

# Planning Commission Staff Report

June 15, 2017



|                          |   |
|--------------------------|---|
| <b>Case No:</b>          | <b>17PARK1002</b>                                     |
| <b>Request:</b>          | <b>Parking Waiver</b>                                 |
| <b>Project Name:</b>     | <b>Steel City Quill's</b>                             |
| <b>Location:</b>         | <b>117 &amp; 129 St. Matthews Avenue</b>              |
| <b>Owner:</b>            | <b>JB Leshar; 129 Leshar LLC</b>                      |
| <b>Applicant:</b>        | <b>Nathan Quillo</b>                                  |
| <b>Representative:</b>   | <b>Architectural Artisans Inc.</b>                    |
| <b>Jurisdiction:</b>     | <b>City of St. Matthews</b>                           |
| <b>Council District:</b> | <b>9- Bill Hollander</b>                              |
| <b>Case Manager:</b>     | <b>Julia Williams, RLA, AICP, Planning Supervisor</b> |

### REQUEST

- Parking Waiver to reduce the required amount of parking from 55 spaces to 39 spaces.

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The proposal is to waive 16 of 55 parking spaces for the properties at 117, 119, and 129 St. Matthews Avenue. This results in a 30% waiver where the overall sites will be providing 39 spaces. Parking will be shared between 117 and 129 St. Matthews Avenue with 1 additional space on 119 St. Matthews Avenue to be used for employee parking for the 117 St. Matthews Avenue site. All properties for shared parking are under the same ownership.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

|                                      | Land Use                 | Zoning | Form District |
|--------------------------------------|--------------------------|--------|---------------|
| <b><i>Subject Property</i></b>       |                          |        |               |
| <b>Existing</b>                      | Vacant firehouse         | C-1    | TC            |
| <b>Proposed</b>                      | Popsicle and coffee shop | C-1    | TC            |
| <b><i>Surrounding Properties</i></b> |                          |        |               |
| <b>North</b>                         | Commercial               | C-1    | TC            |
| <b>South</b>                         | Parking Lot              | C-1    | TC            |
| <b>East</b>                          | Commercial               | C-1    | TC            |
| <b>West</b>                          | Commercial               | C-2    | TC            |

### PREVIOUS CASES ON SITE

None found.

### INTERESTED PARTY COMMENTS

Bruce Coe with the adjacent Highland Morning business expressed concerns regarding the parking waiver.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code (2006 version Chapter 9 only)

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR PARKING REDUCTION 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. The proposal shares parking with adjacent uses under the same ownership. The site area is walkable from other area businesses which are compatible with the proposed uses.

- (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 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. Joint use and shared parking are provided on sites that are under the same ownership. There are no existing marked parking spaces on the site.

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

STAFF: The reduction requested is the minimum reduction permitted by the 2006 Land Development Code.

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

STAFF: Adjacent or nearby properties will not be adversely affected because parking for the use will be shared with other properties under the same ownership.

- (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: The requirements found in the 2006 Land Development Code 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 as indicated in the parking study.

- (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 a on-street parking available in the area that can accommodate parking demand although that parking is not directly located adjacent to the site. There is parking available in the Westport Road right of way (adjacent to the railroad) which is a short walking distance away. This parking cannot be used to meet the requirements of the site. There is also on street parking between the alley to the south of the site and Shelbyville Road.

## TECHNICAL REVIEW

- Chapter 9 of the 2006 Land Development Code requires 117 St. Matthews Avenue to have 23 parking spaces, 129 St. Matthews Avenue to have 28 spaces, and 119 St. Matthews Avenue to have 5 spaces for a total of 55 required spaces.
- Chapter 9 of the 2016 Land Development Code (which is applied in Louisville Metro) would require a total of 28 spaces (including all applicable reductions) between 117 and 129 St. Matthews Avenue. No parking waiver would have been required.

## STAFF CONCLUSIONS

The proposal meets the guidelines of the comprehensive plan by sharing parking with adjacent uses under the same ownership. There is sufficient parking in the area for the use while not all parking is located directly adjacent to the site.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal meets the standards for granting a parking established in the Land Development Code (2006 Chapter 9 only) and make a recommendation for approval or denial to the City of St. Matthews.

