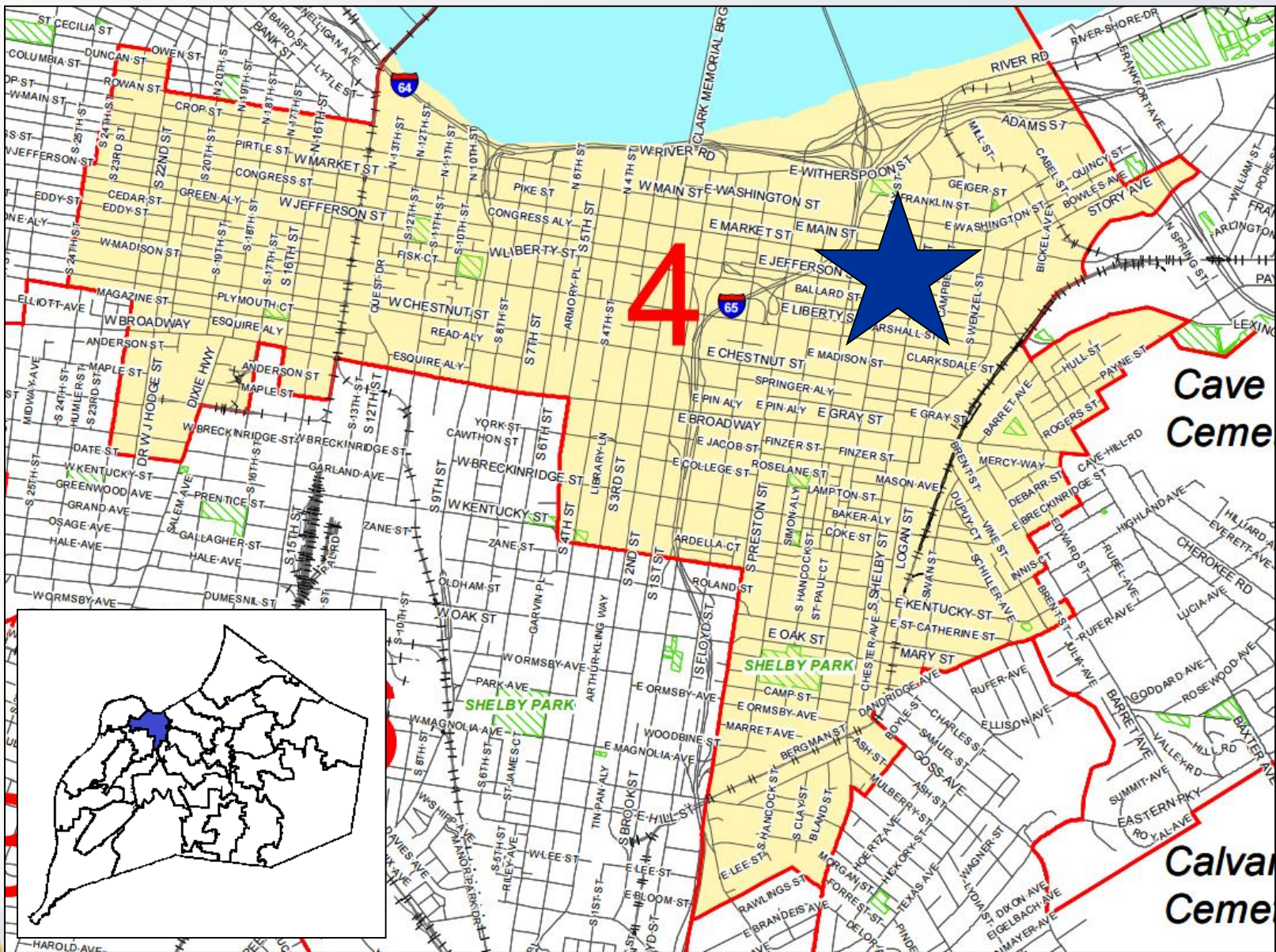


19PARK1000 NORAE BAR PARKING WAIVER



Planning & Zoning Committee
July 16, 2019





C3

E21

St. John
United

BILLY GOAT STRUT ALY

S SHELBY ST

AC Hotel

S CLAY ST

C2

E MARKET ST

Garage Bar

NANNY GOAT STREET

Louisville

19PARK1000

Requests

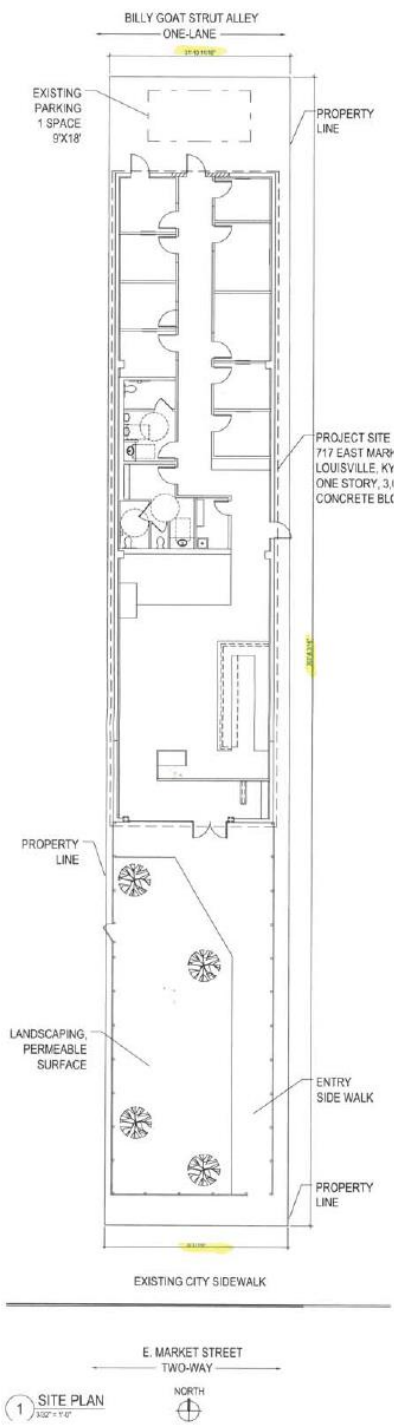
- **Parking Waiver** to reduce minimum parking requirement from 10 to 1, to utilize parking spaces located in a public parking lot and to use on-street parking spaces not directly abutting the subject site.

Case Summary

- Proposed bar to be located in the existing structure (1,941 sf).
- 20 spaces required before reductions, 10 spaces after reductions, 1 space available on site.
- There is an abundance of street parking available as well as a publicly available garage near the subject site.
- Parking reductions are consistent with the description of the Traditional Marketplace Corridor Form District as described in Plan 2040.

Subject Site





Parking Study

NoraeBar, LLC: Location 717 E Market Street, Louisville KY 40202

Current parking spaces - 6 front lot, 1 rear (waiver needed to maintain front spaces for change of use)

Requested parking spaces - 1 rear (purposed development plans require 11 spaces)

Survey days included 4/4/2019 - 4/7/2019, 4/11/2019 - 4/14/2019, 4/18/2019 - 4/21/2019

Space were counted each hour of each day, and averaged for each day Thursday - Sunday

