

Parking Waiver Application

Louisville Metro Planning & Design Services

Case No.: 17park 1007

19/17

Intake Staff:

Fee: 433.50



Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit http://www.louisvilleky.gov/PlanningDesign.

Project Information:

	k all that apply):	
oxdot Parking Waiver to reduce minimum parking req	uirement from15	spaces to 8
☐ Parking Waiver to increase maximum parking a	llowed from	spaces to
☐ Parking Waiver to use on-street parking spaces	that are not directly adjacen	nt or abutting the site
☐ Parking Waiver to use parking spaces located in	n a public parking lot	
Primary Project Address: _700 East Muhammad Ali	Blvd	
Additional Address(es):		
Primary Parcel ID: 016D01560000		
Additional Parcel ID(s):		
Proposed Use: Community Center	Existing Use: Communit	ty Center
Proposed Use: Community Center Deed Book(s) / Page Numbers ² : 7358x335	Existing Use: Communit	ty Center
Deed Book(s) / Page Numbers ² : 7358x335	umber of Adjoining Property	y Owners: _4
Deed Book(s) / Page Numbers ² :7358x335 The subject property contains0.2686 acres. Numbers the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of the property been the subject of the property been the property been the subject of the property been the property	umber of Adjoining Property	y Owners: _4
Deed Book(s) / Page Numbers²:7358x335 The subject property contains0.2686 acres. Note that the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the subject of a previous development of the property been the p	umber of Adjoining Property	y Owners: _4 coning, variance, appeal, and Development Report
Deed Book(s) / Page Numbers ² :	umber of Adjoining Property elopment proposal (e.g., rez ation can be found in the La	y Owners: _4 zoning, variance, appeal, and Development Report

Contact Information:

Owner: Check if primary contact	Applicant: Check if primary contact
Name: MARIA PRICE	Name: Same as Owner
Company: St. John Center, Inc.	Company:
Address: 700 East Muhammad Ali Blvd	Address:
City: Louisville State: KY Zip: 40202	City: State: Zip:
Primary Phone: 502.568.6158	Primary Phone: Alternate Phone:
Alternate Phone:	Alternate Phone:
Email: mariaprice ost, chicenter, org	Email: JUN 08 2017
Owner Signature (required): //www.A	Email: JUN 08 2017 Pine DESIGN SERVICE
Attorney: Check if primary contact	Plan prepared by: ⊠ Check if primary contact
Name:	Name: Ashley Bartley
Company:	Company: Qk4
Address:	Address: 1046 East Chestnut Street
City: State: Zip:	City: Louisville State: KY Zip: 40204
Primary Phone:	Primary Phone: 502-719-7926
Alternate Phone:	Alternate Phone: 502-585-2222
Email:	Email: abartley@qk4.com
Certification Statement: A certification statement mus subject property is (are) a limited liability company, corporation, owner(s) of record sign(s) the application.	et be submitted with any application in which the owner(s) of the partnership, association, trustee, etc., or if someone other than the
I, MARIA PRICE, in my	capacity as EXECUTIVE DIRECTOR, hereby representative/authorized agent/other
certify that ST. JOHN CENTER, INC. name of LLC/corporation/partnership/associate	is (are) the owner(s) of the property which
	rized to sign this application on behalf of the owner(s).
Signature: Marmone	Date: <u>(0, 7, 2017</u>
I understand that knowingly providing false information on this appli void. I further understand that pursuant to KRS 523.010, et seq. kno information with the intent to mislead a public servant in the perform	cation may result in any action taken hereon being declared null and owingly making a material false statement, or otherwise providing false nance of his/her duty is punishable as a Class B misdemeanor.

Parking	Waiver	Justific	ation:
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In order to justify approval of any parking waiver, the Planning Commission considers the following criteria. Please answer <u>all</u> of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

For all Parking Waivers:

 Th 	ne Parking	Waiver is in	compliance	with the	Comprehensive Plan.
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The project is an adaptive reuse in an urban area. It is also only about 30' from the form district boundary of Downtown, which has no parking requirements.

2. 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.

On street parking is available on all streets in the downtown grid in a close proximity to the property.

<u>For Waivers to reduce the minimum number of required parking spaces; OR use on-street parking spaces that are not directly adjacent to or abutting the development site; OR use parking spaces located in a public parking lot:</u>

1. The requested waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use.

There is no space on site to provide parking. Utilizing on street parking adjacent to the property is the only opportunity for parking.

2. Adjacent or nearby properties will not be adversely affected.

The property to the west is a parking garage and has seven spaces on Muhammad Ali on its frontage. Parking garages do not create any need for on street parking. Marshall Ct. between Muhammad Ali and Shelby St. (one block north) is largely vacant or parking and does not create parking needs.

3. 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.

There is only one hour during the day where 21 staff will be in the office, two hours where 20 staff are present and the other five hours of operations 16-17 staff are present.

4. There is a surplus of on-street or public spaces in the area that can accommodate the generated parking demand.

Surplus parking is available in front of the parking garage and on Marshall Street (which staff regaularly use).

