

# Planning Commission Staff Report

December 21, 2017



<b>Case No:</b>	17PARK1011
<b>Project Name:</b>	The Planet Bar
<b>Location:</b>	2232 Bardstown Rd
<b>Owner(s):</b>	Stock Yards Bank
<b>Applicant:</b>	The Planet Bar, LLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	8 – Brandon Coan
<b>Case Manager:</b>	Jay Lockett, Planner I

## REQUEST(S)

- **Parking Waiver to reduce required spaces by 41%**

## CASE SUMMARY/BACKGROUND

The applicant is seeking to open a bar at 2232 Bardstown Rd with approximately 3700 SF of gross floor area. The site is zoned C-2 in the Traditional Marketplace Corridor form district, and lies within the Bardstown Road Baxter Avenue Overlay District. After applying various discounts available within the parking standards of the Land Development Code, the applicant is seeking a waiver of 7 parking spaces in order to meet the parking requirements of the use per Land Development Code section 9.1.2E.

## STAFF FINDING

The request is adequately justified and meets the standard of review. The site is well served by high frequency public transit. There is a well-developed pedestrian network in the area, and an abundance of on street parking in the general vicinity. The site is well served by taxi and rideshare services.

## TECHNICAL REVIEW

<b>Use: 3300 SF Tavern/Bar and 400 SF Office</b>	34 Spaces Required
<b>Discount: Public Transit</b>	-10%
<b>Discount: National Register Eligible</b>	-20%
<b>Discount: Green Design (reuse of structure/proximity to basic services)</b>	-20%
<b>Total Parking Required</b>	17 Spaces required
<b>Available Parking</b>	10 (7 onsite, 3 adjacent on-street)
<b>Waiver Requested</b>	7 Spaces (41%)

## INTERESTED PARTY COMMENTS

Staff has received an email from Christopher Padgett, who lives in the Metro Council district, requesting that the Planning Commission deny the request due to a perceived loss of on-street spaces available to residents on the public streets of the neighborhood.

## STANDARD OF REVIEW AND STAFF ANALYSIS FOR PARKING REDUCTION 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. Onsite parking standards should reflect the availability of on-street and public parking. The area is well served by transit, pedestrian networks, and other alternative means of travel to and from the site. The character and pattern of the form district generally involve many businesses sharing on-street parking rather than providing large on-site parking 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 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 because all available on site parking area is being utilized. The applicant tried to secure a joint parking agreement with neighboring businesses but was unsuccessful.

- (c) The requested waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use; and

STAFF: The requested waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use, as all applicable discounts available in the Land Development Code have been applied to the site.

- (d) Adjacent or nearby properties will not be adversely affected; and

STAFF: Adjacent or nearby properties will not be adversely affected because many of the neighboring business are closed on nights and weekends when this business will be generally operating.

- (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 because requiring an excess of parking for bars encourages people to drink and drive. There are numerous options in the modern era with rideshare services as well as traditional taxis to reduce the incentive for patrons of bars to drive unsafely.

- (f) That there is a surplus of on-street or public spaces in the area that can accommodate the generated parking demand;

STAFF: There is a surplus of on-street or public spaces in the area that can accommodate the generated parking demand, as all of the public streets in the area have on-street parking available.

**REQUIRED ACTIONS:**

- **APPROVE** or **DENY** the **Parking Waiver to reduce required spaces by 41%.**

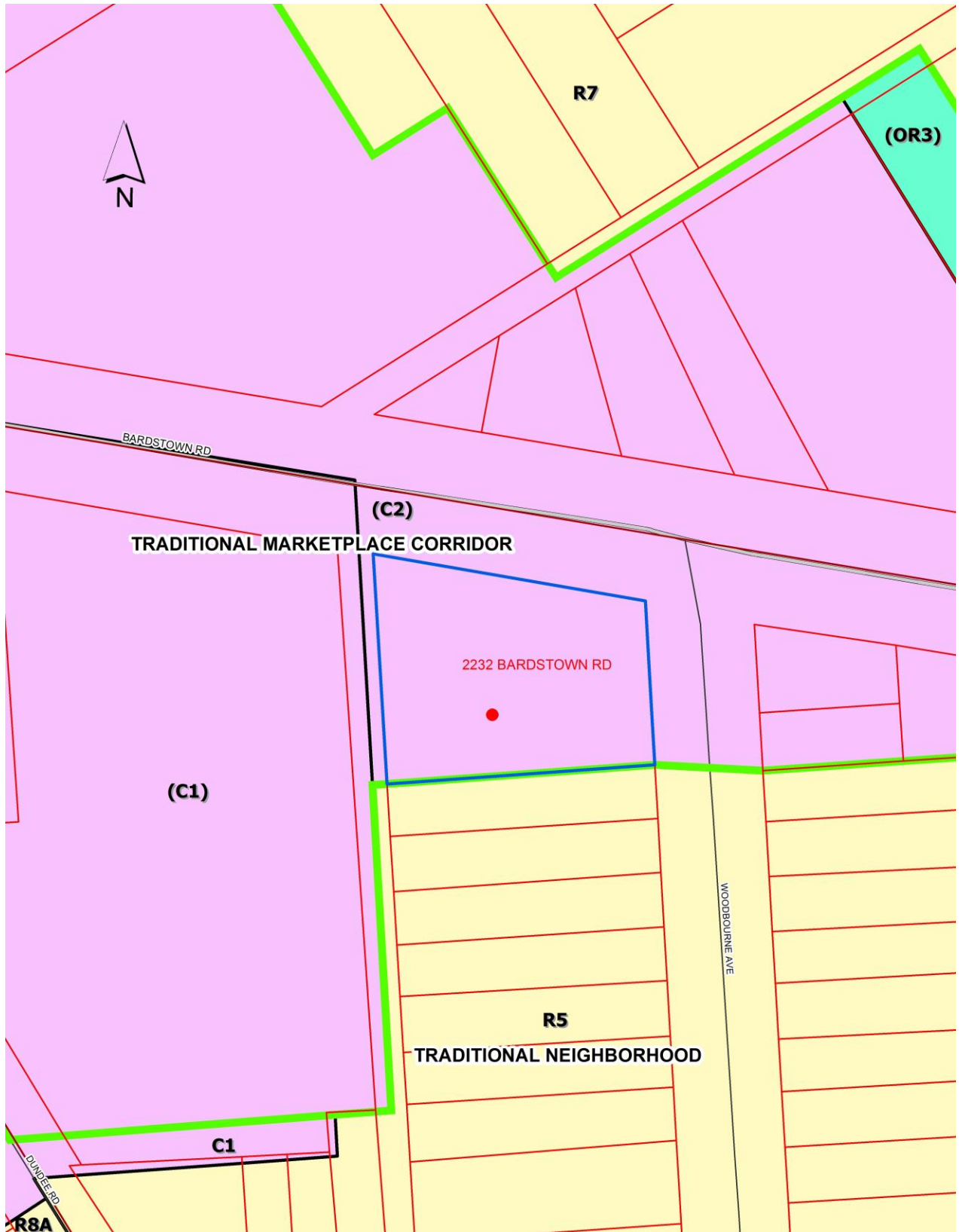
**NOTIFICATION**

Date	Purpose of Notice	Recipients
12-7-17	Hearing before Planning Commission	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 8

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

