

PLANNING COMMISSION MINUTES
September 16, 2021

PUBLIC HEARING

CASE NO. 21-LDC-0011

Request: Parking LDC Amendments Round 2
Location: Louisville Metro
Applicant: Louisville Metro
Jurisdiction: Louisville Metro
Council District: All Council Districts
Case Manager: Chris French, AICP, Planning Supervisor

Notice was published in accordance with KRS 100. In addition, email notice through the GovDelivery system was provided plus notifications through public and group meetings held by or attended by the staff of Planning and Design Services.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

05:12:05 Chris French discussed the case summary, standard of review and staff analysis from the staff report (see recording for detailed presentation).

Deliberation

Planning Commission deliberation.

An audio/visual recording of the Planning Commission hearing related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

An amendment to Chapter 9 of the Land Development Code (LDC) to create provisions to create exceptions to maximum parking requirements, adjust parking requirements for specific uses, revise parking waiver provisions related to maximum parking requirements, and revise the bicycle parking requirements

On a motion by Commissioner Howard, seconded by Commissioner Clare, the following resolution based on the Plan 2040 Staff Analysis and presentation was adopted.

PLANNING COMMISSION RESOLUTION 21-LDC-0011 A RESOLUTION BY THE PLANNING COMMISSION RECOMMENDING APPROVAL OF LAND DEVELOPMENT CODE TEXT AMENDMENTS TO CHAPTER 9 RELATED TO PARKING REQUIREMENTS TO THE LOUISVILLE METRO COUNCIL AND OTHER JURISDICTIONS WITH ZONING AUTHORITY.

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WHEREAS, the Louisville Metro Council adopted the first round of parking revisions in Ordinance 114, Series 2020 on September 17, 2020; and

WHEREAS, the Louisville Metro Planning Commission adopted a resolution on directing Planning and Design Services staff to incorporate changes not adopted in the round one parking amendments and to certain uses to determine whether revisions are needed to those parking requirements and bring back an amendment to the Land Development Code; and

WHEREAS, the Planning Committee reviewed the proposed amendments at its meeting on March 28, 2021 and voted unanimously to forward these amendments to the Planning Commission for a public hearing; and

WHEREAS, Plan 2040, Mobility Goal 1, Policy 3 encourages new development and redevelopment to supply adequate bicycle parking; and

WHEREAS, Plan 2040, Mobility Goal 1, Policy 5.5 recommends that at certain nodes of development that secure, convenient, and user-friendly bicycle parking facilities be provided; and

WHEREAS, Plan 2040, Mobility Goal 3, Policy 14 recommends that parking requirements include minimum and maximum requirements and that these requirements should take into account location, multi-modal transportation availability, development pattern, advances in technology, and characteristics of the use; and

WHEREAS, the Planning Commission finds that the proposed text amendments to the LDC meet the goals, objectives, and policies of the comprehensive plan, Plan 2040.

Additions

Deletions

SECTION I: Chapter 9, Part 1 of the LDC, is amended as follows:

9.1.3 Calculating Parking Requirements / Allowances

Table 9.1.3A Minimum and Maximum Parking Spaces Based on Form District/Planned Development District *Note: All reductions are cumulative unless otherwise specified and, when utilized, all percentages shall be calculated using the minimum number of parking spaces required by Table 9.1.3B*

Form District/Planned Development District	Minimum Requirement – Table 9.1.3B	Maximum Requirement – Table 9.1.3B	Applicable Reductions
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Campus Conservation Neighborhood Village Town Center Planned Village Development District Regional Center Suburban Marketplace Corridor Suburban Workplace Traditional Neighborhood Traditional Marketplace Corridor Traditional Workplace	Applicable	Applicable	1, 2, 3, 4, 5, 6, 7, 8 and 9
Downtown Urban Center Neighborhood	Not Applicable	Not Applicable	Not Applicable
Planned Transit Development District	80% Applicable	Applicable	2, 6, 7, 8 and 9

~~GF.~~ Off-street Parking Reductions ~~(see Table 9.1.3A for applicable reductions by form district/planned development district)~~

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G. Off-street Parking Maximum Exceptions and Increases

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1. Off-street parking spaces used as electric vehicle charging stations shall not count toward the maximum number of parking spaces on a lot/parcel of land.
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2. Off-street parking spaces designated for curbside pickup or associated drive through waiting spaces shall not count toward the maximum number of parking spaces.
 3. Off-street parking spaces located within structured parking facilities or elevated parking systems shall not count toward the maximum number of parking spaces.
 4. Off-street parking spaces designated for Handicap accessible parking shall not count toward the maximum number of parking spaces.
 5. Off-street parking spaces designated for carpool or vanpool use shall not count toward the maximum number of parking spaces.
 6. Off-street parking spaces designated for vacuum stations associated with a car wash shall not count toward the maximum number of parking spaces.

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7. Off-street parking spaces designated for passenger drop-off and pick-up shall not count toward the maximum number of parking spaces.

