

Planning Commission

Staff Report

September 16, 2021



Case No:	21-LDC-0011
Project Name:	Parking Amendments Round 2
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro and other cities with zoning authority
Case Manager:	Chris French, AICP, Planning & Design Supervisor

REQUEST

An amendment to Chapter 9 of the Land Development Code (LDC) to create provisions to create exceptions to maximum parking requirements, adjust parking requirements for specific uses, revise parking waiver provisions related to maximum parking requirements, and revise the bicycle parking requirements.

SUMMARY/BACKGROUND

This amendment revises multiple sections of Chapter 9 – Parking and Loading. The chapter 9 amendments create exceptions to the maximum parking requirements, changes parking requirements for specific uses with an emphasis on maximum parking requirements, creates an administrative review process for maximum parking waivers, and replaces the bicycle parking requirements to match the land use list for vehicle parking while streamlining the requirements.

PLANNING COMMITTEE MEETING

The Planning Committee held a meeting regarding this amendment on March 28, 2021.

STAFF ANALYSIS

The Planning Commission approved a resolution on February 4, 2021. This resolution directed staff to bring forward amendments to the parking regulations that were not included in the round one of the parking requirement amendments that were approved by Metro Council on September 17, 2020 (Ordinance No. 114, Series 2020). The amendments not included in round one creates exceptions to the maximum parking requirements, create an administrative approval process for maximum parking requirements, and rewrite the bicycle parking requirements coincide with the land use changes to the vehicle parking requirements approved under round one. In addition to these changes, this amendment also includes change to specific uses to address issues identified through the use of the parking requirements approved in round one. These changes primarily impact maximum parking requirements for specific uses such as restaurants and office use. These proposed changes support the goals, objectives, and policies of the Plan 2040 comprehensive plan.

APPLICABLE PLANS AND POLICIES

This amendment to the LDC text is consistent with the following policies of Plan

2040:

Mobility Goal 1, Policy 3, 5.5

Mobility Goal 3, Policy 14

NOTIFICATION

Notice was published in accordance with KRS 100. In addition, email notice through the GovDelivery system was provided plus notifications through public and group meetings held by or attended by the staff of Planning and Design Services.

STAFF CONCLUSIONS

The proposed amendment is set forth in a Resolution (Attachment 1); staff recommends that the Planning Commission approve this resolution and forward it to the Louisville Metro Council and all other jurisdictions with zoning authority within Jefferson County.

ATTACHMENTS

1. Planning Commission Resolution
2. Parking Amendment Round 2 Resolution

Attachment 1.

PLANNING COMMISSION RESOLUTION NO. 2021-01

A RESOLUTION BY THE PLANNING COMMISSION DIRECTING THE STAFF OF PLANNING AND DESIGN SERVICES TO DRAFT A LDC TEXT AMENDMENT ON PARKING REQUIREMENTS (CHAPTER 9 OF THE LDC).

WHEREAS, the Planning Commission received a resolution from the Louisville Metro Council requesting that the Commission review the Land Development Code (LDC) for reductions in parking requirements for certain areas; and

WHEREAS, the Planning Commission recommended approval of a text amendment on changes to parking requirements (Chapter 9 of the LDC) on August 20, 2020; and

WHEREAS, Metro Council read and passed changes to the parking requirements on September 17, 2020; and

WHEREAS, Planning staff during the original development received comments from the public regarding other changes to the parking requirements regarding an update to bicycle parking requirements, maximum parking waiver procedures, and electric vehicle charging stations to name a few but did not include them in the first amendment because these changes were outside of the scope of the Metro Council Resolution; and

WHEREAS, Planning staff and the development community have been using the new parking requirements for the past several months and have identified a few issues that need to be addressed regarding maximum parking requirements; and

WHEREAS, Plan 2040 Mobility Goal 3, Policy 23 recommended that parking requirements within the LDC be reviewed against current best practices and technology;

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO PLANNING COMMISSION AS FOLLOWS:

SECTION I: The Planning Commission directs the staff of Planning and Design Services to develop an amendment to the parking regulations (Chapter 9 of the LDC) as outlined within this resolution.

SECTION II: This resolution shall take effect upon its passage and approval.

DocuSigned by:

Marilyn Lewis

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Chair

Date: February 4, 2021

Attachment 2.

PLANNING COMMISSION RESOLUTION 21-LDC-0011

A RESOLUTION BY THE PLANNING COMMISSION RECOMMENDING APPROVAL OF LAND DEVELOPMENT CODE TEXT AMENDMENTS TO CHAPTER 9 RELATED TO PARKING REQUIREMENTS TO THE LOUISVILLE METRO COUNCIL AND OTHER JURISDICTIONS WITH ZONING AUTHORITY.

