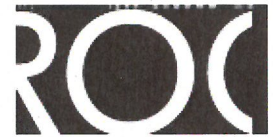


**PARKING STUDY  
SUPPLEMENT**

In support of a parking waiver to reduce  
the minimum number of parking spaces



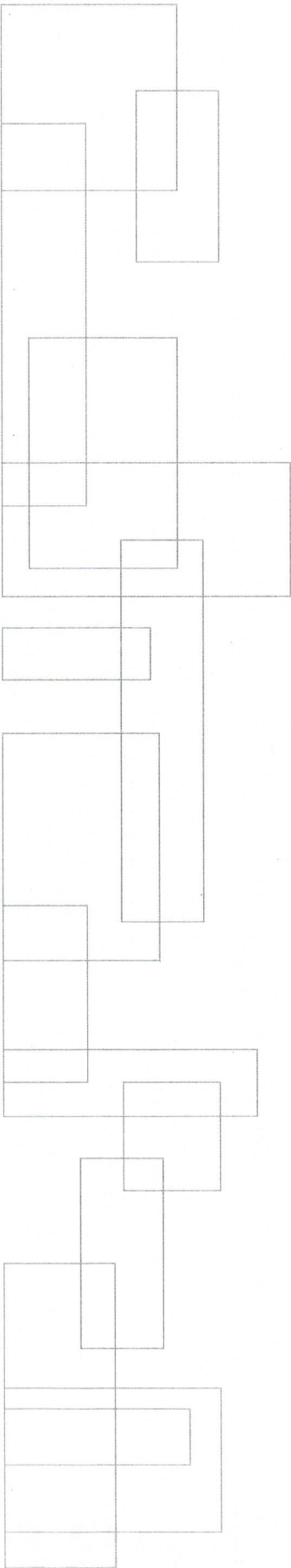
**THE ROC RESTAURANT  
1327 Bardstown Road  
Louisville, KY**

**Prepared By:**

**Ashley Brock, PE  
Civil Engineer**

**January 25, 2016  
A/E Commission No. 2015.211**

[smart design]<sup>™</sup>  
**Luckett & Farley**





**OBJECTIVE**

This Parking Study Supplement is in support of the Parking Waiver Request for the Roc Restaurant. The Parking Study and Justification Statement, Prepared by Luckett & Farley, dated January 5, 2016 identified a Public Parking lot on Bardstown Road, approximately 850’ NW of the Proposed Restaurant. This supplemental study presents and summarizes parking counts for this public lot as evidence of available parking.

**PROJECT DESCRIPTION**

Owner, Rocco Cadolini proposes to remodel the interior of the first and second floors of the existing building at 1327 Bardstown Road for upscale Italian dining atmosphere similar to that of his Roc Restaurant in the TriBeCa neighborhood of New York City. The property is zoned C-2, located within the Traditional Marketplace Corridor, and the Bardstown Road Special Overlay District. The refinished 1<sup>st</sup> and 2<sup>nd</sup> floors will provide 2,945 square feet of dining space. The small, existing kitchen space is insufficient for a restaurant of this scale. As such, a 940 square foot independent structure is proposed behind the existing building to house the new kitchen. The 935 square foot 3<sup>rd</sup> floor, is an existing finished attic space that was the top floor of the previous two-floor residential unit. This 3<sup>rd</sup> floor will not be used by the restaurant and is not intended to be occupied by restaurant patrons. The existing patio will be replaced by a new paver patio with overhead pergola structure, allowing up to 300 square feet of outdoor dining space. This project is also proposing a reconfiguration of the alley accessible parking lot to provide the maximum number of spaces possible while respecting Americans with Disabilities Act (ADA) requirements and the LDC. The parking lot also provides an off-street and off-alley loading/unloading space and a new landscape island with a new tree to provide screening to the adjacent residential developments.

