

**Parking Waiver Justification:**

In order to justify approval of any parking waiver, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

For all Parking Waivers:

1. **The Parking Waiver is in compliance with the Comprehensive Plan.**

The owner feels that this restaurant development would be a great addition and asset to the comprehensive plan and addition to the town center. This project would be in compliance with Louisville Metro, however the city of St. Matthews has different parking regulations.

2. **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.**

The owner made a good faith effort in locating 27 parking spaces on an adjacent property, 129 St. Matthews Ave, with the same ownership and shared agreement per landlord lease.

For Waivers to reduce the minimum number of required parking spaces; OR use on-street parking spaces that are not directly adjacent to or abutting the development site; OR use parking spaces located in a public parking lot:

1. **The requested waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use.**

The requested waiver of 15 parking spaces is the smallest reduction after thoroughly seeking additional parking elsewhere.

2. **Adjacent or nearby properties will not be adversely affected.**

Adjacent properties will not be adversely affected because there are numerous restaurant developments around this property. Additionally, this restaurant is set to open in the evening as other businesses are closing.

3. **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.**

The owner feels that the requirements do not accurately reflect the parking needs of the proposed restaurant because peak restaurant times are not always consistent and at times there are few patrons and other times there is a rush. The owner feels that most of the time the 27 spaces that will be utilized at 129 St. Matthews Ave. will be more than enough parking. The owner feels that the requested reduction will accommodate the parking demand to be generated by the proposed use.

4. **There is a surplus of on-street or public spaces in the area that can accommodate the generated parking demand.**

There are a few but not a huge surplus of on-street or public spaces in the area..

Waivers to provide more parking spaces than the maximum allowed:

1. **The requirements found in Table 9.1.2 do not allow the provision of the number of parking spaces needed to accommodate the parking needs.**

2. **The requested increase is the minimum needed to do so.**

**RECEIVED**

NOV 21 2022

PLANNING &  
DESIGN SERVICES