WHEREAS, the Louisville Metro Council adopted the first round of parking revisions in Ordinance 114, Series 2020 on September 17, 2020; and

WHEREAS, the Louisville Metro Planning Commission adopted a resolution on directing Planning and Design Services staff to incorporate changes not adopted in the round one parking amendments and to certain uses to determine whether revisions are needed to those parking requirements and bring back an amendment to the Land Development Code; and

WHEREAS, the Planning Committee reviewed the proposed amendments at its meeting on March 28, 2021 and voted unanimously to forward these amendments to the Planning Commission for a public hearing; and

WHEREAS, Plan 2040, Mobility Goal 1, Policy 3 encourages new development and redevelopment to supply adequate bicycle parking; and

WHEREAS, Plan 2040, Mobility Goal 1, Policy 5.5 recommends that at certain nodes of development that secure, convenient, and user-friendly bicycle parking facilities be provided; and

WHEREAS, Plan 2040, Mobility Goal 3, Policy 14 recommends that parking requirements include minimum and maximum requirements and that these requirements should take into account location, multi-modal transportation availability, development pattern, advances in technology, and characteristics of the use; and

WHEREAS, the Planning Commission finds that the proposed text amendments to the LDC meet the goals, objectives, and policies of the comprehensive plan, Plan 2040.

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO PLANNING COMMISSION AS FOLLOWS:

Additions
Deletions

SECTION I: Chapter 9, Part 1 of the LDC, is amended as follows:

9.1.3 Calculating Parking Requirements / Allowances

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Table 9.1.3A Minimum and Maximum Parking Spaces Based on Form District/Planned Development District

~~Note: All reductions are cumulative unless otherwise specified and, when utilized, all percentages shall be calculated using the minimum number of parking spaces required by Table 9.1.3B~~

Form District/Planned Development District	Minimum Requirement – Table 9.1.3B	Maximum Requirement – Table 9.1.3B	Applicable Reductions
Campus Conservation Neighborhood Village Town Center Planned Village Development District Regional Center Suburban Marketplace Corridor Suburban Workplace Traditional Neighborhood Traditional Marketplace Corridor Traditional Workplace	Applicable	Applicable	1, 2, 3, 4, 5, 6, 7, 8 and 9
Downtown Urban Center Neighborhood	Not Applicable	Not Applicable	Not Applicable
Planned Transit Development District	80% Applicable	Applicable	2, 6, 7, 8 and 9

~~G.F. Off-street Parking Reductions (see Table 9.1.3A for applicable reductions by form district/planned development district)~~

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G. Off-street Parking Maximum Exceptions and Increases

1. Off-street parking spaces used as electric vehicle charging stations shall not count toward the maximum number of parking spaces on a lot/parcel of land.
2. Off-street parking spaces designated for curbside pickup or associated drive through waiting spaces shall not count toward the maximum number of parking spaces.
3. Off-street parking spaces located within structured parking facilities or elevated parking systems shall not count toward the maximum number of parking spaces.
4. Off-street parking spaces designated for Handicap accessible parking shall not count toward the maximum number of parking spaces.
5. Off-street parking spaces designated for carpool or vanpool use shall not count toward the maximum number of parking spaces.
6. Off-street parking spaces designated for vacuum stations associated with a car wash shall not count toward the maximum number of parking spaces.

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Table 9.1.3B Minimum and Maximum Motor Vehicle Parking Based on Use

GENERAL ACTIVITIES (¹LBCS Code)	SPECIFIC ACTIVITIES (¹LBCS Code)	MINIMUM REQUIREMENT	MAXIMUM REQUIREMENT
	Shopping (goods or service-oriented) (2100)	Suburban Form 1 space per 500 sq. ft. of gross floor area Traditional form 1 space per 1,000 sq. ft. of gross floor area	Suburban Form 1 space per 250 <u>200</u> sq. ft. of gross floor area Traditional Form 1 space per 500 sq. ft. of gross floor area
	Restaurant (includes bars) (2200)	Suburban Form: 1 space per 500 sq. ft. of gross floor area Traditional Form: 1 space per 1,000 sq. ft. of gross floor area	Suburban Form: 1 space per 250 <u>100</u> sq. ft. of gross floor area Traditional Form: 1 space per 500sq. ft. of gross floor area
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	Quick Vehicle Repair, Vehicle Repair	1 per bay	25 per bay
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Office (23000)	Office, including general, business, medical, dental, professional, financial, and veterinary	Suburban Form: 1 space per 400 sq. ft. of gross floor area Traditional Form: 1 space per 750 sq. ft. of gross floor area	Suburban Form: 1 space per 200 <u>150</u> sq. ft. of gross floor area Traditional Form: 1 space per 300 sq. ft. of gross floor area
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	Primarily plant or factory (3110)	1 space per 24,000 sq. ft. of gross floor area	1 space per 4,000 <u>500</u> sq. ft. of gross floor area
	Primarily goods storage or handling	Suburban Form 1 space per 210,000 sq. ft. of gross floor area Traditional Form	Suburban Form 1 space per 500 sq. ft. of gross floor area Traditional Form

