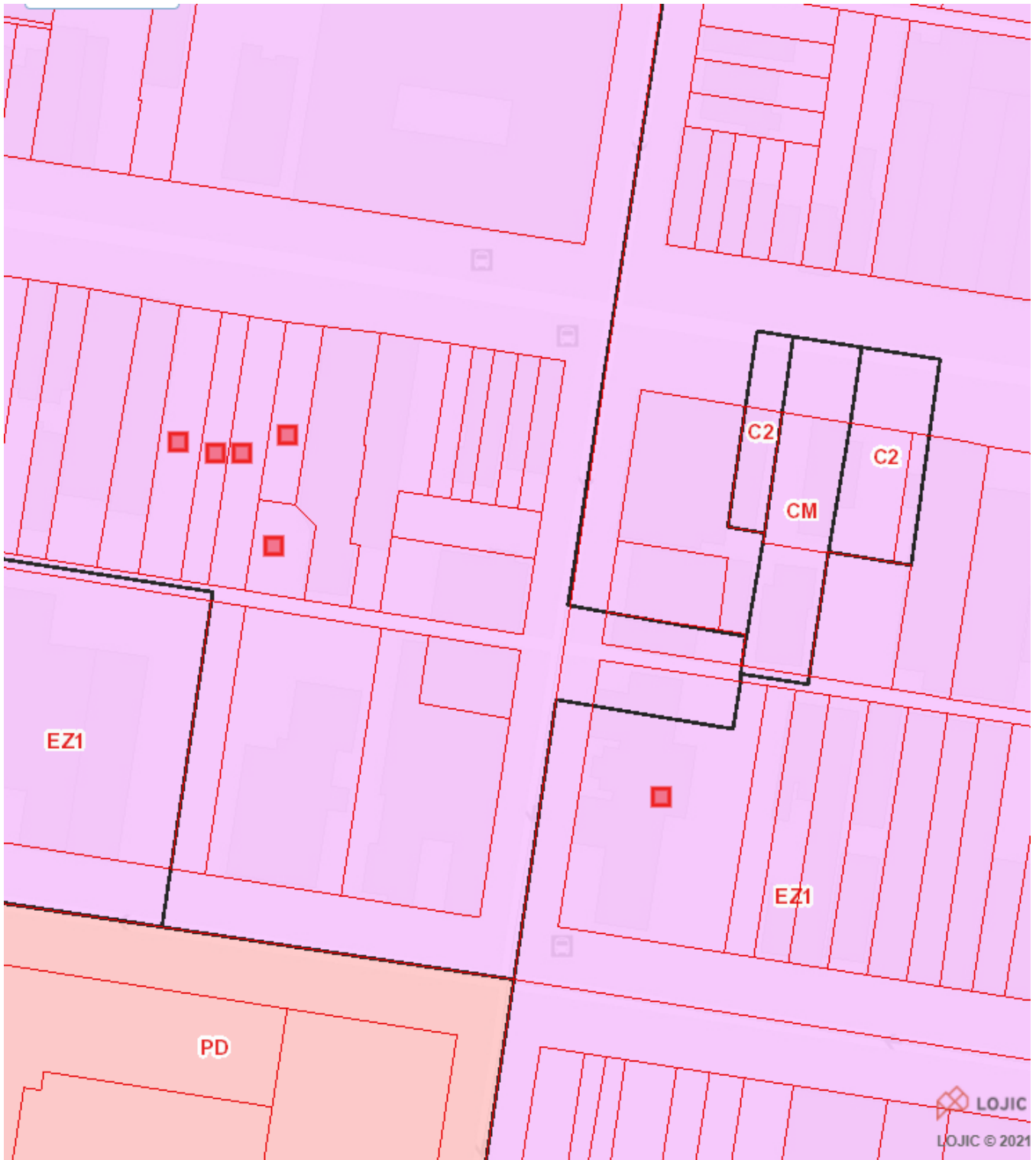
NOTIFICATION

Date	Purpose of Notice	Recipients
11/3/2021	Hearing before Planning Commission	1 st and 2 nd tier adjoining property owners and residents Registered Neighborhood Groups in Council District 4

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