Adjacent Property

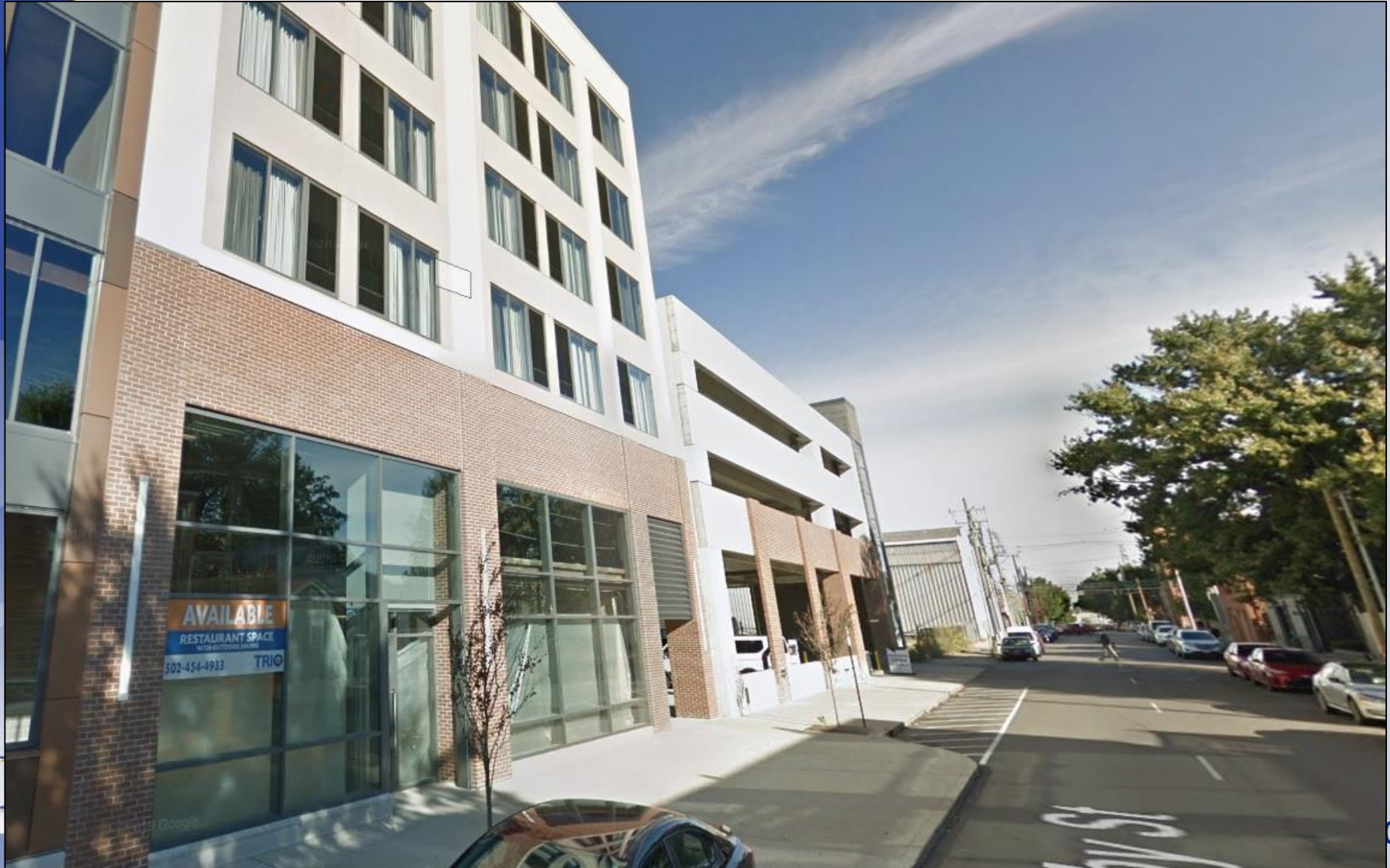
Owners	Address	Business	Off Street Lot/Spaces
APO #1	713 E Market Street	Private legal practice	Yes/23 spaces
APO #2	725 E Market Street	Victorian house, AC Hotel - Marriot	Yes/200 spaces (191 paid public garag
APO #3	716 E Market Street	DKN Architects	No off street parking
APO #4	700 E Main Street	Formerly Service Tanks Inc., currently vacant	Yes/ vacant property

Available On-Street (metered & non-metered street open park spaces within 200 ft.) - Total 137 on-street parking spaces

NoraeBar LLC Hour/Peak Time	Thursday open 5pm - 4am	Friday open 5pm - 4am	Saturday open 5pm - 4am	Sunday open 5pm - 4am
	No peak time	Peak 9pm - 3am	Peak 9pm - 3am	No peak time
5pm	47	52	41	57
6pm	42	45	44	65
7pm	55	27	52	62
8pm	38	32	42	58
9pm	40	53	56	60
10pm	46	48	53	67
11pm	52	57	61	62
12am	58	60	70	70
1am	64	54	73	81
2am	68	71	83	80
3am	70	69	86	78
4am	78	83	85	74



Available Public Parking Garage Near Subject Site



Available Street Parking Near Subject Site



Public Meetings

- Planning Commission public hearing on 5/23/2019
 - No one spoke in opposition.
 - The Commission recommended approval of the parking waiver with a vote of 8-0 (two members were not present).