Waivers to provide more parking spaces than the maximum allowed:

1.	The requirements found in Table 9.1.2 do not allow the provision of the number to accommodate the parking needs.	er of parking spaces needed
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2.	The requested increase is the minimum needed to do so.	DESIGN SERVICES
		17-0-1/1005

Please submit the completed application along with the following items:

Property information Land Development Reports for all properties included in the submittal¹ A copy of the current recorded deed(s) for all properties included in the submittal² (must show "End of Document" stamp on last page) Site plan and supporting documentation Two copies of the site plan, including the following elements. Plan drawn to a reasonable scale [engineer's scale (1" = 20') or architect's scale (1/8" = 1')] Vicinity map that shows the distance from the property to the nearest intersecting street North arrow RECEIVED Street name(s) abutting the site Existing and proposed structures and parking spaces JUN 08 2017 A Parking Study per Chapter 9.1.17 of the Land Development Code PLANNING & DESIGN SERVICES Mailing labels to notify Adjoining Property Owners (APOs)³ Notice of filing of this application is required to be mailed within 17 days of the filing deadline day. A copy of the notice should be provided to Planning & Design Services as soon as possible to be emailed to the Council District notification list. A notice template can be found on the Planning & Design website. One set of mailing label sheets for: 1st and 2nd tier APOs; 2nd through 6th class city, if applicable; those listed on the application; and any property owner within 100 feet of any on-street parking spaces or public parking lot proposed to be used to meet the requirements One copy of the APO mailing label sheets Fee (cash, charge or check made payable to Planning & Design Services) Application Fee according to fee schedule below: Number of parking spaces requested for waiver: Fee: Reduction of fewer than 5 spaces or less than \$ 215 Reduction of more than 10% but less than 30% \$ 360 or to exceed the maximum \$ 425 Reduction of 30%-50% Reduction of greater than 50% \$ 640

Resources:

Clerk's Fee: \$25.50

1. Land Development Reports can be obtained online by entering the site address at: http://ags2.lojic.org/lojiconline/

(If two or more applications are submitted simultaneously for the same site, only one clerk's fee is required)

- 2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: http://www.landrecords.jcc.ky.gov/records/S0Search.html
- 3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: https://jeffersonpva.ky.gov/
- 4. View agency comments at: http://portal.louisvilleky.gov/codesandregs/mainsearch. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.



1046 Fast Chestnut Street

Louisville, Kentucky 40204

Ph. 502-585-2222

Fx. 502-581-0406

www.gk4.com

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DESIGN SERVICES

June 8, 2016

Planning and Design Services Louisville / Jefferson County Metro Government 444 South 5th Street Suite 300 Louisville, Kentucky 40202

St. John Center - Category 2B Plan, Variance, Parking Waiver

To Whom It May Concern,

St. John Center is proposing a 2,690 SF addition to their existing facility at 700 East Muhammad Ali Boulevard. The property was originally a church (built in the 1850's) and has been providing services for homeless men since 1986. The facility is open 365 days a year. It provides social services to its clients such as assistance with finding housing, health care, and legal aide, or to simply get off the street and have a seat and a cup of coffee. The center closes at 3:00 so no food is served nor overnight stay permitted. It is where homeless men, "seek help, find hope, and move forward".

Because the site is only slightly over a quarter acre and they wish to maximize their services in this retrofit building, a building setback variance is needed as well as a parking waiver. There is no onsite parking on the property. On street parking is available on Muhammad Ali and Clay Street adjacent to the property (eight spaces). However ample parking is available one block away on Marshall Court and to the west on Muhammad Ali. Further, staff are in and out of the office throughout the day so less than half the day 100% of staff is present.

Please call if you have any further questions regarding this matter.

Sincerely,

Ashley W. Bartley, RLA



Land Development Report

June 5, 2017 3:24 PM

About LDC

Location

Parcel ID:

Parcel LRSN:

Address:

016D01560000

62187

700 E MUHAMMAD ALI BLVD

Zoning

Zoning:

Form District:

Plan Certain #:

Proposed Subdivision Name: Proposed Subdivision Docket #:

Current Subdivision Name:

Plat Book - Page:

Related Cases:

OR2

TRADITIONAL NEIGHBORHOOD

NONE NONE

NONE

NONE

NONE

NONE

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Special Review Districts

Overlay District:

Historic Preservation District:

National Register District:

Urban Renewal:

Enterprise Zone:

System Development District:

Historic Site:

NO NONE

PHOENIX HILL

YES

YES

NO

YES

NO

NO

NO

NO

NO

NO

NO

21111C0042E

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone:

FEMA Floodway Review Zone:

Local Regulatory Floodplain Zone:

Local Regulatory Conveyance Zone:

FEMA FIRM Panel:

Protected Waterways

Potential Wetland (Hydric Soil):

Streams (Approximate):

Surface Water (Approximate):

Slopes & Soils

Potential Steep Slope:

Unstable Soil:

Geology

Karst Terrain:

NO

NO NO

Sewer & Drainage

MSD Property Service Connection:

Sewer Recapture Fee Area:

Drainage Credit Program:

YES

NO

CSO118 - Project(s) Value between \$.04 - \$1.5

Services

Municipality:

LOUISVILLE

Council District:

Fire Protection District:

4 LOUISVILLE #2

Urban Service District:

YES

DB 0 7 3 5 8 PG 0 3 3 5

DEED

THIS DEED, made and entered into this // day of November, 1999, by and between:

ROMAN CATHOLIC BISHOP OF LOUISVILLE, a Corporation Sole, P.O. Box 1073
Louisville, Kentucky 40201
Party of the First Part;

and

ST. JOHN CENTER, INC. 700 East Muhammad Ali Boulevard Louisville, Kentucky 40203 Party of the Second Part; RECEIVED

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WITNESSETH:

That for a valuable consideration received, the receipt of which is hereby acknowledged. Party of the First Part hereby conveys unto Party of the Second Part, in fee simple, with Covenant of GENERAL WARRANTY, the following described property located in Louisville, Jefferson County, Kentucky, to-wit:

BEING Tract 1, shown on plat of record in Deed Book 5651, Page 22.

BEING part of the property conveyed to Party of the First Part by Deeds dated, September 21, 1910, recorded in Deed Book 726, Page 370; Deed dated, June 8, 1911, recorded in Deed Book 739, Page 114; and Deed dated June 19, 1916, Deed Book 857, Page 36, all of record in the Office of the County Clerk of Jefferson County, Kentucky.

