

**Planning Commission**  
**Staff Report**  
September 18, 2019



<b>Case No:</b>	19PARK1004
<b>Project Name:</b>	PG&J Dog Bar
<b>Location:</b>	800 Baxter Ave
<b>Owner(s):</b>	Gilwin Development LLC.
<b>Applicant:</b>	Gina Nobles
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	8 – Brandon Coan
<b>Case Manager:</b>	Jay Lockett, AICP, Planner I

**REQUEST(S)**

- **Parking Waiver** to reduce minimum parking requirement from 34 to 25.

**CASE SUMMARY/BACKGROUND**

The applicant is proposing to open a bar in an existing structure located in the Highlands area of Louisville Metro. The building area is approximately 4,000 SF, with an additional 800 SF of outdoor seating. This gives a raw parking requirement of 48 spaces based on 1/100 SF requirement for bars and taverns. The Land Development Code allows for 10% credit for available transit, and 20% for meeting the Green Design Criteria found in Land Development Code Appendix 5A (reusing an existing site, site within ½ mile of 10 basic services, high frequency TARC service). Of the 34 spaces required for this development, the applicant is able to provide 15 on the subject site and there are 8 spaces available on Breckenridge St and Baxter Ave. Two additional on-street spaces will be created after the applicant reducing the existing curb cut on Baxter to the standard 24 feet width. The other business on the subject site is a light manufacturing use that has only a single morning shift, so the parking for that use will not be needed during the peak hours of the proposed use and parking can be shared between those uses. The applicant has requested to waive the remainder of the parking requirements.

**STAFF FINDING**

There is an abundance of public parking available along public rights-of-way near the subject site. The subject site is well served by transit, bike, pedestrian networks and other alternative transportation options reducing the need for patrons to drive to the site. Therefore, the request is adequately justified and meets the standard of review.

**TECHNICAL REVIEW**

There are no outstanding technical issues associated with this request.

**INTERESTED PARTY COMMENTS**

Staff has received an email from Jackie Cobb expressing support for granting this request.

## **STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER**

- (a) The Parking Waiver is in compliance with the Comprehensive Plan; and

STAFF: The proposal would allow for the reuse of an existing site within an established activity center. The site is well served by existing transportation networks and is part of a walkable area well served by transit, bike and pedestrian networks. The elimination of parking minimums is consistent with the Traditional Marketplace form district as described in Plan 2040.

- (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 has provided as many spaces as possible on the subject site, and made a good faith effort to secure agreements with other sites for joint-use parking 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 they have provided as much as possible on site.

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

STAFF: Adjacent or nearby properties will not be adversely affected, as the development pattern of the area allows for minimum on-site parking for most sites. Businesses in the area are used to sharing public parking facilities and patrons are able to utilize alternative transportation networks to reach the area.

- (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. Patrons of bars and taverns should be discouraged from driving as much as possible. Bars and taverns have a parking requirement in the Land Development Code that is at odds with the public health, safety and welfare. Public transit, pedestrian networks and the wide availability of taxis and ride-sharing services reduce the need for patrons to drive to bars and taverns, thereby mitigating public safety issues traditionally associated with such uses.

- (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 and public spaces in the area that can accommodate generated parking demand. All streets near the area have abundant on-street parking available.

**REQUIRED ACTIONS:**

- **APPROVE** or **DENY** the **Parking Waiver**.

