

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502)426-9375

5414 Bardstown Rd
Case: 20-PARKINGWAIVER-0001
(May 10, 2021)

Proposed Taco Bell Drive-Thru Restaurant at 5414 Bardstown Rd

- Proposed building area = 2,129 sf
 - Parking Required
 - Min (1sp/ 500sf) = 4 spaces
 - Max (1sp/ 250sf) = 9 spaces
 - Parking Provided = 22 spaces (13 spaces above max)

Parking Analysis:

- Taco Bell brand requirements:
 - The Corporate parking needs for standard Taco Bells are based on seating capacity of the restaurant. The Brand wants 1 parking space/ 2 seats + 4 seats.
 - This model sits 40 people. $(40/2)+4 = 24$ spaces
 - # of proposed spaces = 22 spaces
- Peak Parking demands for similar uses/ facilities
 - Taco Bell – 7420 Westport Rd (21 total spaces)
 - Monday 4/12/21
 - 8:30 am
 - 5 spaces occupied
 - 12:00 pm
 - 12 spaces occupied
 - 4:00 pm
 - 7 spaces occupied
 - Wednesday 5/5/21
 - 6:00 pm
 - 12 spaces occupied
 - Tuesday 4/13/21
 - 8:30 am
 - 6 spaces occupied
 - 12:00 pm
 - 14 spaces occupied
 - 4:00 pm
 - 8 spaces occupied
 - Thursday 5/6/21
 - 6:00 pm
 - 8 spaces occupied

Due to the reduction in allowable sit-down restaurant capacity due to COVID pandemic and subsequent regulations, we are applying a multiplication factor to compensate for the impact of the pandemic. With indoor dining suffering by a 50% capacity limit, combined with the general apprehension from citizens regarding indoor dining, we are applying a 200% increase to the occupied parking spaces to more closely resemble pre-COVID numbers.

Parking Analysis peak-hour comparison results: 15 spaces x 200% = 30 parking spaces.

- This number exceeds the parking spaces provided on these properties, illustrating that they need full use of all spaces on site.

These results show that the parking waiver request to exceed the maximum permitted parking spaces for this type of facility is justified based on comparison or similar sites.