Party of the First Part further coveriant that it is lawfully seized of the estate hereby conveyed; has full right and power to convey same, and that said

DB 0 7 3 5 8 PG 0 3 3 6

estate is free and clear of all encumbrances except all taxes due and payable in the year 1999, and all future taxes which Party of the Second Part hereby assume and agree to pay.

PROVIDED, HOWEVER, that this conveyance is made subject to restrictions, stipulations and easements of record affecting said property.

This conveyance is exempt from transfer tax pursuant to OAG 82-484.

The total cash consideration received herein is \$1.00.

Party of the Second Part agrees not to use the above described property for any unlawful, immoral or otherwise inappropriate activities inconsistent with Catholic social teachings as defined by the reigning President of the Party of the First Part at any time that the activities that the Party of the Second Part is questioned.

IN TESTIMONY WHEREOF, witness the signatures of the Party of the First and Party of the Second Part, the day and year first above written.

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THE ROMAN CATHOLIC BISHOP OF LOUISVILLE, A CORPORATION SOLE,

THOMAS C. KELLY, O.P.,

PRESIDENT

PARTY OF THE FIRST PART

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PLA	VN	111	NG &	

STATE OF KENTUCKY COUNTY OF JEFFERSON

The foregoing instrument was subscribed, sworn to and acknowledged before me this 11 day of November, 1999, by THOMAS C. KELLY, O.P., as President of THE ROMAN CATHOLIC BISHOP OF LOUISVILLE, A CORPORATION SOLE, Party of the First Part, to be his free act and deed and the free act and deed of said corporations.

ST. JOHN CENTER, INC.

PARTY OF THE SECOND PART

STATE OF KENTUCKY

SS:

COUNTY OF JEFFERSON)

The forgoing instrument was subscribed, sworn to and acknowledged before me this lay of Mourage, 1999, by Gail Wieseller, as President of the ST. JOHN day of November, 1999, by Cric Wiesel CENTER, INC., a Kentucky corporation, Party of the Second Part, to be his free act and deed and the free act and deed of said corporations.

THIS INSTRUMENT PREPARED BY:

JOHN J. FORD FORD, KLAPHEKE & MEYER Attorneys at Law 900 Kentucky Home Life Building Louisville, Kentucky 40202 (502) 584-2134

JJF5/fa:Deed/Archdiocease/St.JohnCenter

Document No.: DN1999188476 Lodged By: FORD

Recorded On: 11/19/1999

03:17:19

Total Fees:

12.00

Transfer Tax:

County Clerk: Bobbie Holsclaw-JEFF CO KY Deputy Clerk: TIFSTE

LEGAL DESCRIPTION

500x 5651 rage 22

DEED

This deed is made and entered into this 28th day of January, 1987 by and between:

RT. REVEREND THOMAS C. KELLY, Roman Catholic Bishop of Louisville, a Corporation Sole, Louisville, Kentucky, hereinafter referred to as Grantor, and

ST. JOHN GARDENS, INC., a Kentucky non-profit corporation, 629 South Shelby Street, Louisville, Ky. 40204, hereinafter referred to as Grantee.

WITNESSETH, that for the total consideration of \$51,7° J.00, the receipt of which the Grantor hereby acknowledges, the Grantor hereby conveys with covenant of general warranty unto the Grantee in fee simple, the following described property known as 706 E. Muhammad Ali Blvd. located in Louisville, Jefferson County, Kentucky:

BEGINNING at a point opposite a cross cut in concrete on the S. right-of-way line of Muhammad Ali Blvd. (formerly Walnut St.) 69.69 ft. East of the East right-of-way line of Clay St.; thence with same S 82-06-15 E., 82.41 ft. to another cross cut; thence S 7-50-15 W, 95.75 ft. to a R. R. spike; thence S . 82-06-15 E., 99.17 ft. to an iron pipe; thence S 7-50-15 W, 69.25 ft. to an alley; thence with same N 82-06-15 W. 178.18 ft. to a point opposite a cross cut in the concrete; thence N 7-50-15 E. 59.60 ft. to a cross cut in concrete; thence N 82-06-15 W. 3.40 ft. to another cross cut in concrete; N 7-50-15 E. 105.40 ft. to the south line of Muhammad Ali Blvd., the point of beginning, containing 20,261 sq.ft.

Being the same property acquired by the Grantor by a deed dated September 21, 1910, and recorded in Deed Book 726, Page 370 in the Office of the County Clerk of Jefferson County, Kentucky

Being the same property described as Tract #2 (Tr #2) in the attached plat of survey.

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MORK 5651 PAGE 22

St. John Center Parking Study

Conducted May 2017

Compiled June 2017

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STAFF & VOLUNTEER COUNTS: CURRENT & FUTURE

HOUR-BY-HOUR COUNTS OF TOTAL NUMBER OF INDIVIDUALS (BY CATEGORY)

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		V	WEEKDAY			
	CUR	RENT	CURRENT TOTAL	FUTURE	ADDITIONAL	FUTURE TOTAL
TIME OF DAY	STAFF	VOLUNTEERS	(BY HOUR)	STAFF	VOLUNTEERS	(BY HOUR)
7:00 - 9:00 AM	9	5	14	2		16
9:00 - 11:00 AM	10	5	15	4	1	20
11:00 AM - 2:00 PM	10	3 13 4		17		
2:00 - 3:00 PM	14	3	17	4		21
3:00 - 5:00 PM	4		4			4

		V	VEEKEND			
	CUR	RENT	CURRENT TOTAL	FUTURE A	ADDITIONAL	FUTURE TOTAL
TIME OF DAY	STAFF	VOLUNTEERS	(BY HOUR)	STAFF	VOLUNTEERS	(BY HOUR)
7:00 - 9:00 AM	2	5	7			7
9:00 - 11:00 AM	2	5	7			7
11:00 AM - 2:00 PM	2	5	7			7
2:00 - 3:00 PM	2	5	7			7
3:00 - 5:00 PM						0

NOTES:

- 1. AT 9:00 A.M., (4) STAFF CASE MANAGERS HEAD ELSEWHERE FOR WORK IN THE FIELD. THEY RETURN AT 2:00 P.M.
- 2. THE SERVED HOMELESS POPULATION DOES NOT GENERATE ANY PARKING NEEDS.
- 3. THE MAXIMUM NUMBER OF STAFF & VOLUNTEERS CURRENTLY IS 17, WHICH OCCURS BETWEEN 2:00 3:00 PM WEEKDAYS. WITH THE EXPANSION, THE MAXIMUM NUMBER WILL BE 21, ALSO FROM 2:00 3:00 PM.

