

Rosewood II Parking Waiver Application Attachment

The requested parking waiver is to allow the applicant to reduce the minimum requirements by 2 parking spaces and / or to utilize the available on-street parking to meet the requirements of the two parking spaces being waived.

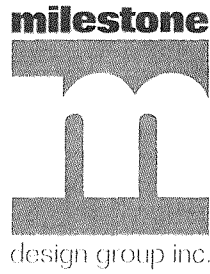
1. A parking study in accordance with the requirements of the LDC and Metro Public Works has been performed and is attached to this application. For this reason this request is in compliance with the comprehensive plan.
2. The applicant has made every effort to provide parking on-site. Unfortunately, other options were not code complaint and will require variances and waivers. The request presented appears to be the least impactful on the neighborhood.

-
1. The request is the minimum reduction of two parking spaces. This meets the minimum requirements for the entire parcel (the existing building and the proposed building).
 2. Since a parking study has been performed that indicates a surplus of parking available. This proposal will not adversely affect nearby properties.
 3. The requirements stated in table 9.1.2 do accurately reflect the parking needs of the proposed use and while the requested parking waiver is to reduce the required number of parking spaces, the parking study clearly demonstrates that there is adequate surplus parking to accommodate the two parking spaces needed to be in compliance with the aforesaid table 9.1.2. All of the "applicable reductions" listed in table 9.1.1 are not applicable except for the number 6, which states "a parking waiver must be obtained to reduce the minimum number of required parking spaces, except as provided in table 9.1.1".
 4. The parking study has been performed indicates a surplus of parking available.

-
1. N/A – The applicant is not requesting a waiver to exceed the maximum parking required.
 2. N/A – The applicant is not requesting a waiver to exceed the maximum parking required.

RECEIVED

JUL 24 2014
PLANNING &
DESIGN SERVICES



Rosewood II Parking Study

This parking study was prepared by Milestone Design Group, Inc. and conducted in accordance with the requirements of Louisville Land Development Code and with direction from Louisville Metro Public Works. The days and times of the counts provided are in direct response to direction from Louisville Metro Public Works.

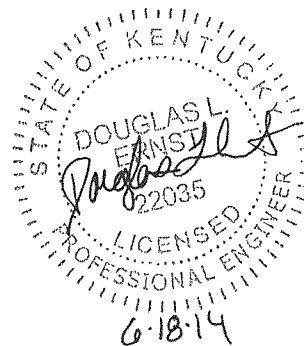
Based upon the counts conducted (see attachment) there is a surplus of on street parking.

We counted within the study area a total of available parking of 177 parking spaces. Since garages are not readily available to determine whether they are occupied we considered them to be occupied at all times. Even with that as a given, the study area never exceeded a maximum occupation of 132 occupied spaces. That leaves a minimum of 45 parking spaces available at any given time within the study limits.

CONCLUSION

As stated above, a minimum of 45 parking spaces are available at any given time within the study limits. Allowing the applicant to utilize two additional on-street parking spaces will not adversely impact the parking demand of the neighborhood (study area).

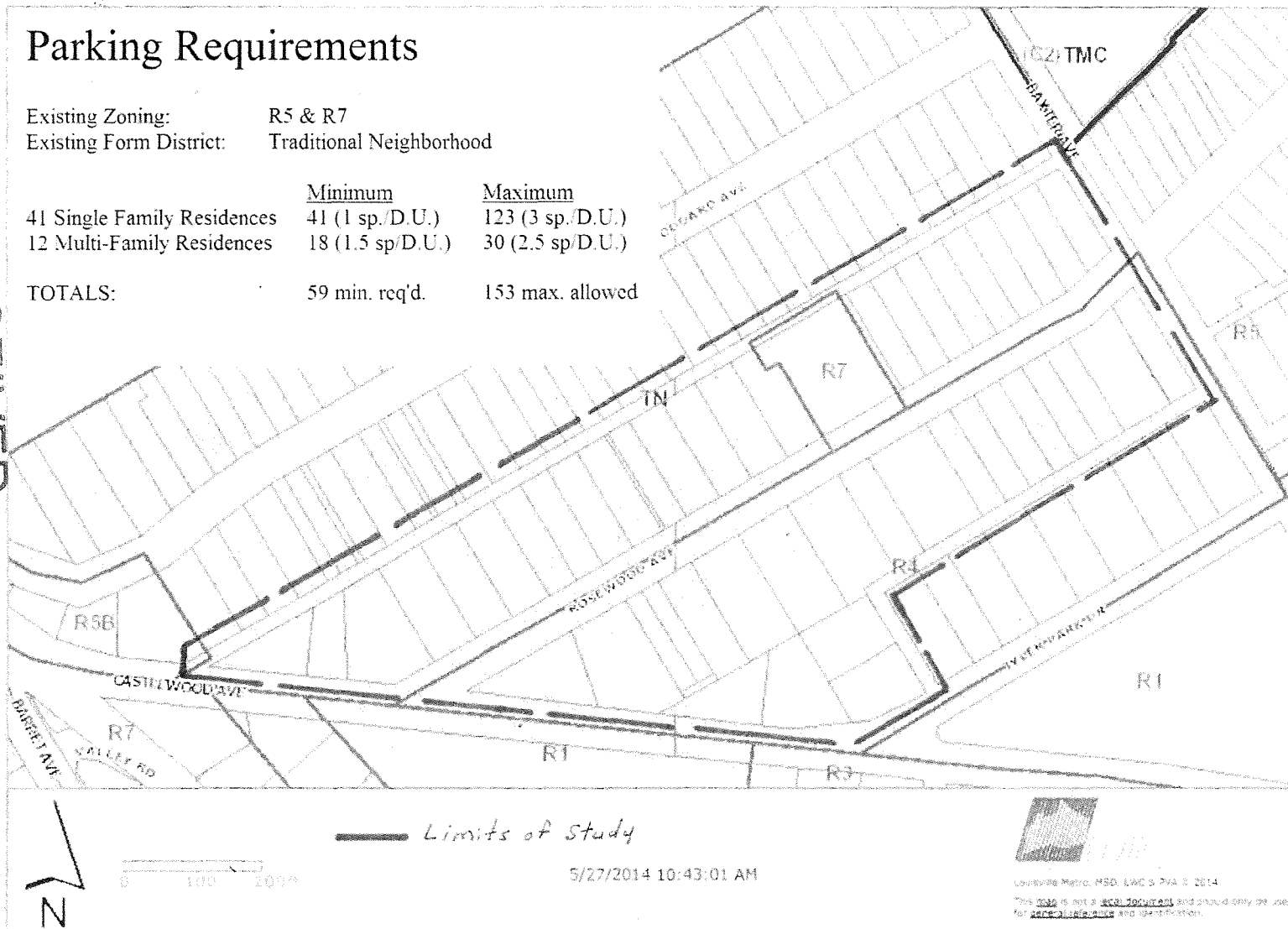
RECEIVED
JUN 18 2014
PLANNING &
DESIGN SERVICES



