

# Development Review Committee

## Staff Report

August 3, 2016



<b>Case No:</b>	16PARK1005
<b>Project Name:</b>	4724 Dixie Highway
<b>Location:</b>	4724 Dixie Highway
<b>Owner:</b>	VRE Dixie Highway, LLC
<b>Applicant:</b>	Vertical Construction Company
<b>Representative:</b>	BTM Engineering, Inc
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	3 – Mary Woolridge 12 – Rick Blackwell
<b>Case Manager:</b>	Joel Dock, Planner I

### REQUEST

- **Parking Waiver** to exceed the maximum

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is requesting a parking waiver to exceed the maximum required parking by eleven spaces. The maximum permitted on site without a parking waiver is twelve spaces; twenty-three are proposed. An existing funeral home is to be demolished and replaced with check cashing institution. The subject site will be redeveloped to accommodate for interior and property perimeter landscaping, refuse collection, pedestrian connection to the public sidewalk, controlled access to Rockford Lane and cross-access to abutting development, bike parking, and orientation and accessibility of the store front to Dixie Highway. A parking study has been provided by the applicant demonstrating the need for the parking spaces above the maximum due to peak hour demand, specifically pay-day on Fridays.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Funeral Home	C-2	SMC
<b>Proposed</b>	Check cashing	C-2	SMC
<b>Surrounding Properties</b>			
<b>North</b>	Gas/convenience	C-2	SMC
<b>South</b>	Finance	C-1	SMC
<b>East</b>	Finance	C-1	SMC
<b>West</b>	Retail	C-2	SMC

### PREVIOUS CASES ON SITE

Staff found no associated cases.

### INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code (July 2016)

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR PARKING WAIVER

- (a) The Parking Waiver is in compliance with the Comprehensive Plan; and

STAFF: Guideline 7 Policy 10 states that parking requirements should take into account the density and relative proximity of residences to businesses in the market area, the availability and use of alternative modes of transportation, and the character and pattern of the form district. Additional considerations including hours of operation and opportunities for shared parking may be factored on a site by site basis. On-site parking standards should reflect the availability of on-street and public parking. A parking study provided by the applicant demonstrates the need for this specific use, check cashing facility, to offer the number of spaces requested due to the parking needs of employees on a maximum shift and peak hour customer demand, specifically for pay-day on Friday. The subject site does not have on-street parking available and sidewalks along the abutting Rockford lane are restricted to the North side which limits pedestrian access from residential areas.

- (b) 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; and

STAFF: The applicant has proposed to redesign the site in compliance with the regulations of the Land Development Code and in accordance with applicable guidelines of the Comprehensive Plan. The applicant has reduced the number of existing spaces on-site resulting in a redevelopment of the site that is to the benefit of surrounding uses with respect to landscaping, accessibility, and pedestrian connection to Dixie Highway.

- (e) 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; and

STAFF: 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 as the parking study demonstrates a need for the number of spaces requested based on the number of employees on a maximum shift and peak hour demand of similar facilities throughout Jefferson County. The parking requirements of Table 9.1.2 are based on square footage and the number of employees on maximum shift alone exceeds those requirements. Once peak parking demand is incorporated, a demand for 8-10 additional spaces is needed beyond the 15 employee spaces.

- (d) The requested increase is the minimum needed to do so.

STAFF: This request is the minimum number of spaces that is needed on site to accommodate for employees and customers, specifically during peak hours of demand.

### TECHNICAL REVIEW

There are no outstanding technical review issues that need to be addressed.

## STAFF CONCLUSIONS

The parking waiver appears to be adequately justified and meets the standard of review based on staff analysis in the staff report.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Development Review Committee must determine if the proposal meets the standards established in the LDC for approving a parking waiver.

### Actions

**APPROVE** or **DENY** the parking waiver to allow the maximum number of spaces to be exceeded by 13 and be a total of 23 spaces on-site.