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St. John Cent	St. John Center Parking Study					
Sunday, May 14, 2017	14, 2017					
TIME	Muhammad Ali -	Muhammad Ali -	Muhammad Ali -			
- 1101	In front of garage (7)	North (4)	South (2)	Clay Street - West (4)	Clay Street - West (4) Clay Street - East (6)	TOTAL (23)
10:00 AM	0	2	2	0	0	4
11:00 AM	0	3	2	0	0	5
12:00 PM	0	2	2	0	0	4
1:00 PM	0	2	2	0	0	4
2:00 PM	0	0	2	0	0	2
3:00 PM	0	0	2	0	0	2

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St. John Cen	St. John Center Parking Study					
Monday, May 15, 2017	7 15, 2017					
TIME	Muhammad Ali - In front of garage (7)	Muhammad Ali - North (4)	Muhammad Ali - South (2)	Clay Street - West (4)	Clay Street - West (4) Clay Street - East (6) TOTAL (23)	TOTAL (23)
10:00 AM	0	4	2	4	9	16
11:00 AM	0	4	2	4	5	15
12:00 PM	0	4	2	4	9	16
1:00 PM	0	4	2	4	5	15
2:00 PM	0	3	0	4	5	12
3:00 PM	0	4	П	.3	4	12

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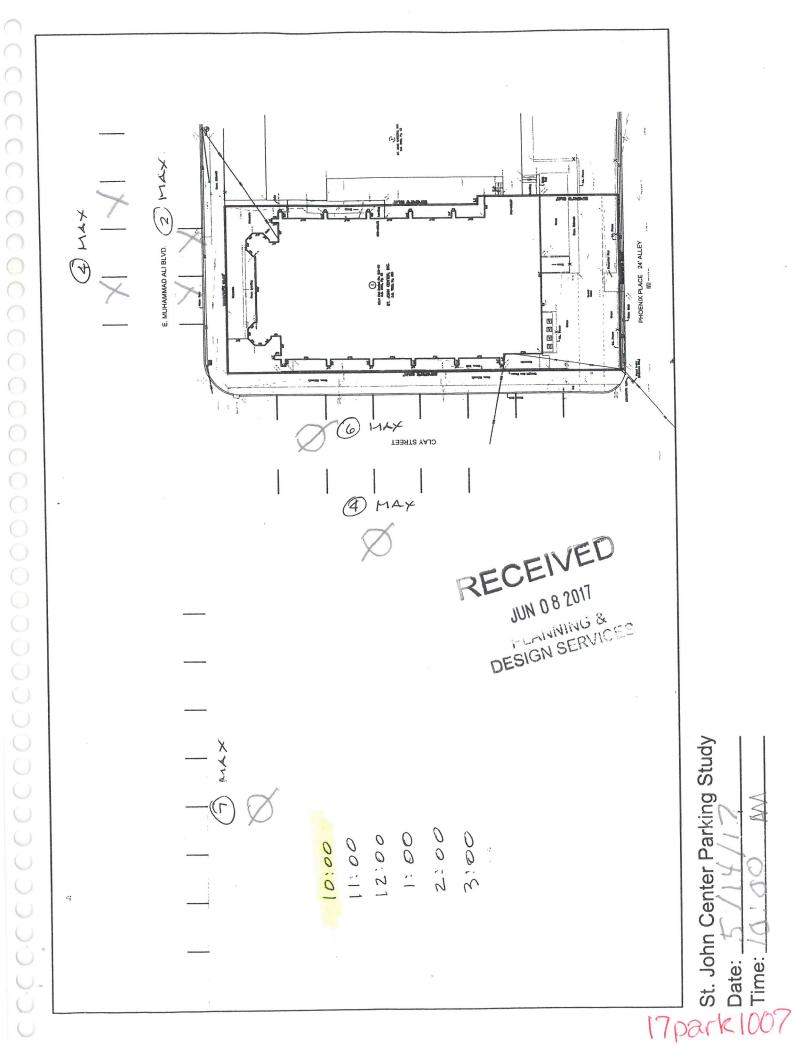
St. John Cent	St. John Center Parking Study					
Tuesday. May 16, 2017	16, 2017					
TIME	Muhammad Ali -	Muhammad Ali - North (4)	Muhammad Ali - South (2)	Clay Street - West (4)	Clay Street - West (4) Clay Street - East (6)	TOTAL (23)
10:00 AM	0	4	2	4	9	16
11:00 AM	1	4	2	4	9	17
12:00 PM	0	4	2	4	5	15
1:00 PM	0	8	2	33	5	13
2:00 PM	0	£	2	33	5	13
3:00 PM	0	3	2	8	5	13

