

**5603 Preston Highway
Proposed KFC Restaurant
Requested Parking Waiver**

Proposed Building Area = 2,300 SF + 500 SF Patio = 2,800 SF

Parking Required by Land Development Code

Min (1 space per 500 SF) = 6 spaces

Max (1 space per 250 SF) = 11 spaces

Parking Provided on Site Plan = 31 spaces (20 over the Max allowed)



KFC Corporate, YUM Restaurants bases the parking needed at each restaurant on seating capacity (1 space per 2 seats), 2 Handicap Accessible spaces, 3 spaces for online pickup orders, 3 spaces for delivery drivers and spaces for employees. Thus for this site, KFC requires 32 parking spaces (42 seats/2=21 spaces + 2 Handicap spaces + 3 online pickup spaces + 3 delivery driver spaces + 4 employees).

Parking Demands at other similar restaurants:

KFC – 4812 Outer Loop (24 parking spaces available)

Friday 5/21/21

12:15 pm 3 spaces occupied

5:30 pm 6 spaces occupied

Saturday 5/22/21

12:45 pm 7 spaces occupied

6:15 pm 2 spaces occupied

Monday 5/24/21

12:35 pm 5 spaces occupied

6:35 pm 4 spaces occupied

KFC – 3400 Bardstown Road (28 parking spaces available)

Friday 5/21/21

12:50 pm 6 spaces occupied

6:10 pm 5 spaces occupied

Saturday 5/22/21

12:35 pm 5 spaces occupied

6:00 pm 5 spaces occupied

Monday 5/24/21

12:20 pm 4 spaces occupied

6:10 pm 8 spaces occupied

Wendys – 5240 Bardstown Road (37 parking spaces available)

Friday 5/21/21

12:45 pm 9 spaces occupied

6:00 pm 4 spaces occupied

Saturday 5/22/21

1:10 pm 11 spaces occupied

6:40 pm 4 spaces occupied

Monday 5/24/21

1:00 pm 10 spaces occupied

7:00 pm 3 spaces occupied

Based on the observed parking at these existing restaurants, the peak parking was 11 parking spaces occupied during the lunch time period.

Currently, the restaurant industry has been greatly impacted by the COVID-19 pandemic and the subsequent problem of not having enough employees to fully staff their restaurants in order to provide dine-in services. Consequently, the number of dine-in customers has been dramatically reduced and will likely continue until the employment issue is resolved and the COVID-19 pandemic subsides to a point that customers feel safe dining in the restaurants.

Statistics indicate an approximate 75% decrease in dine-in customers over the past year or so, which can be equated to less parking demand. But, when the dine-in customers return, and they will, the parking requirements will dramatically increase.

For this site, 5603 Preston Highway KFC, we are requesting 31 parking spaces which is only 8 more spaces than the minimum number of parking spaces that would have been required by the Land Development Code that was in force until November, 2020. We feel that the requested parking waiver is justified and should be approved for the proposed KFC Restaurant.