

**Land Development and Transportation Committee
Staff Report**
August 28, 2014



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|--------------------------|---|
| Case No: | 14PARK10023 |
| Request: | Parking Waiver to reduce the number of required parking spaces from 30 to 23 |
| Project Name: | 1076 E. Washington Street |
| Location: | 1076 E. Washington Street |
| Owner: | SP Holdings LLC |
| Applicant: | Jakeland LLC |
| Representative: | Andy Blieden |
| Jurisdiction: | Louisville |
| Council District: | 4 – David Tandy |
| Case Manager: | Christopher Brown, Planner II |

REQUEST

- Parking Waiver to reduce the minimum number of parking spaces required from 30 to 23

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Zoning District: C-M, Commercial Manufacturing

Form District: TN, Traditional Neighborhood

Use: Restaurant and Tavern

Minimum Parking Spaces Required: 30

Parking Spaces Proposed: 23

Parking Waiver Requested: 7spaces; 23% Waiver and to use on-street spaces not directly adjacent to the site.

The applicant is requesting to eliminate an existing 7 spaces from a 14 space joint parking agreement and easement that was completed under Case 19314. As a result of eliminating these 7 spaces, the proposed restaurant and tavern located at 1076 East Washington Street requires a parking waiver to reduce their required parking by 7 spaces. By utilizing existing credits and reductions as well as on street parking surrounding the property, 7 is the minimum parking waiver needed for the existing building to be utilized for the proposed restaurant and tavern.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

| | Land Use | Zoning | Form District |
|--------------------------------------|----------------------------|---------------|----------------------|
| <i>Subject Property</i> | | | |
| Existing | Vacant Restaurant & Tavern | C-M | TN |
| Proposed | Restaurant & Tavern | C-M | TN |
| <i>Surrounding Properties</i> | | | |
| North | Office/Warehouse | C-M | TN |
| South | Storage Yard | C-M | TMC |
| East | Parking Lot | M-3 | TN |
| West | Storage Yard | M-2 | TMC |

PREVIOUS CASES ON SITE

- 13842 : JPOP (Joint Parking Agreement) issued and recorded to allow first floor use as restaurant.
- 16417: JPOP issued and recorded to allow second floor use as a tavern.
- 19314: JPOP issued and recorded to allow use of both floors of building as restaurant and tavern for new building owner.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

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. Parking standards should include the minimum and maximum number of spaces required based on the land use and pattern of development in the area. The subject site is located in an urban neighborhood that has good availability of alternative modes of transportation including transit use, pedestrian accessibility and existing bicycling routes on nearby road corridors. The parking study conducted by the applicant indicates an availability of additional on-street parking spaces to accommodate the demand created by occupying the existing structure for the proposed uses. For these reasons, the parking waiver is in compliance with the Comprehensive Plan.

- (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 on street parking spaces along the property frontage and obtained as many spaces as possible through the use of joint parking agreements in the area. For these reasons, the applicant has made a good faith effort to provide as many parking spaces as possible on the site.

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

STAFF: The parking study conducted by the applicant indicates that there are sufficient parking spaces on neighboring street frontages available at any given time during the day to accommodate the parking space demand created by the proposed uses on the subject site. For these reasons, and the reasons

stated above, the requested parking waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use.

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

STAFF: The parking study conducted by the applicant indicates that there are sufficient parking spaces on Washington Street and Buchanan Street available at any given time during the day to accommodate the parking space demand created by the proposed uses on the subject site. For these reasons, and the reasons stated above, adjacent or nearby properties will not be adversely affected.

- (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: Because the parking study conducted by the applicant indicates that there are sufficient parking spaces on the streets along the property frontages available at any given time during the day to accommodate the parking space demand created by the proposed uses on the subject site, the requirements found in table 9.1.2 of the Land Development Code, which mandate the number of parking spaces required to be provided off-street, 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.

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

STAFF: The parking study conducted by the applicant indicates that there are sufficient parking spaces on Washington Street and Buchanan Street available at any given time during the day to accommodate the parking space demand created by proposed uses on the subject site

TECHNICAL REVIEW

There are no outstanding technical review issues that need to be addressed.

STAFF CONCLUSIONS

The standard of review has been met for the requested parking waiver to reduce the number of spaces required from 30 to 23. The applicant's parking study supports the requested waiver and multiple modes of transportation are available to this site located within a core urban neighborhood. Based upon the parking study, information in the staff report, and the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal meets the standards for granting a Parking Waiver established in the Land Development Code.

NOTIFICATION

| Date | Purpose of Notice | Recipients |
|---------|-------------------------|--|
| 8/14/14 | Hearing before the LD&T | 1 st and 2 nd tier adjoining property owners Any property owner within 100 feet of any on-street parking space proposed to be used to meet the parking requirements. Subscribers of Council District 4 Notification of Development Proposals |

ATTACHMENTS

1. Zoning Map



2. Aerial Photograph