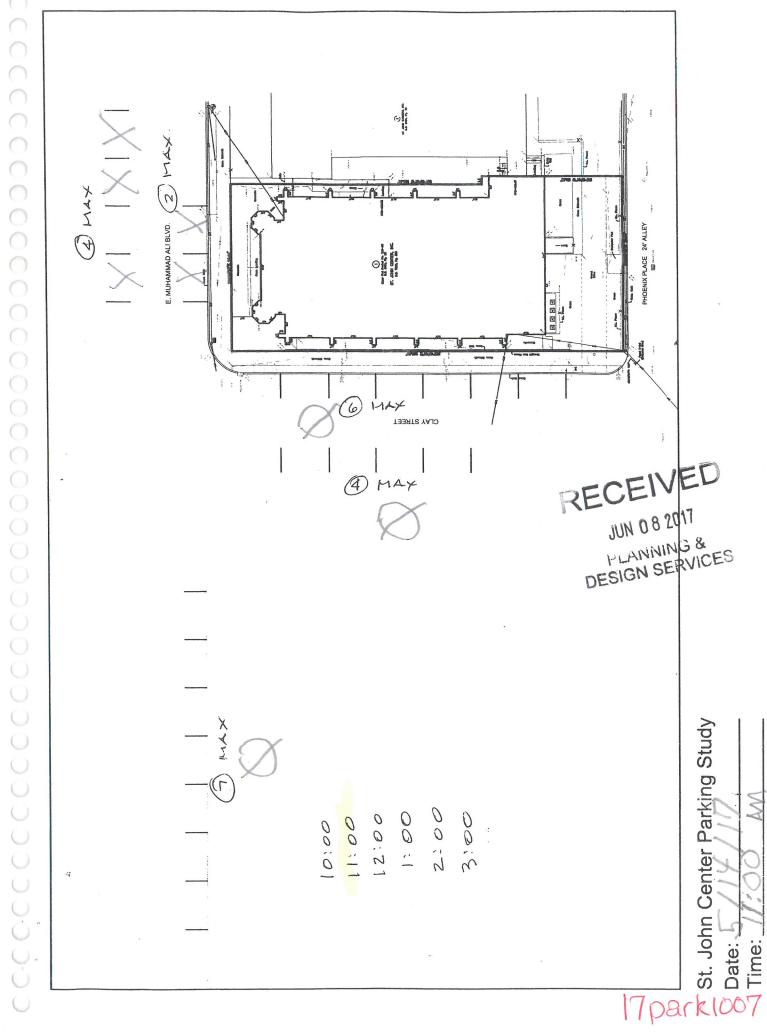
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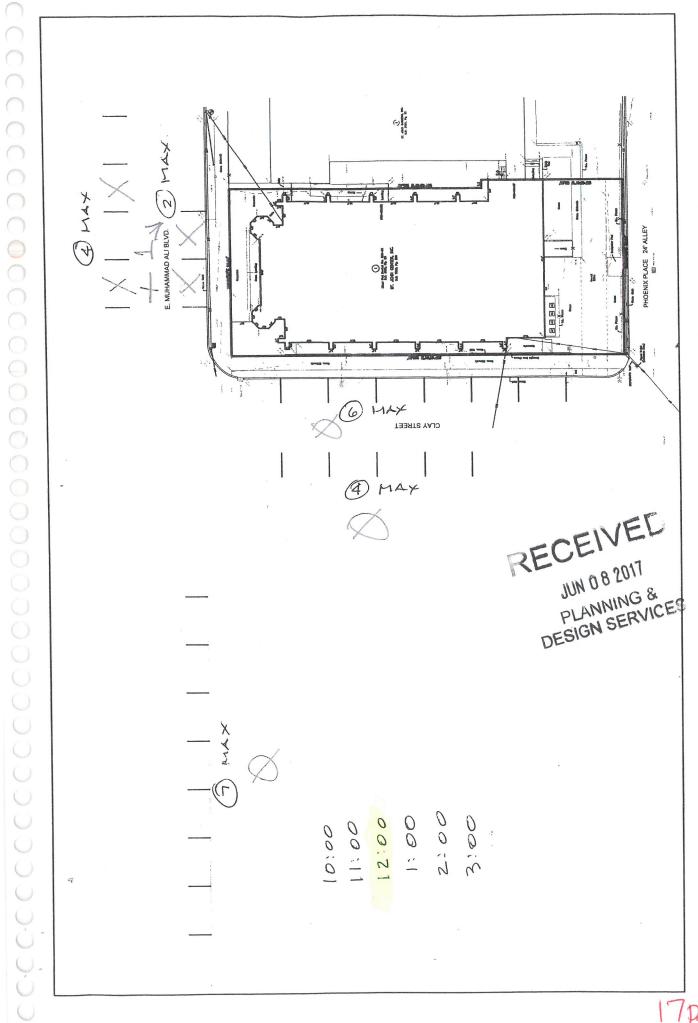
JUN 0 8 2017 PLANNING & DESIGN SERVICES

St. John Cent	St. John Center Parking Study					
Wednesday, May 17, 2017	May 17, 2017					
TIME	Muhammad Ali -	Muhammad Ali -	Muhammad Ali - South (2)	Clay Street - West (4)	Clay Street - West (4) Clay Street - East (6)	TOTAL (23)
10.00 AM		4	2	4	9	16
11:00 AM	, ,	4	2	3	9	16
12.00 PM	С	4	2	2	5	13
1:00 PM	0	4	2	4	5	15
2:00 PM	0	4	2	4	5	15
3:00 PM	0	4	2	4	4	14