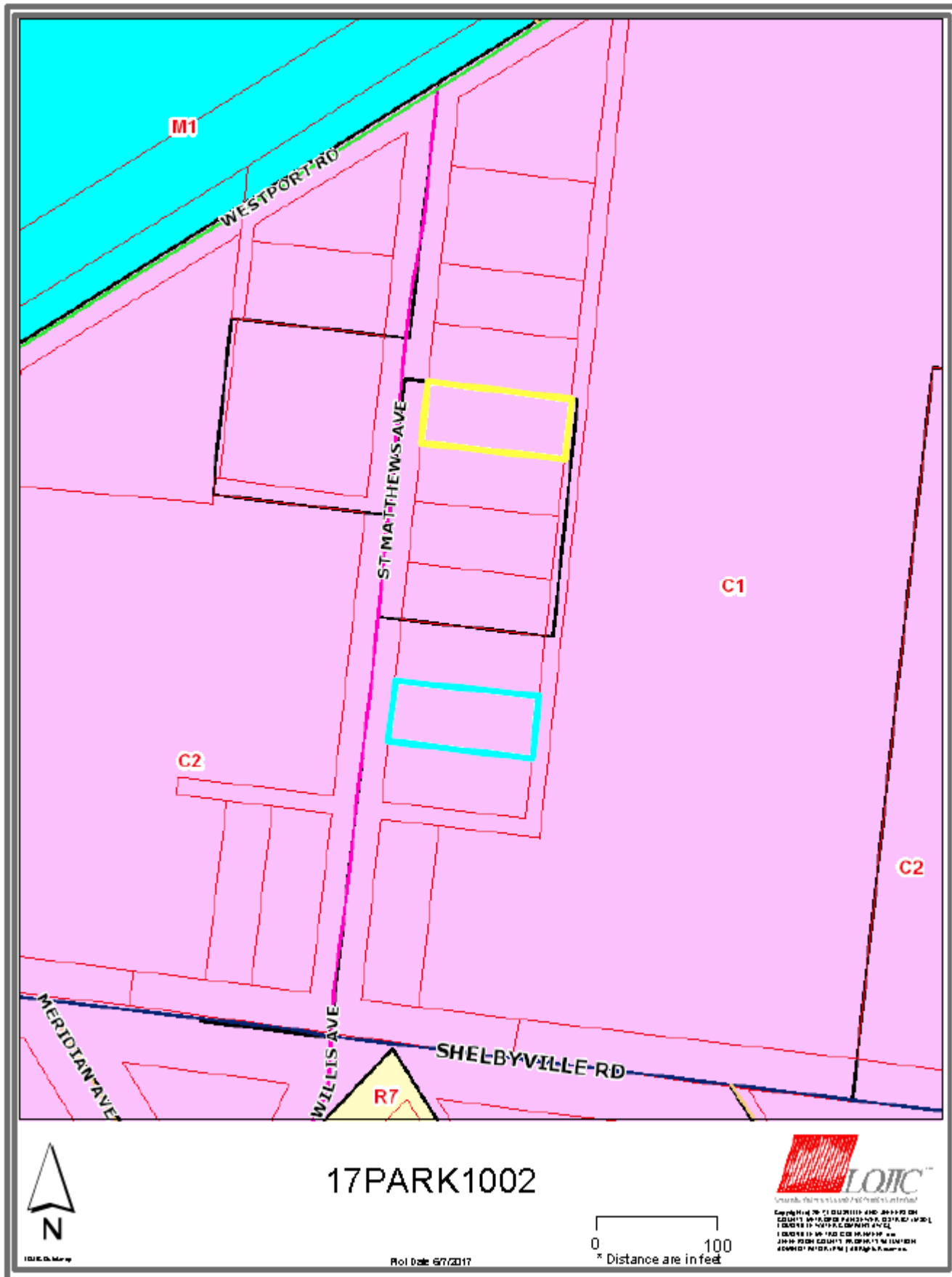
## NOTIFICATION

| Date   | Purpose of Notice            | Recipients  |
|--------|------------------------------|---|
| 6/1/17 | Hearing before PC on 6/15/17 | 1 <sup>st</sup> tier adjoining property owners<br>Subscribers of Council District 9 Notification of Development Proposals |

## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

