



Parking Waiver Application

Louisville Metro Planning & Design Services

Case No.: 14PARK1002

Intake Staff: SQH

Date: 6-2-14

Fee: \$345.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Type of parking waiver(s) proposed (please check all that apply):

- Parking Waiver to reduce minimum parking requirement from 18 spaces to 16
- Parking Waiver to increase maximum parking allowed from _____ spaces to _____
- Parking Waiver to use on-street parking spaces that are not directly adjacent or abutting the site
- Parking Waiver to use parking spaces located in a public parking lot

Primary Project Address: 1505 Rosewood Avenue

Additional Address(es): _____

Primary Parcel ID: 027E00790000

Additional Parcel ID(s): _____

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Proposed Use: Multi-family Res. Condominiums

Existing Use: Multi-family Res. Condominiums

Deed Book(s) / Page Numbers²: _____

The subject property contains 0.49 acres. Number of Adjoining Property Owners: 153

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____

Docket/Case #: _____

Docket/Case #: B-74-05W

Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Gene Crawford

Name: _____

Company: Highlands Restoration Group, LLC

Company: _____

Address: 11915 Creel Lodge Drive

Address: _____

City: Lou. State: Ky. Zip: 40223

City: _____ State: _____ Zip: _____

Primary Phone: 553-0240

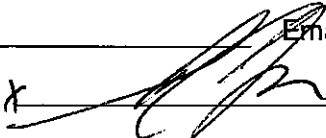
Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: _____

Email: _____

Owner Signature (required): 

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: Bill Bardenweper

Name: Mark Madison

Company: Bardenweper Talbot Roberts, PLLC

Company: Milestone Design Group, Inc

Address: 1000 N. Hurstbourne Pkwy,

Address: 10 B Davenport Lane

City: Lou. State: Ky. Zip: 40223

City: Lou. State: Ky. Zip: 40223

Primary Phone: 426-6688

Primary Phone: 327-7073

Alternate Phone: _____

Alternate Phone: _____

Email: wbb@bardlaw.net


Email: Mark.Madison@milestonedesign.org

Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, _____, in my capacity as _____, hereby
representative/authorized agent/other

certify that _____ is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 5-30-14

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

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.**

Reason for Request: The requested parking waiver is to allow the applicant to reduce the minimum requirements by 2 parking spaces and/or to utilize the available on-street parking to meet the requirements of the two parking spaces being waived.

For all Parking Waivers:

1. **The Parking Waiver is in compliance with the Comprehensive Plan.**
A parking study in accordance with the requirements of the LDC and Metro Public Works has been performed and is attached to this application. For this reason, this parking waiver request complies with the applicable Guideline 3, Policy 24 and Guideline 7, Policy 10 recommendations with respect to provision for adequate parking.
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 applicant has made every effort to provide parking on-site. Unfortunately, other options would not be fully LDC compliant and might require design waiver or variances. The request presented appears to be the least impactful on the neighborhood.

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 request is the minimum reduction of two parking spaces. This meets the minimum requirements for the entire parcel (the existing building and the proposed building).
2. **Adjacent or nearby properties will not be adversely affected.**
That is because a parking study has been performed which has determined that a surplus of on-street parking is available. Consequently, use of demonstrated surplus on-street parking will not adversely affect nearby properties.
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.**
n/a
4. **There is a surplus of on-street or public spaces in the area that can accommodate the generated parking demand.**
The parking study submitted with this application demonstrates that a surplus of on-street parking available.