JUN 08 2017
PLANNING &
DESIGN SERVICES

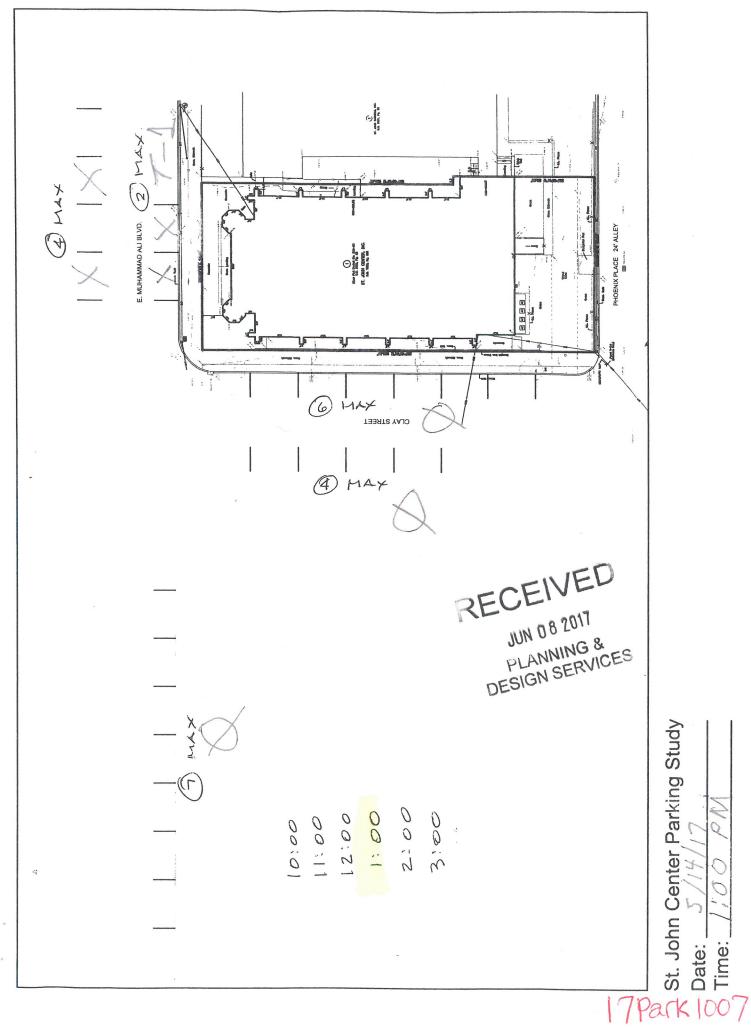


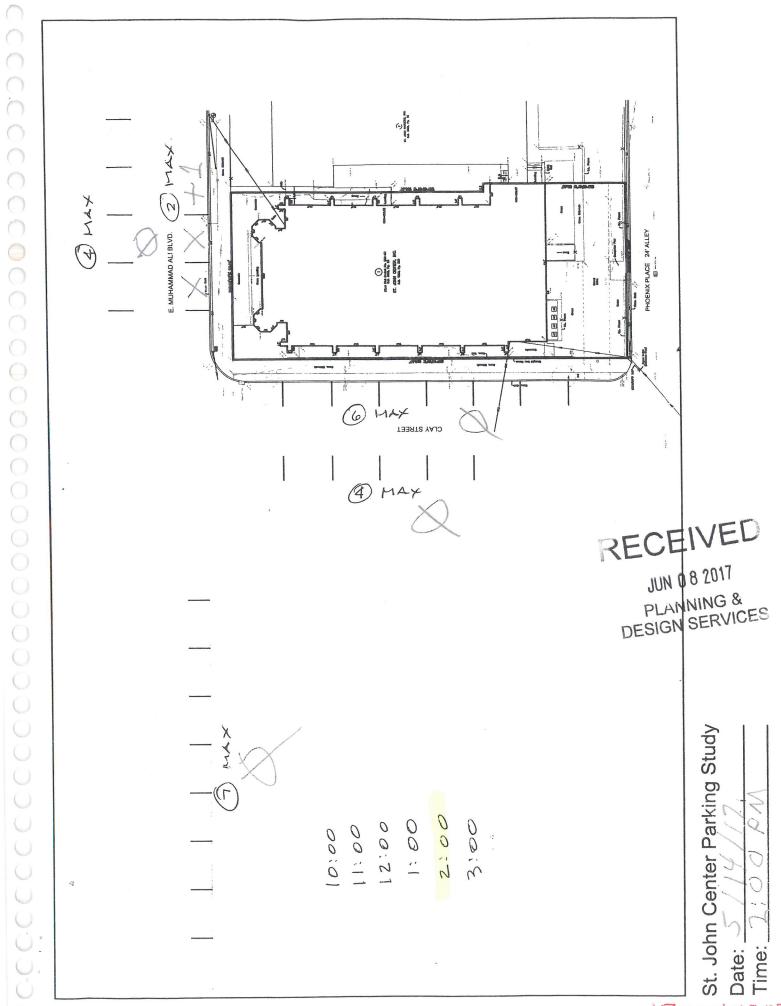


