

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

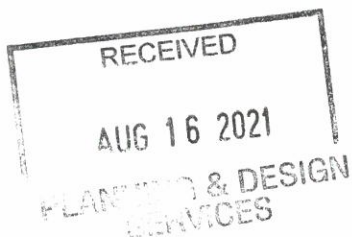
6212 Shepherdsville Rd
Case: 21-ZONE-0072
(August 16, 2021)

Proposed Taco Bell Drive-Thru Restaurant at 6212 Shepherdsville Rd

- Proposed building area = 2,129 sf
 - Parking Required
 - Min (1sp/ 500sf) = 4 spaces
 - Max (1sp/ 250sf) = 9 spaces
 - Parking Provided = 27 spaces (18 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 minimum
 - # of proposed spaces = 27 spaces
- Peak Parking demands for similar uses/ facilities
 - Taco Bell – 7420 Westport Rd (21 total spaces)
 - Tuesday 8/10/21
 - 12:00 pm
 - 15 spaces occupied
 - 5:00 pm
 - 10 spaces occupied
 - Wednesday 8/11/21
 - 12:00 pm
 - 16 spaces occupied
 - 5:00 pm
 - 12 spaces occupied
 - Friday 8/13/21
 - 12:00 pm
 - 17 spaces occupied
 - 5:00 pm
 - 10 spaces occupied



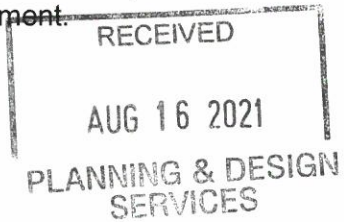
21-PARK WAIVER-0010

- Taco Bell – 6800 Bardstown Rd (30 total spaces)
 - Monday 8/09/21
 - 12:20 pm
 - 22 spaces occupied
 - 5:30 pm
 - 16 spaces occupied
 - Tuesday 8/10/21
 - 12:20 pm
 - 18 spaces occupied
 - 5:30 pm
 - 14 spaces occupied
 - Wednesday 8/11/21
 - 12:30 pm
 - 23 spaces occupied
 - 5:30 pm
 - 15 spaces occupied
- Raisin Canes – 10490 Westport Rd (23 total spaces)
 - Monday 8/09/21
 - 12:00 pm
 - 15 spaces occupied
 - 5:00 pm
 - 12 spaces occupied
 - Tuesday 8/10/21
 - 12:15 pm
 - 18 spaces occupied
 - 5:15 pm
 - 9 spaces occupied
 - Wednesday 8/11/21
 - 12:15 pm
 - 20 spaces occupied
 - 5:15 pm
 - 14 spaces occupied

Conclusion:

The comparable sites provided parking spaces that closely resemble the number of parking spaces proposed within the subject proposed development. At peak hour demand (lunch time) the comparable sites had an average of 16 parking spaces occupied.

While the number of spaces occupied during peak hour is less than the total number of spaces provided for the proposed development, the corporation that will be occupying the site sees the proposed parking spaces as a necessary aspect of the project due to the location of the restaurant within an area that provides largescale employment opportunities (Suburban Workplace Form District). Based on the number of nearby employment centers, lunch time (peak hour) is expected to generate a number of trips that justifies the proposed parking numbers. Also worth mentioning is that based on the previous parking regulations, this use would be permitted a maximum of 42 spaces, 15 more than the proposed development.



21- PARK WAIVER -0010