		1 space per 3,000 sq. ft. of gross floor area	1 space per 1,000 sq. ft. of gross floor area
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9.1.16 Parking Waiver Provisions

A. General Parking Waivers. In extraordinary cases in which the requirements of this Part would create hardship in the use of a particular site, the Planning Commission may consider granting a General Parking Waiver.

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3. Process.

The following revisions amend Land Development Code Section 9.1.16 as follows:

9.1.16 Parking Waiver Provisions

A. General Parking Waivers. In extraordinary cases in which the requirements of this Part would create hardship in the use of a particular site, the Planning Commission may consider granting a General Parking Waiver.

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3. Process

a. The Planning Director (or designee), Development Review Committee, the Planning Commission and Metro Council shall review a General Parking Waiver request as follows:

i. Parking waiver reduction of 10% or less or five (5) spaces or less (no matter the percentage) shall be reviewed by the Planning Director or designee. Notice shall be sent in accordance with paragraph b below. Based on public comments the Director or designed may choose to bring the proposed parking waiver to the Development Review Committee for further review, notice of this meeting shall be in accordance with paragraph b below as well. An appeal of the Director or designee decision may be made to the Development Review Committee within 30 calendar days of the decision and must be based on a defect in the parking waiver review process.

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iv. Waivers to provide up to 30% more parking or 10 parking spaces more (no matter the percentage) than the maximum allowed shall be reviewed ed by the Planning Director or designee. ~~an appropriate committee of the Planning Commission.~~ Notice ~~of the parking waiver review by the committee~~ shall be sent in accordance with paragraph b below. Based on public comments the director or designee may choose to bring the proposed parking waiver to the Development Review Committee for further review, notice of this meeting shall be in accordance with paragraph b below as well. An appeal of the Director or designee decision may be made to the Development Review Committee within 30 calendar days of the decision and must be based on a defect in the parking waiver review process.

v. Waivers to provide greater than 30% more parking than the maximum allowed shall be reviewed by an appropriate committee of the Planning Commission. Notice of the parking waiver review by the committee shall be in accordance with paragraph b below.

SECTION II: Chapter 9, Part 2 of the LDC, is amended to repeal and replace Table 9.2.5 Bicycle Parking Requirements by Land Use as follows:

Table 9.2.5: Bicycle Parking Requirements by Land Use

<u>GENERAL ACTIVITIES (LBCS Code)</u>	<u>SPECIFIC ACTIVITIES</u>	<u>REQUIRED PARKING</u>
<u>Residential (1000)</u>		
<u>Transient Living (1200)</u>	<u>Bed and Breakfast, Hotel, Motel</u>	<u>3 spaces</u>
<u>Shopping, business, or trade (2000)</u>		<u>3 spaces or 10% of required parking, whichever is greater</u>
<u>Industrial, manufacturing, and waste-related (3000)</u>		<u>3 spaces or 10% of required parking, whichever is greater</u>
<u>Social, institutional, or infrastructure-related (4000)</u>		<u>To be determined by Director or designee</u>
<u>Mass assembly of people (6000)</u>		<u>3 spaces or 10% of required parking, whichever is greater</u>
<u>Travel or movement (5000)</u>		<u>To be determined by Planning Director or designee</u>
<u>Natural resources-related (8000)</u>		<u>To be determined by Planning Director or designee</u>
¹ LBCS – Land-Based Classification Standards developed by the American Planning Association – www.planning.org/lbcs/standards Note: Where the expected need for bicycle parking for a particular use is uncertain due to unknown or unusual operating characteristics of the use, the Planning Director or designee may defer up to 50 percent of the bicycle parking spaces required.		

SECTION III: This resolution shall take effect immediately upon adoption.

Chair