**PARKING CALCULATIONS**

Existing First Floor:	1,591 SF
Existing Second Floor:	1,354 SF
Existing Third Floor*:	935 SF
Proposed Kitchen Addition:	940 SF
<u>Proposed Patio Seating</u>	<u>300 SF</u>
Total	5,120 SF

\*Floor area with ceilings 7’-0” or higher

Minimum allowable Restaurant	5,120 SF/250 = 20 Spaces
Maximum allowable Restaurant	5,120 SF/50 = 102 Spaces



Reductions:

1. Transit Route	10% reduction
2. Green Development	20% reduction
3. <u>Historic Property</u>	<u>20% reduction</u>
Total Reductions	50%

Minimum Required Parking 10 Spaces

Spaces Provided:

Street Parking	1
<u>Off-Street Parking</u>	<u>4</u>
Total	5

Requesting a waiver for the reduction of minimum parking spaces by 5.

Per LDC 9.1.3.i, a parking waiver reduction of 10% or less, or five (5) spaces or less (no matter the percentage) shall be reviewed by the Planning Director or designee.

**DATA COLLECTION METHODOLOGY**

The methodology is in accordance with LDC section 9.1.17.3, "Parking Waivers for Use of On-Street Parking Spaces Not Adjacent to Site or Spaces Located in Public Parking Lots.

Parking Survey Data:

Three separate surveys were conducted as follows:

1. Friday, January 15, 2016, 3pm-11pm
2. Saturday, January 16, 2016 4:30pm-12:30am (PEAK)
3. Tuesday, January 19, 2016, 12pm-8pm

The Public Parking lot is located at 1273 Bardstown Road, across the street from the Mid City Mall. The lot consists of 25 parking spaces. It is approximately 850' northwest of the proposed Roc Restaurant which is in compliance with the 1000' rule. Patrons would cross one street, Longest Ave, which is a signalized intersection with a painted crosswalk. The days and times chosen to study are in alignment with the days and times of the original parking study.





**PARKING STUDY & JUSTIFICATION STATEMENT**

**The Roc Restaurant  
1327 Bardstown Road  
Louisville, KY**

		Friday, January 15, 2016								
Location		3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm
Public Parking Lot, 1273 Bardstown Rd		11	12	9	11	8	12	15	15	17
		Saturday, January 16, 2016								
Location		4:30 PM	5:30 PM	6:30 PM	7:30 PM	8:30 PM	9:30 PM	10:30 PM	11:30 PM	12:30 PM
Public Parking Lot, 1273 Bardstown Rd		11	10	9	2	5	10	11	12	15
		Tuesday, January 19, 2016								
Location		12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm
Public Parking Lot, 1273 Bardstown Rd		9	9	10	13	13	13	15	15	14

**ANALYSIS**

An analysis of this parking data indicate that Saturday evening is the peak time. And that at this peak hour, there were 2 spaces available in the public parking lot. The average available spaces for the lot were 12 for Friday, 9.5 for Saturday, and 12 for Tuesday.

This parking lot is accessible to future patrons of the Roc Restaurant would have to travel southeast on Bardstown Road, cross Longest Avenue at the signalized crosswalk, with ADA ramps, and continue to the Roc entrance. A travel distance of approximately 850'

**SUMMARY**

The proposed project is in compliance with the Comprehensive Plan, the Land Development Code, and the Bardstown Road special overlay district. The proposed project will not adversely affect surrounding businesses because the Land Development Code requirements do not accurately depict the parking needs for the project and patrons will have access to the public parking lot within 1000' of the entrance. Bardstown Road is a gem for Louisville and this project will add to the character of the neighborhood and the city as a whole.



PARKING STUDY & JUSTIFICATION STATEMENT

The Roc Restaurant  
1327 Bardstown Road  
Louisville, KY



Public parking lot  
25 spaces

Path of Travel = 850 feet

Longest Avenue  
Crossing  
Signalized intersection  
with Crosswalk

Proposed Roc Restaurant

1327 Bardstown Rd