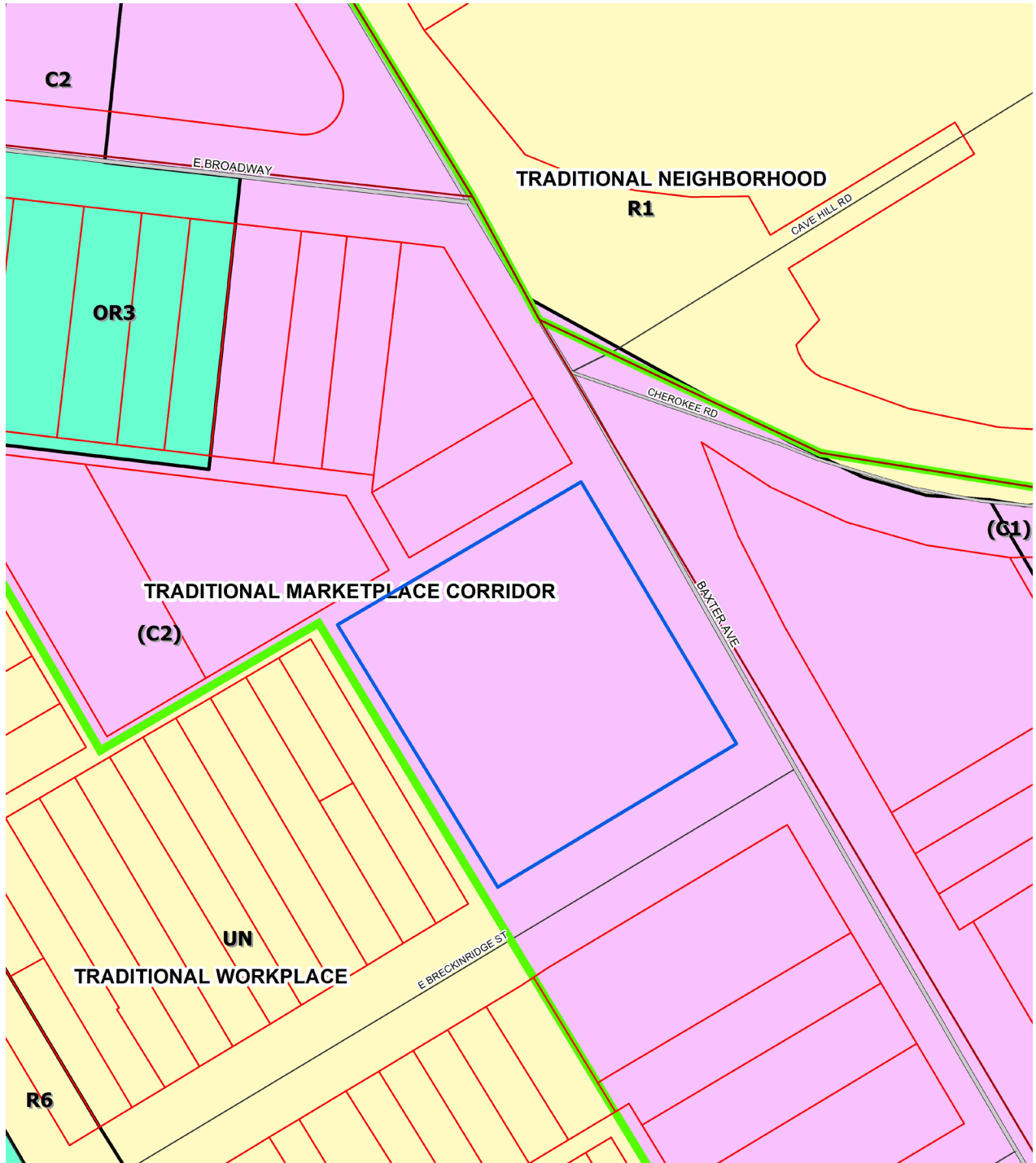
**NOTIFICATION**

Date	Purpose of Notice	Recipients
8-16-19	Hearing before DRC	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners, property owners Registered Neighborhood Groups in Council District 8

**ATTACHMENTS**

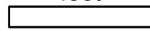
1. Zoning Map
2. Aerial Photograph
3. 1000' On-Street Parking Map
4. Proposed Site Parking Locations

1. Zoning Map



19PARK1004

feet



75

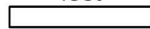
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2. Aerial Photograph



19PARK1004

feet



75

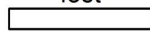
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3. 1000' On-Street Parking Map



