

Development Review Committee

Staff Report

Date: June 16, 2021



Case No:	21-PARKWAIVER-0006
Project Name:	Proposed KFC
Location:	5603 Preston Hwy
Owner(s):	Indian Trail Legacy Center
Applicant:	Marv Blomquist
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin
Case Manager:	Molly Clark, Planner I

REQUEST(S)

- **Waivers:**

1. A **Parking Waiver** from table 9.1.3B of the Land Development Code to allow proposed parking lot to exceed the maximum parking spaces from 11 spaces to 31 spaces (20 space increase).

CASE SUMMARY/BACKGROUND

The proposed site is zoned C-1 in the Suburban Marketplace Corridor and has direct access off of Preston Hwy. The applicant is proposing a 2,300 SF Kentucky Fried Chicken (fast food restaurant) with outdoor seating. The applicant is requesting a parking waiver to allow the proposed parking lot to have 20 more spaces than the allowed maximum of 11 spaces. The total proposed parking spaces is 31. The proposed development apart from the parking waiver, is considered a Category 2A.

STAFF FINDING

Staff finds that the waivers are adequately justified and meets the Standard of Review.

TECHNICAL REVIEW

Transportation Planning, KYTC, and MSD have all preliminarily approved the proposed plan.

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR PARKING WAIVER:

- 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 actually needed for fast food restaurants. By providing 31 spaces, the applicant is providing enough spaces for employees and customers as well as making significant improvements to the site by decreasing impervious area and providing all the landscaping plantings and screening required. They are also providing spaces to accommodate online pick up orders and delivery drivers.

- 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 conducted a parking study using existing fast food restaurants that were located on arterial or collector level roads. The need for parking matches what the parking study showed as the maximum number of parking spaces used during peak hours.

- c. The requirements found in Table 9.1.3.B 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. A parking study was performed for similar facilities that demonstrated a higher parking need than allowed by the Land Development Code.

- d. The requested increase is the minimum needed to do so:

Staff: The requested increase is the minimum needed to do so because the parking study done on other fast food restaurants on arterial or collector level roads shows that at least 11 spaces were used during peak hours during lunch. The applicant is proposing 31 spaces. The other restaurants in the study have 24-37 total spaces per fast food restaurant. The applicant is also providing spaces to accommodate online pick up orders and delivery drivers.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **PARKING WAIVER** from table 9.1.3B of the Land Development Code to allow proposed parking lot to exceed the maximum parking spaces from 11 spaces to 31 spaces (20 space increase).

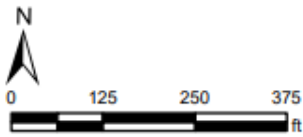
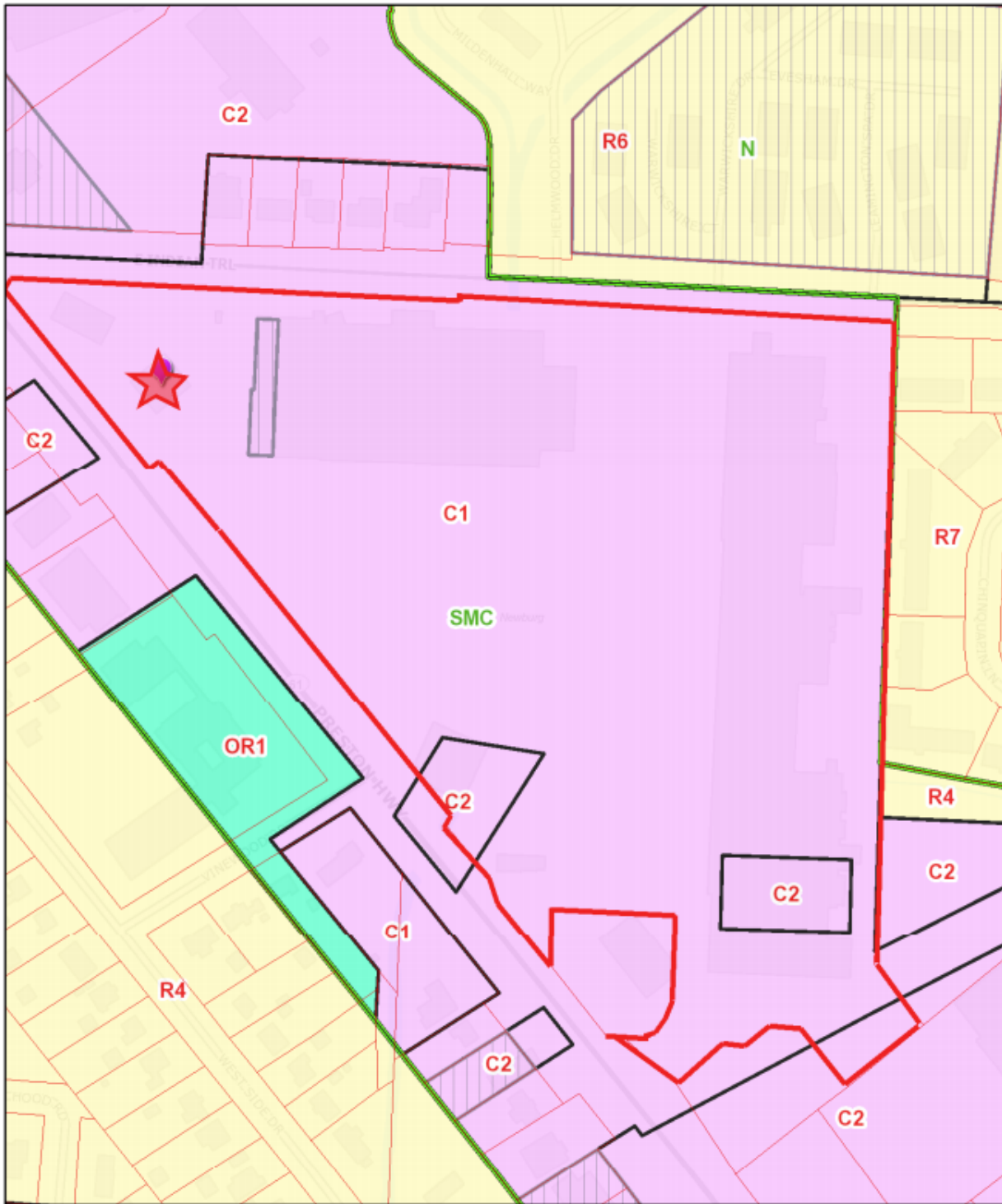
NOTIFICATION

Date	Purpose of Notice	Recipients
6/4/21	Hearing before 6-16-21	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 2

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



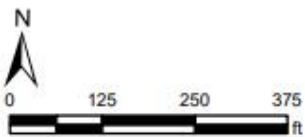
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2. Aerial Photograph



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