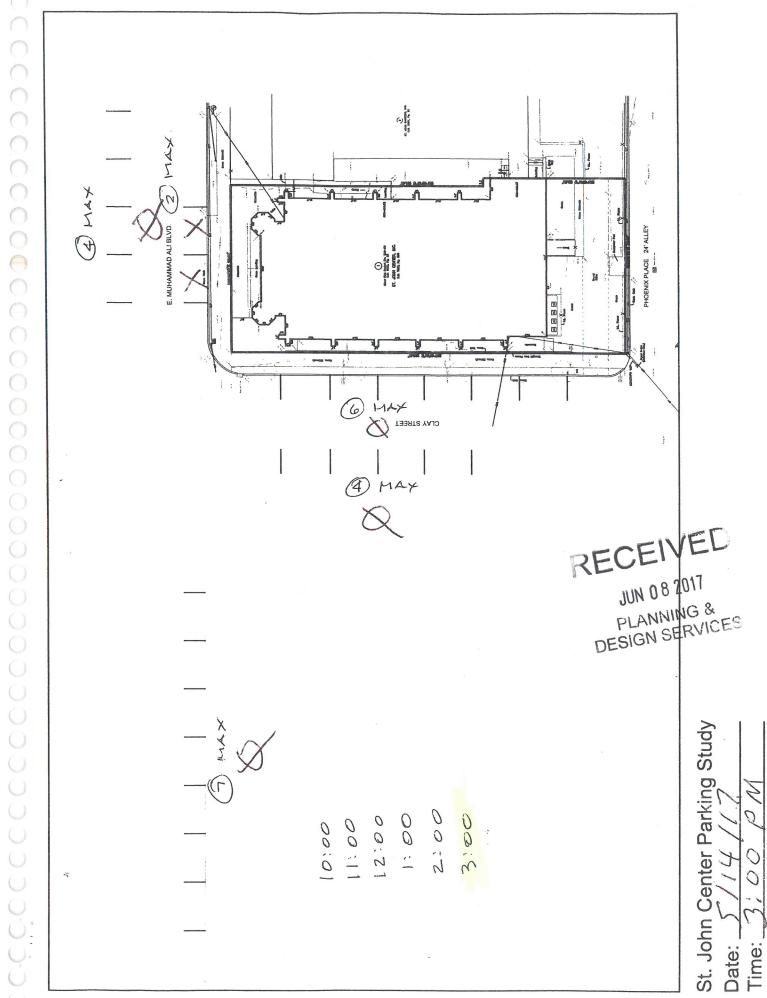


St. John Center Parking Study

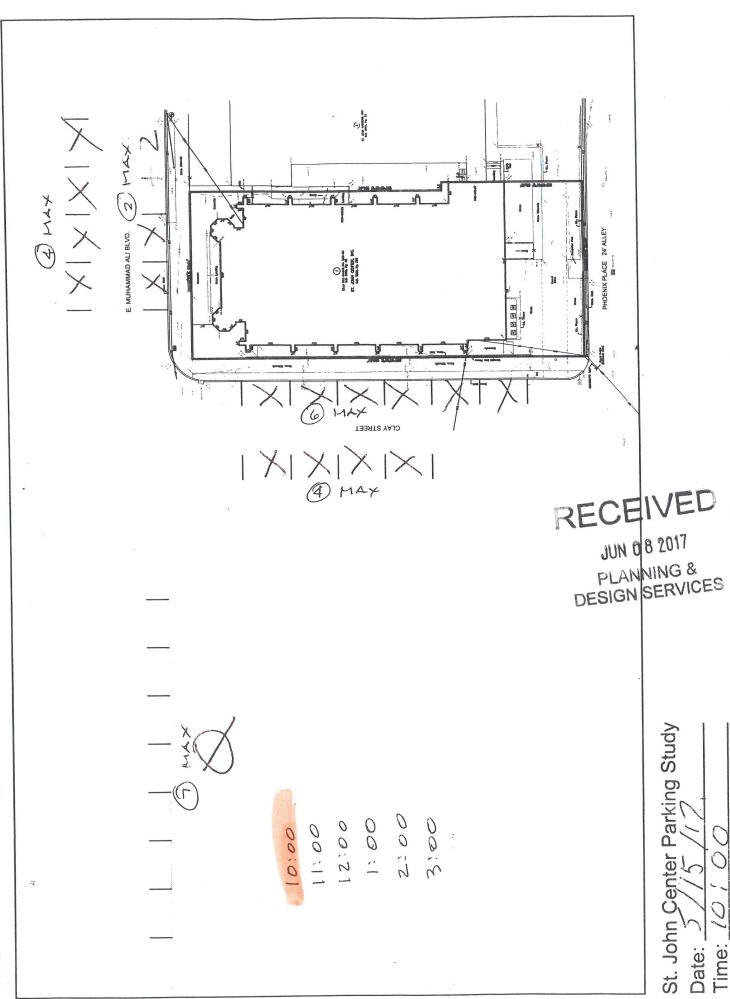
Date: Time: DM