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

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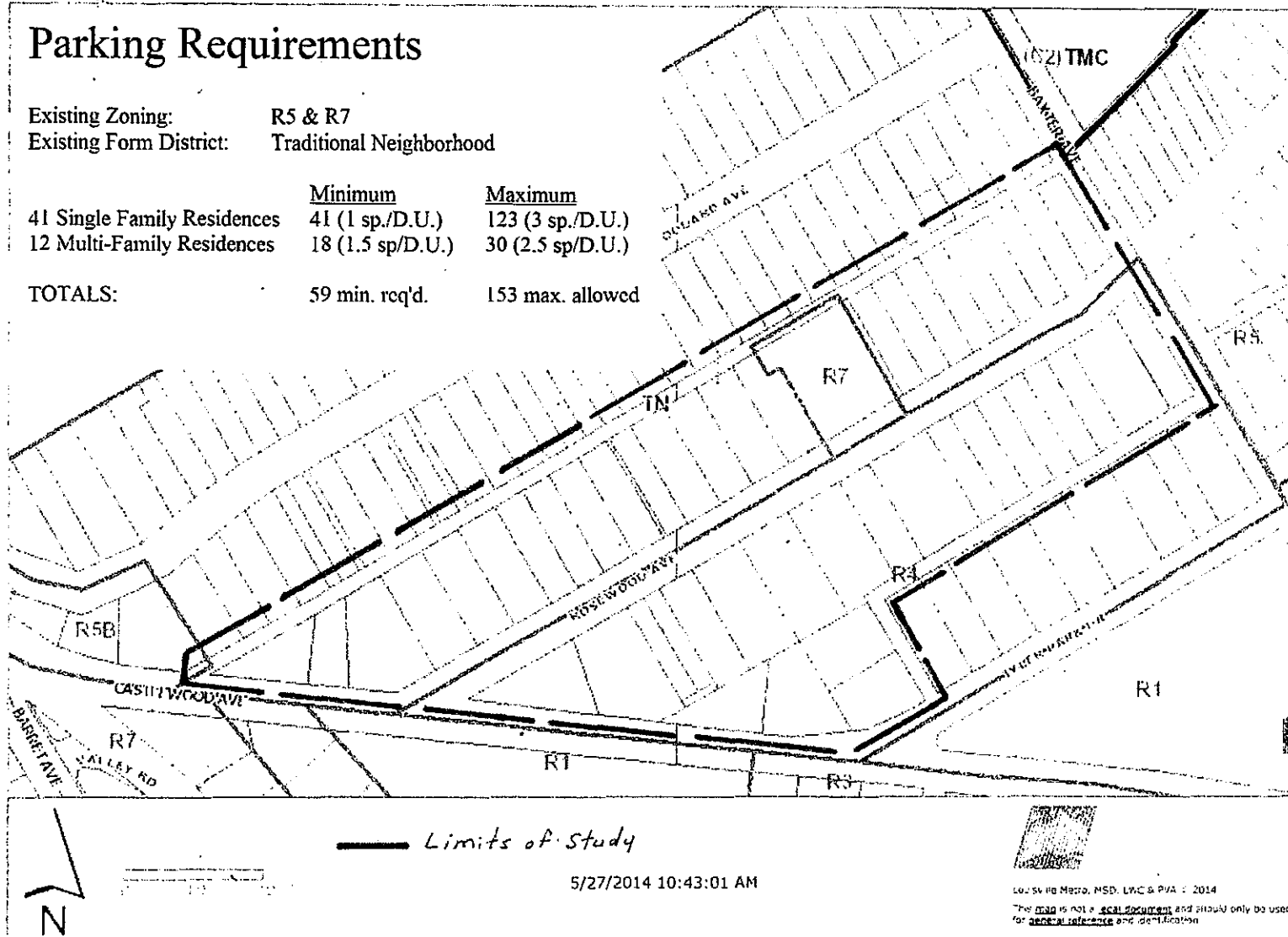
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Parking Requirements

Existing Zoning: R5 & R7
Existing Form District: Traditional Neighborhood

	<u>Minimum</u>	<u>Maximum</u>
41 Single Family Residences	41 (1 sp./D.U.)	123 (3 sp./D.U.)
12 Multi-Family Residences	18 (1.5 sp/D.U.)	30 (2.5 sp/D.U.)
TOTALS:	59 min. req'd.	153 max. allowed



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LOUISIANA Metro, MSD, LVC & PVA © 2014
 This map is not a legal document and should only be used for general reference and orientation.

14PARK1007

Rosewood II Parking Study

This parking study was conducted in accordance with the requirements of Louisville Land Development Code and direction from Louisville Metro Public Works. The days and times of the counts provided are in direct response to direction from Louisville Metro Public Works.

Based upon the counts conducted (see attachment) there is a surplus of on street parking.