Table 9.1.3B Minimum and Maximum Motor Vehicle Parking Based on Use

GENERAL ACTIVITIES ('LBCS Code)	SPECIFIC ACTIVITIES ('LBCS Code)	MINIMUM REQUIREMENT	MAXIMUM REQUIREMENT
	Shopping (goods or service-oriented) (2100)	Suburban Form 1 space per 500 sq. ft. of gross floor area Traditional form 1 space per 1,000 sq. ft. of gross floor area	Suburban Form 1 space per 250 <u>200</u> sq. ft. of gross floor area Traditional Form 1 space per 500 sq. ft. of gross floor area
	Restaurant (includes bars) (2200)	Suburban Form: 1 space per 500 sq. ft. of gross floor area Traditional Form: 1 space per 1,000 sq. ft. of gross floor area	Suburban Form: 1 space per 250 <u>100</u> sq. ft. of gross floor area Traditional Form: 1 space per 500sq. ft. of gross floor area
...
	Quick Vehicle Repair, Vehicle Repair	1 per bay	25 per bay
...
Office (2300)	Office, including general, business, medical, dental, professional, financial, and veterinary	Suburban Form: 1 space per 400 sq. ft. of gross floor area Traditional Form: 1 space per 750 sq. ft. of gross floor area	Suburban Form: 1 space per 200 <u>150</u> sq. ft. of gross floor area Traditional Form: 1 space per 300 sq. ft. of gross floor area

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	Primarily plant or factory (3110)	1 space per 24,000 sq. ft. of gross floor area	1 space per 1,000 500 sq. ft. of gross floor area
	Primarily goods storage or handling	Suburban Form 1 space per 210,000 sq. ft. of gross floor area Traditional Form	Suburban Form 1 space per 500 sq. ft. of gross floor area Traditional Form
		1 space per 3,000 sq. ft. of gross floor area	1 space per 1,000 sq. ft. of gross floor area

9.1.16 Parking Waiver Provisions

A. General Parking Waivers. In extraordinary cases in which the requirements of this Part would create hardship in the use of a particular site, the Planning Commission may consider granting a General Parking Waiver.

3. Process.

The following revisions amend Land Development Code Section 9.1.16 as follows:

- a. The Planning Director (or designee), Development Review Committee, the Planning Commission and Metro Council shall review a General Parking Waiver request as follows:
 - i. Parking waiver reduction of 10% or less or five (5) spaces or less (no matter the percentage) shall be reviewed by the Planning Director or designee. Notice shall be sent in accordance with paragraph b below. Based on public comments the Director or designed may choose to bring the proposed parking waiver to the Development Review Committee for further review, notice of this meeting shall be in accordance with paragraph b below as well.

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An appeal of the Director or designee decision may be made to the Development Review Committee within 30 calendar days of the decision and must be based on a defect in the parking waiver review process.

iv. Waivers to provide up to 30% more parking or 10 parking spaces more (no matter the percentage) than the maximum allowed shall be reviewed by the Planning Director or designee. ~~an appropriate committee of the Planning Commission.~~ Notice of the parking waiver review by the committee shall be sent in accordance with paragraph b below. Based on public comments the director or designee may choose to bring the proposed parking waiver to the Development Review Committee for further review, notice of this meeting shall be in accordance with paragraph b below as well. An appeal of the Director or designee decision may be made to the Development Review Committee within 30 calendar days of the decision and must be based on a defect in the parking waiver review process.

v. Waivers to provide greater than 30% more parking than the maximum allowed shall be reviewed by an appropriate committee of the Planning Commission. Notice of the parking waiver review by the committee shall be in accordance with paragraph b below.

SECTION II: Chapter 9, Part 2 of the LDC, is amended to repeal and replace Table 9.2.5 Bicycle Parking Requirements by Land Use as follows:

Table 9.2.5: Bicycle Parking Requirements by Land Use

<u>GENERAL ACTIVITIES (LDCS Code)</u>	<u>SPECIFIC ACTIVITIES</u>	<u>REQUIRED PARKING</u>
<u>Residential (1000)</u>		
<u>Transient Living (1200)</u>	<u>Bed and Breakfast, Hotel, Motel</u>	<u>3 spaces</u>
<u>Shopping, business, or trade (2000)</u>		<u>3 spaces or 10% of required parking, whichever is greater</u>
<u>Industrial, manufacturing, and waste-related (3000)</u>		<u>3 spaces or 10% of required parking, whichever is greater</u>
<u>Social, institutional, or infrastructure- related (4000)</u>		<u>To be determined by Director or designee</u>
<u>Mass assembly of people (6000)</u>		<u>3 spaces or 10% of required parking, whichever is greater</u>

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<u>Travel or movement (5000)</u>		<u>To be determined by Planning Director or designee</u>
<u>Natural resources-related (8000)</u>		<u>To be determined by Planning Director or designee</u>
<p>¹<u>LBCS – Land-Based Classification Standards developed by the American Planning Association – www.planning.org/lbcs/standards</u> <u>Note: Where the expected need for bicycle parking for a particular use is uncertain due to unknown or unusual operating characteristics of the use, the Planning Director or designee may defer up to 50 percent of the bicycle parking spaces required.</u></p>		

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** that the Louisville Metro Council **APPROVE** the Parking Land Development Code Amendments Round 2, 21-LDC-0011 with modifications and text amendments to Metro Council and other cities with zoning authority.

The vote was as follows:

YES: Commissioners Carlson, Clare, Howard, Peterson and Lewis
NOT PRESENT AND NOT VOTING: Commissioners Brown, Daniels, Mims, Seitz and Sistrunk

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APPROVAL OF MINUTES
CASE NO. 20-ZONE-0120 ONLY

SEPTEMBER 16, 2021 PLANNING COMMISSION CASE NO. 20-ZONE-0120 ONLY

Commissioner Howard stated she did not second the vote for the Detailed District Development Plan on this case, it was Commissioner Seitz. Brian Davis said he will make that correction.

On a motion by Commissioner Howard, seconded by Commissioner Peterson, the following resolution was adopted.

RESOLVED, that the Planning Commission does hereby **APPROVE** the minutes of its meeting conducted on September 16, 2021.

The vote was as follows:

YES: Commissioners Carlson, Clare, Howard, Peterson and Lewis

NOT PRESENT FOR THIS CASE: Commissioner Brown, Daniels, Mims, Seitz and Sistrunk