Parking Requirements

Existing Zoning: R5 & R7
Existing Form District: Traditional Neighborhood

	<u>Minimum</u>	<u>Maximum</u>
41 Single Family Residences	41 (1 sp./D.U.)	123 (3 sp./D.U.)
12 Multi-Family Residences	18 (1.5 sp/D.U.)	30 (2.5 sp/D.U.)
TOTALS:	59 min. req'd.	153 max. allowed



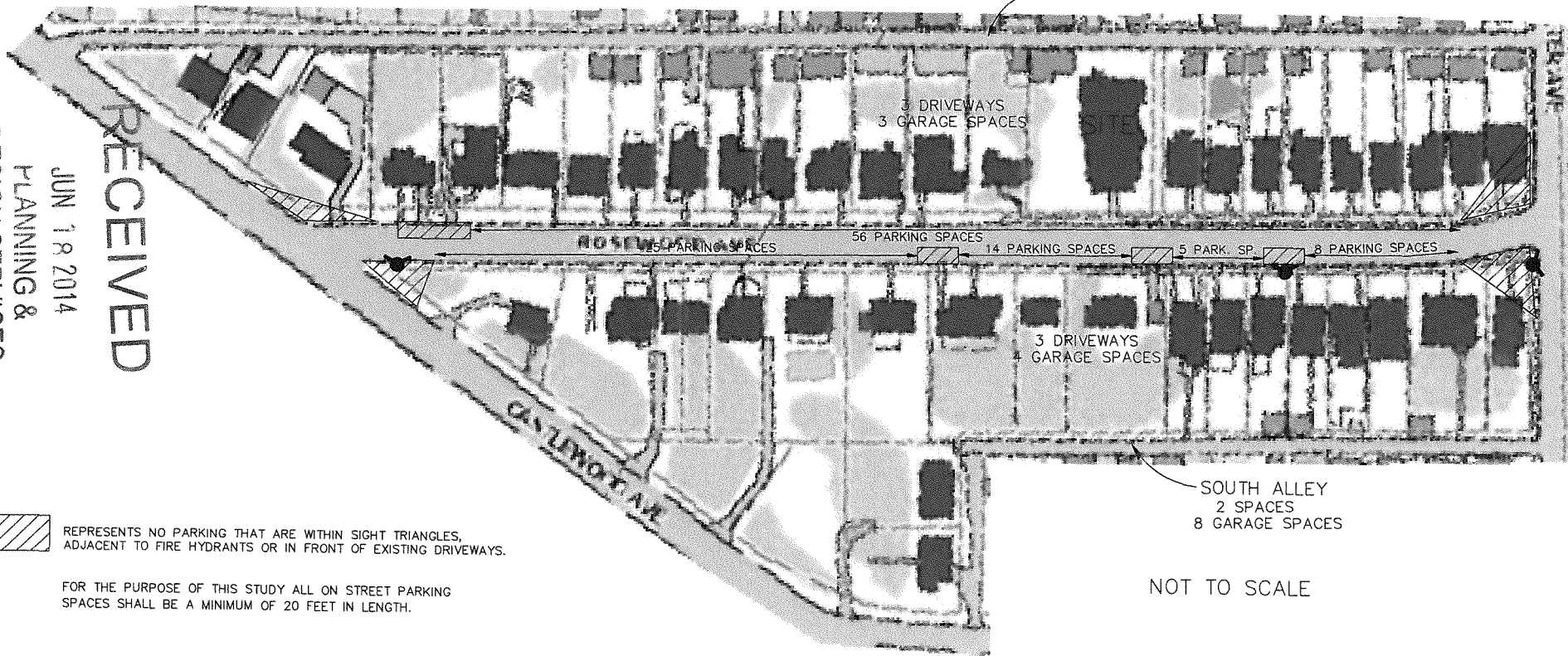
RECEIVED
JUN 18 2014
PLANNING &
DESIGN SERVICES

14PAR11612

DESIGN SERVICES

PLANNING &
JUN 19 2014

RECEIVED



REPRESENTS NO PARKING THAT ARE WITHIN SIGHT TRIANGLES, ADJACENT TO FIRE HYDRANTS OR IN FRONT OF EXISTING DRIVEWAYS.

FOR THE PURPOSE OF THIS STUDY ALL ON STREET PARKING SPACES SHALL BE A MINIMUM OF 20 FEET IN LENGTH.

NOT TO SCALE

14PARK1002