We counted within the study area a total of available parking of 177 parking spaces. Since garages are not readily available to determine whether they are occupied we considered them to be occupied at all times. Even with that as a given, the study area never exceeded a maximum occupation of 132 occupied spaces. That leaves a minimum of 45 parking spaces available at any given time within the study limits.

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ROSEWOOD AVENUE PARKING STUDY

[] = Max Occupied

Location	Available Spaces			
	Carport	Space	Garage	Total
Rosewood Avenue	0	101	7	108
Alley North of Rosewood	2	11	46	59
Alley South of Rosewood	0	2	8	10
Total Spaces	2	114	61	177

Thursday May 15, 2014 - Spaces Occupied										Average	Average
7:00 PM	7:15 PM	7:30 PM	7:45 PM	8:00 PM	8:15 PM	8:30 PM	8:45 PM	9:00 PM		Occupied	Unoccupied
34	34	34	35	39	41	40	39	43		38	70
53	54	54	54	54	55	55	56	56		55	4
10	10	10	10	10	10	10	10	10		10	0
97	98	98	99	103	106	105	105	109		102	75

*Note - For purpose of this study, all garage spaces are assumed to be occupied in the parking counts.

Location	Available Spaces			
	Carport	Space	Garage	Total
Rosewood Avenue	0	101	7	108
Alley North of Rosewood	2	11	46	59
Alley South of Rosewood	0	2	8	10
Total Spaces	2	114	61	177

Friday May 16, 2014 - Spaces Occupied										Average	Average
8:00 PM	8:15 PM	8:30 PM	8:45 PM	9:00 PM	9:15 PM	9:30 PM	9:45 PM	10:00 PM		Occupied	Unoccupied
45	50	49	51	53	49	51	50	51		50	58
52	52	53	54	54	55	54	53	53		53	6
10	10	10	10	10	10	10	10	10		10	0
107	112	112	115	117	114	115	113	114		113	64

*Note - For purpose of this study, all garage spaces are assumed to be occupied in the parking counts.

Location	Available Spaces			
	Carport	Space	Garage	Total
Rosewood Avenue	0	101	7	108
Alley North of Rosewood	2	11	46	59
Alley South of Rosewood	0	2	8	10
Total Spaces	2	114	61	177

Saturday May 17, 2014 - Spaces Occupied										Average	Average
2:00 PM	2:15 PM	2:30 PM	2:45 PM	3:00 PM	3:15 PM	3:30 PM	3:45 PM	4:00 PM		Occupied	Unoccupied
36	37	36	36	27	39	40	40	41		37	71
53	52	52	53	53	54	53	53	54		53	6
10	10	10	10	10	10	10	10	10		10	0
99	99	98	99	90	103	103	103	105		100	77

*Note - For purpose of this study, all garage spaces are assumed to be occupied in the parking counts.

Location	Available Spaces			
	Carport	Space	Garage	Total
Rosewood Avenue	0	101	7	108
Alley North of Rosewood	2	11	46	59
Alley South of Rosewood	0	2	8	10
Total Spaces	2	114	61	177

Sunday May 18, 2014 - Spaces Occupied										Average	Average
2:00 PM	2:15 PM	2:30 PM	2:45 PM	3:00 PM	3:15 PM	3:30 PM	3:45 PM	4:00 PM		Occupied	Unoccupied
44	48	48	46	46	46	46	45	45		46	62
55	57	56	55	56	58	58	58	56		57	2
9	9	9	9	9	9	9	10	10		9	1
108	114	113	110	111	113	113	113	111		112	65

*Note - For purpose of this study, all garage spaces are assumed to be occupied in the parking counts.

Location	Available Spaces			
	Carport	Space	Garage	Total
Rosewood Avenue	0	101	7	108
Alley North of Rosewood	2	11	46	59
Alley South of Rosewood	0	2	8	10
Total Spaces	2	114	61	177

Tuesday May 20, 2014 - Spaces Occupied										Average	Average
6:00 PM	6:15 PM	6:30 PM	6:45 PM	7:00 PM	7:15 PM	7:30 PM	7:45 PM	8:00 PM		Occupied	Unoccupied
63	61	58	60	59	57	56	51	49		57	51
59	59	59	59	59	59	57	55	55		58	1
10	10	10	10	10	10	10	10	10		10	0
132	130	127	129	128	126	123	116	114		125	52

