

Development Review Committee

Staff Report

March 17, 2021



Case No:	20-PARKWAIVER-0001
Project Name:	S. 1 st Street Parking Waiver
Location:	1143 S. 1 st Street
Owner/Applicant:	Patrick Cummins
Jurisdiction:	Louisville Metro
Council District:	6 – David James
Case Manager:	Zach Schwager, Planner I

REQUEST(S)

- **Parking Waiver** to increase the maximum parking spaces from three to eight for a single-family residential use.

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct an eight-space parking lot behind an existing single-family residential structure. The maximum number of parking spaces for a single-family residential use in the Traditional Neighborhood Form District is three. The building area is approximately 6,064 sq. ft. according to PVA and the applicant has requested to increase the provided parking requirement.

STAFF FINDING

There is an abundance of public parking available along public rights-of-way near the subject site. The subject site is well served by transit, bike, pedestrian networks, and other alternative transportation options reducing the need for additional parking. Therefore, the request is not adequately justified and does not meet the standard of review.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff received an email in opposition to the request, which has been provided as an attachment to the agenda item.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- (a) The Parking Waiver is in compliance with the Comprehensive Plan; and

STAFF: The proposal does not comply with Plan 2040. The site is well served by existing transportation networks and is part of a walkable area well served by transit, bike, and pedestrian networks.

- (b) The requirements found in Table 9.1.3B do not allow the provision of the number of parking spaces needed to accommodate the parking needs of the proposed use; and

STAFF: The requirements do allow for the provision of the number of parking spaces needed to accommodate the parking needs of the proposed use.

- (c) The requested increase is the minimum needed to do so.

STAFF: The requested increase is not the minimum needed to do so. Parking standards were created following an analysis of the range of parking generally accepted as needed for this use and the applicant wants to increase the amount by five spaces; this is more than double the maximum amount permitted and the minimum requirement is zero spaces. There is an abundance of public parking available along public rights-of-way near the subject site. The subject site is also well served by transit, bike, pedestrian networks, and other alternative transportation options reducing the need for additional parking.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Parking Waiver**.

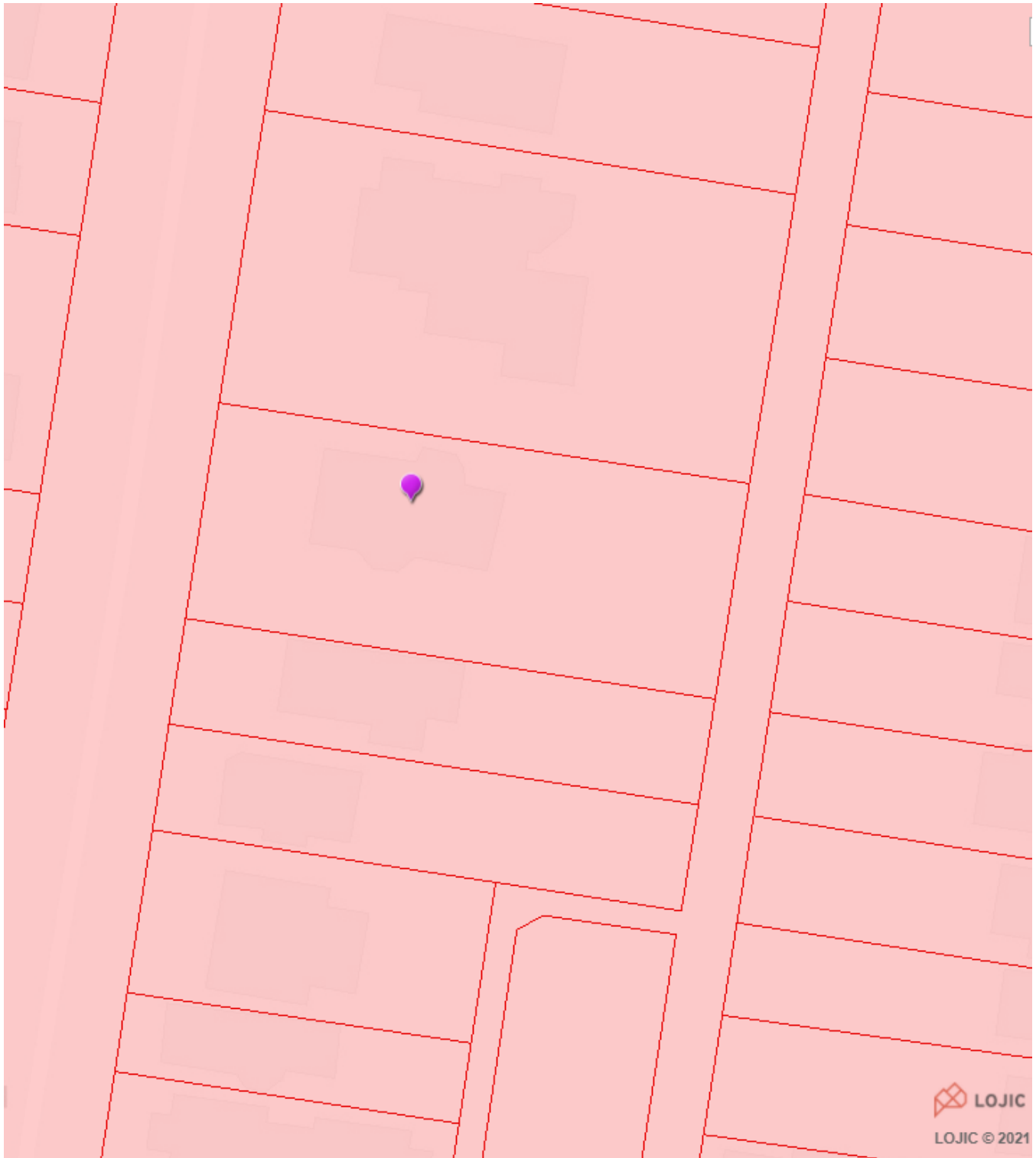
NOTIFICATION

Date	Purpose of Notice	Recipients
3/4/2021	Hearing before DRC	1 st and 2 nd tier adjoining property owners, property owners Registered Neighborhood Groups in Council District 6

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Parking Layout

1. Zoning Map



2. Aerial Photograph



3. Proposed Site Parking Locations