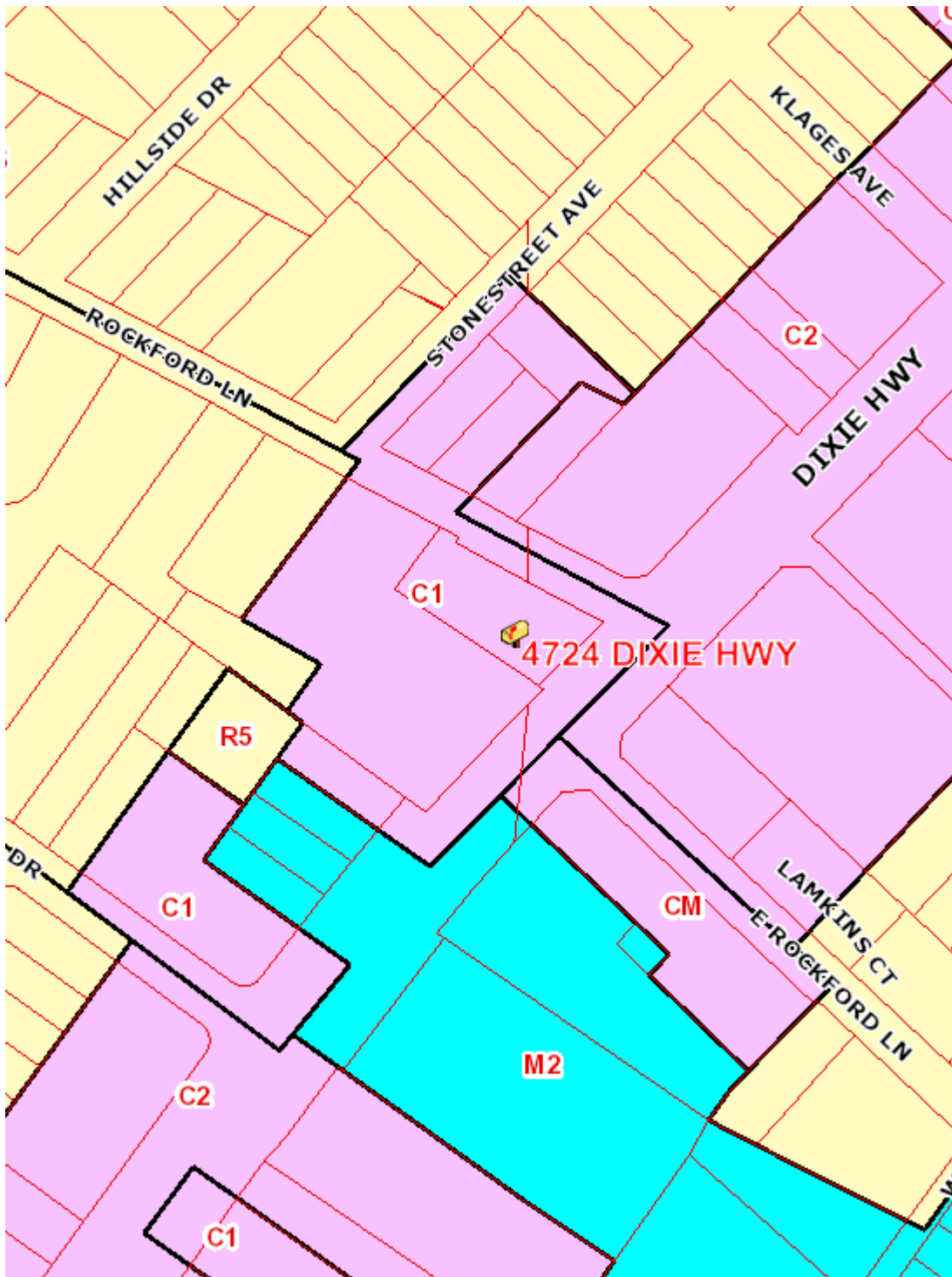
## NOTIFICATION

Date	Purpose of Notice	Recipients
7/19/2015	DRC	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 3 & 12

## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

Attachment 1: Zoning Map



Attachment 2: Aerial Photograph