19PARK1004 Parking Radius

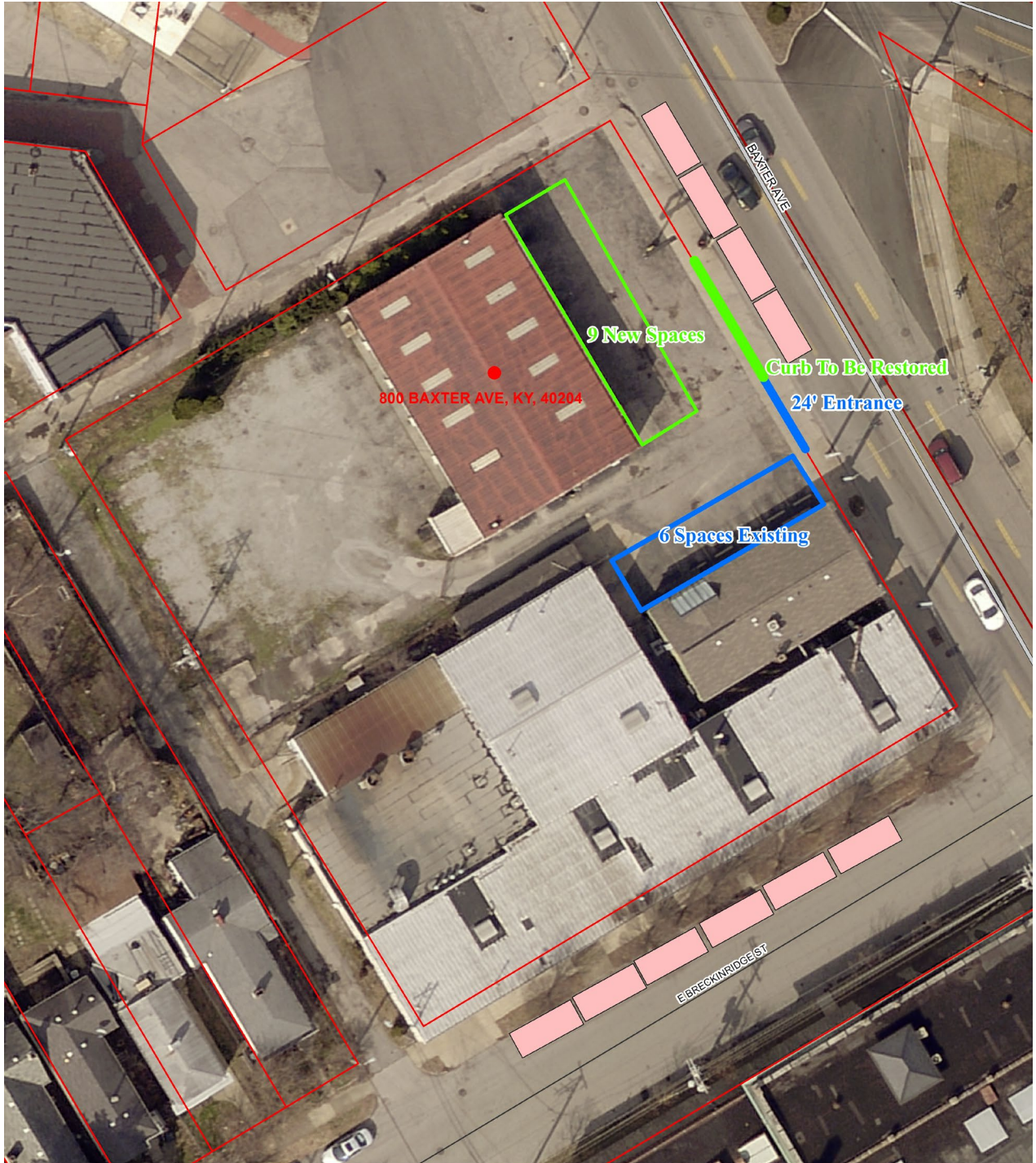
feet



250

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4. Proposed Site Parking Locations



19PARK1004

feet



30

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