

17PARK1004
3122 Dixie Highway



Louisville Metro Planning Commission Public Hearing

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Sept. 21, 2017

Request(s)

- Parking Waiver to reduce the required parking from 29 spaces to 23 spaces (21% reduction) for the purpose of a proposed additions onto an existing structure (convenience store). The additions are a grocery store with small office on the second floor and a laundromat.

Case Summary / Background

- 29 spaces are required
- 23 spaces to be provided
- **Waiver of 6 total spaces**
- Two variances (not building to corner and allow parking in front of building) and a sidewalk waiver will be going to BOZA on October 2

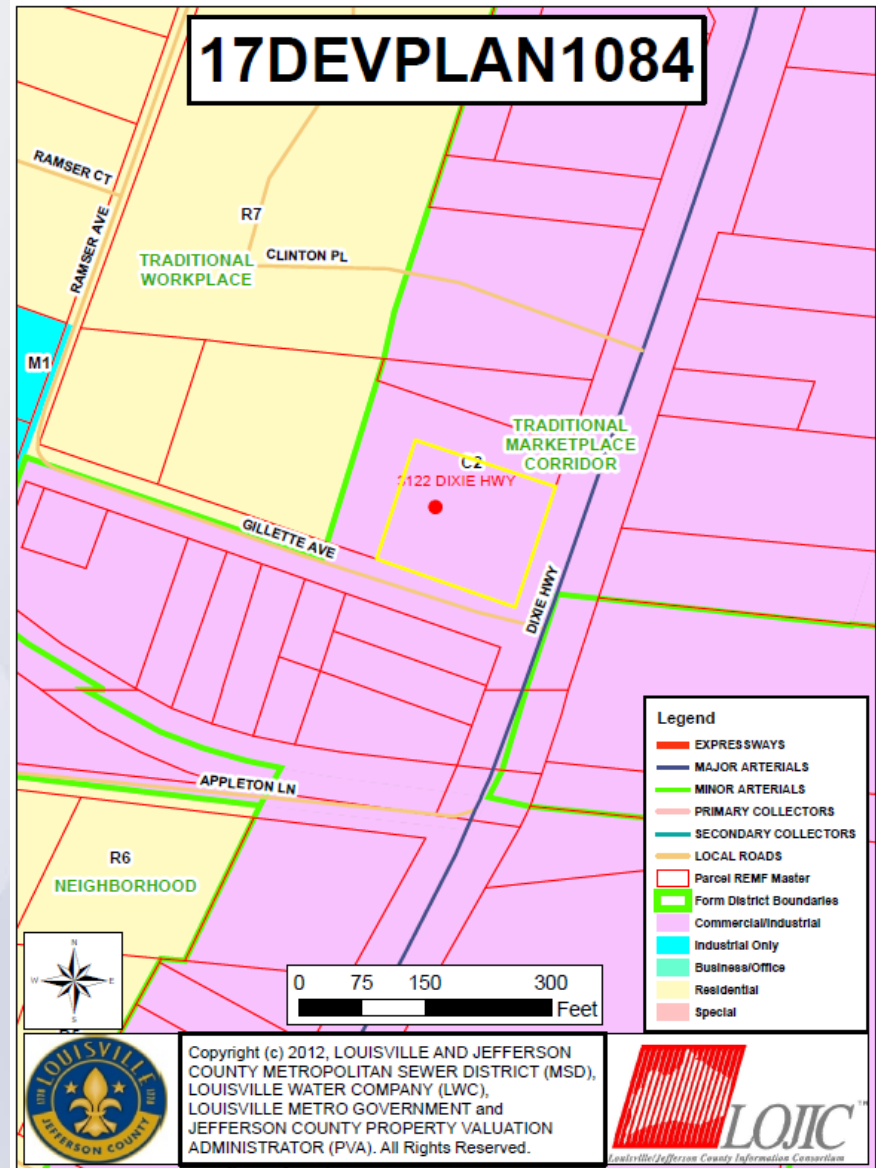
Zoning/Form Districts

Subject Property:

- Existing: C-2/TMC
- Proposed: C-2/TMC

Adjacent Properties:

- North: C-2/TMC
- South: C-2/TMC
- East: C-2/TMC and TW
- West: C-2/TMC



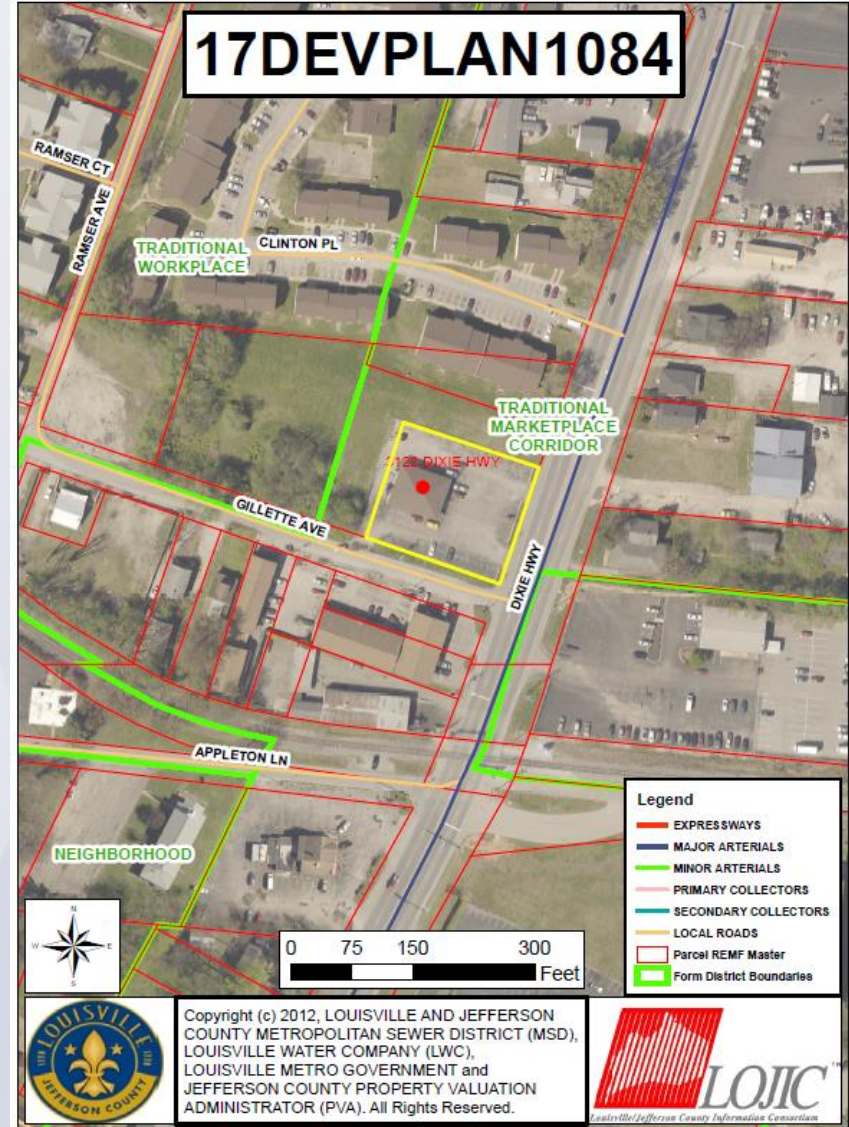
Aerial Photo/Land Use

Subject Property:

- Existing: Convenience Store
- Proposed: Convenience Store, laundromat, grocery store, and personal office.

Adjacent Properties:

- North: Commercial
- South: Residential Multifamily
- East: Vacant Commercial
- West: Commercial/Single Family Residential



Site Photos-Subject Property



Looking west from Dixie Highway at the subject site.

Site Photos-Surrounding Areas



Looking northwest from Dixie Highway at the multi-family located slightly north of the subject site.

Site Photos-Surrounding Areas



Looking east from Dixie Highway, directly across from the subject site. Enterprise Rent-A-Car (right), a single family dwelling unit (center), and Mosby's Towing and Transport (left)

Site Photos-Surrounding Areas



Looking south across Gillette Avenue (multi-family)

Technical Review

- Parking requirements based on the additions proposed in Case No. 17DEVPLAN1084 would require a total of 31 spaces.
 - The applicant is using a 10% reduction (Table 9.1.1 Notes City of Shivley, KY LDC June 2008) in the minimum parking requirements since TARC Route 18 passes and has a stop at the corner of Gillette Ave. and Dixie Highway.
 - The 10% reduction results in the decrease of three spaces requiring the applicant to provide a minimum of 29 spaces.
 - The applicant can only provide 23 parking spaces.

Staff Analysis and Conclusions

- The proposal meets the guidelines of the comprehensive plan:
 - The proposal does not share any parking with adjacent parcels and is not under the same ownership.
 - The site is not walkable on Dixie Highway or Gillette Avenue the applicant is requesting sidewalk waivers in both instances.
- The parking study provided is only comparable to one of the three main uses intended on the parcel in question. The office use is only for the owner, the convenience store requires temporary short term parking while the grocery and laundromat would require longer term parking.

Required Actions

- **Recommend Approval or Denial of the Parking Waiver** to reduce the required amount of parking from 29 spaces to 23 spaces (21% reduction) to the City of Shively