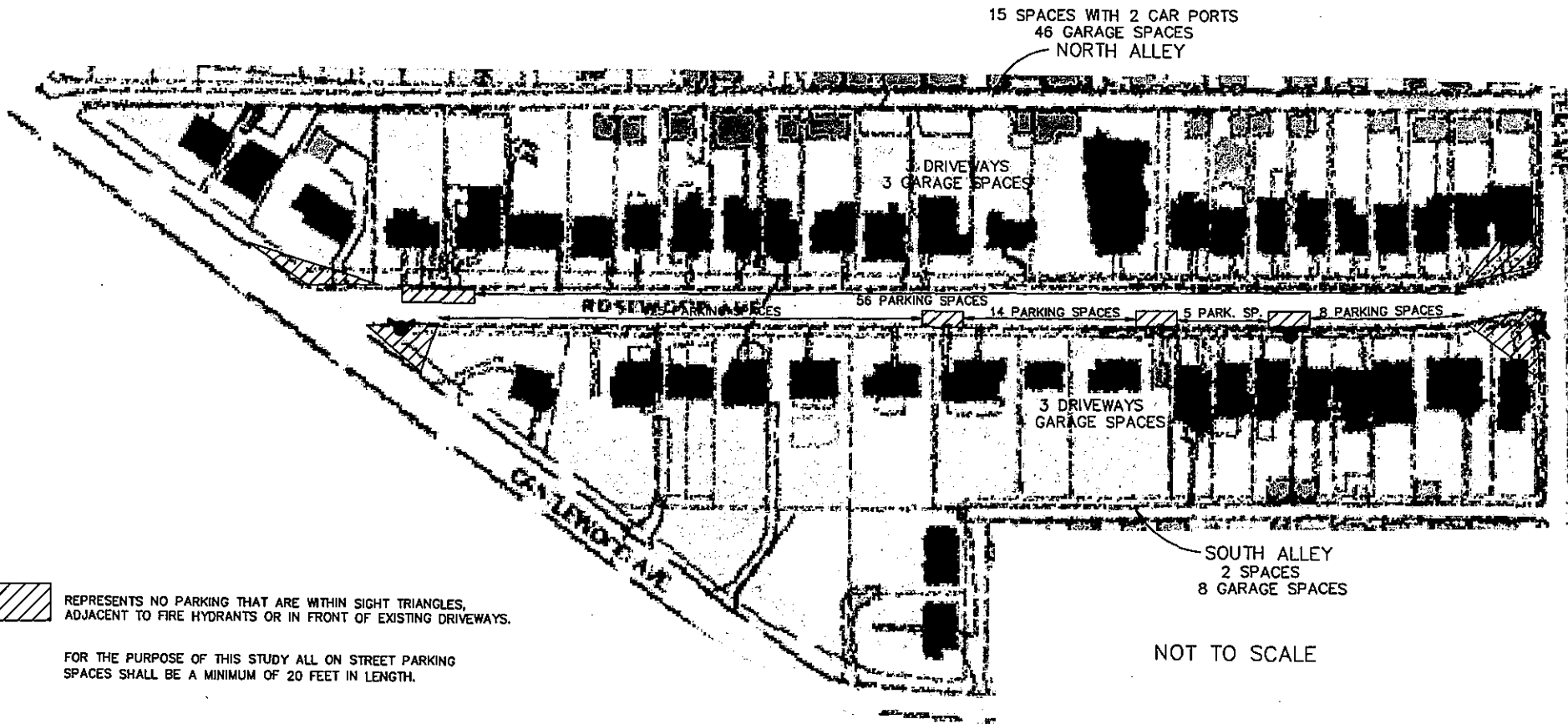
*Note - For purpose of this study, all garage spaces are assumed to be occupied in the parking counts.


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 REPRESENTS NO PARKING THAT ARE WITHIN SIGHT TRIANGLES, ADJACENT TO FIRE HYDRANTS OR IN FRONT OF EXISTING DRIVEWAYS.

FOR THE PURPOSE OF THIS STUDY ALL ON STREET PARKING SPACES SHALL BE A MINIMUM OF 20 FEET IN LENGTH.

NOT TO SCALE

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