

**5103 Outer Loop
Proposed Dairy Queen Restaurant
Requested Parking Waiver**



Proposed Building Area = 2,650 SF + 1,400 SF Patio = 4,050 SF
Parking Required by Land Development Code
Min (1 space per 500 SF) = 9 spaces
Max (1 space per 250 SF) = 16 spaces
Parking Provided on Site Plan = 31 spaces (15 over the Max allowed)

Dairy Queen Corporate bases the parking needed at each restaurant on seating capacity (1/5 space per seat) and on the number of employees. Thus for this site, Dairy Queen requires 33 parking spaces (46 seats at 1/2 space per seat + 10 for employees).

There are 31 parking spaces proposed on the Site Plan.

Parking Demands at other similar restaurants:

Dairy Queen – 5608 Outer Loop (56 seats, 67 parking spaces available)

Friday 5/21/21

12:25 pm 10 spaces occupied

5:30 pm 3 spaces occupied

Saturday 5/22/21

12:50 pm 6 spaces occupied

6:20 pm 5 spaces occupied

Monday 5/24/21

12:40 pm 9 spaces occupied

6:40 pm 6 spaces occupied

Dairy Queen – 6205 Bardstown Road (48 seats, 41 parking spaces available)

Friday 5/21/21

12:40 pm 4 spaces occupied

5:50 pm 5 spaces occupied

Saturday 5/22/21

1:00 pm 6 spaces occupied

6:35 pm 6 spaces occupied

Monday 5/24/21

12:55 pm 6 spaces occupied

6:55 pm 4 spaces occupied

Wendys – 5240 Bardstown Road (37 parking spaces available)

Friday 5/21/21

12:45 pm 9 spaces occupied

6:00 pm 4 spaces occupied

Saturday 5/22/21

1:10 pm 11 spaces occupied

6:40 pm 4 spaces occupied

Monday 5/24/21

1:00 pm 10 spaces occupied

7:00 pm 3 spaces occupied

Based on the observed parking at these existing restaurants, the peak parking was 10 parking spaces occupied during the lunch time period.

Currently, the restaurant industry has been greatly impacted by the COVID-19 pandemic and the subsequent problem of not having enough employees to fully staff their restaurants in order to provide dine-in services. Consequently, the number of dine-in customers has been dramatically reduced and will likely continue until the employment issue is resolved and the COVID-19 pandemic subsides to a point that customers feel safe dining in the restaurants.

Statistics indicate an approximate 75% decrease in dine-in customers over the past year or so, which can be equated to less parking demand. But, when the dine-in customers return, and they will, the parking requirements will dramatically increase.

For this site, 5103 Outer Loop Dairy Queen, we are requesting 31 parking spaces which is 2 spaces less than the minimum number of parking spaces that would have been required by the Land Development Code that was in force until November, 2020. We feel that the requested parking waiver is justified and should be approved for the proposed Dairy Queen Restaurant.