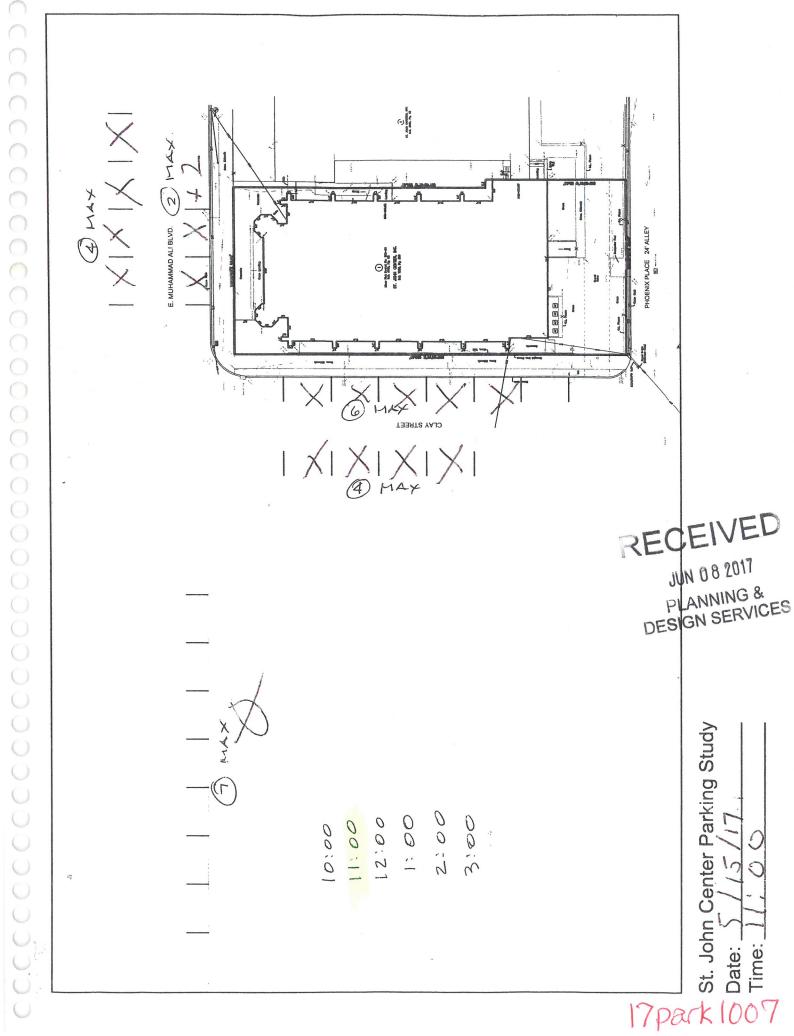


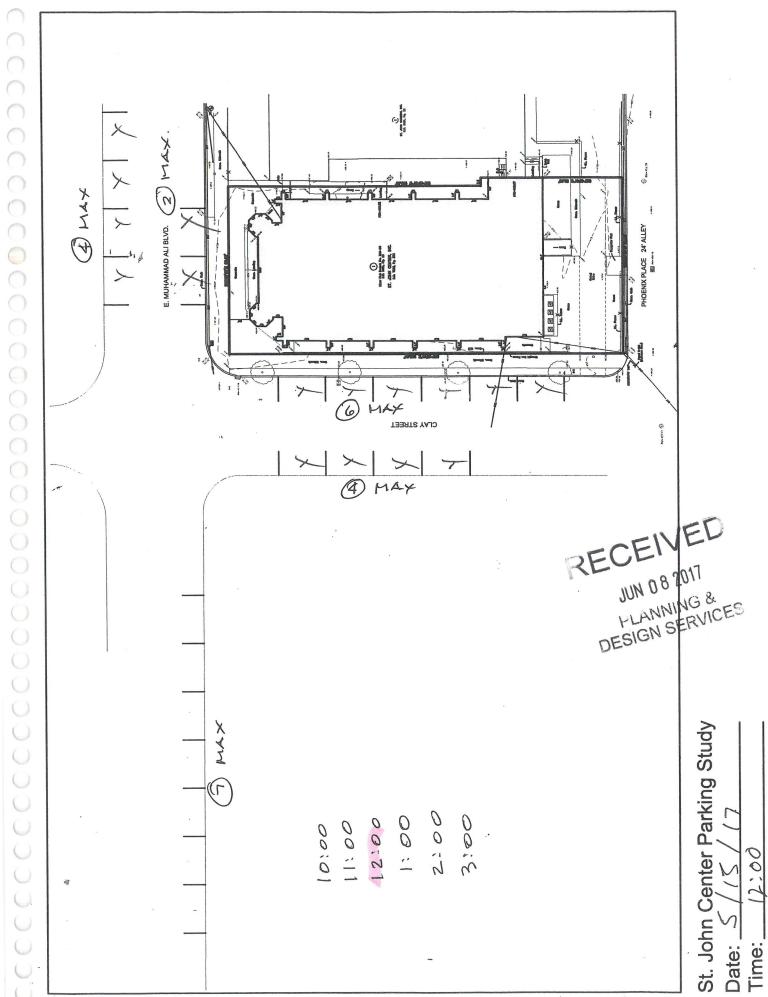


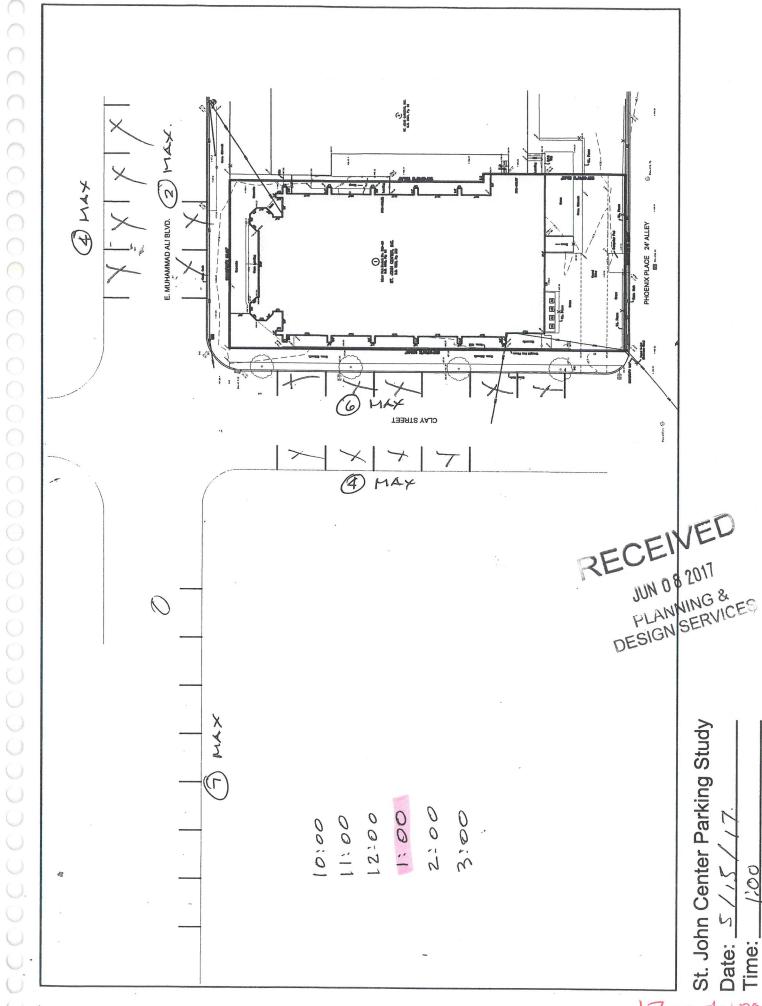


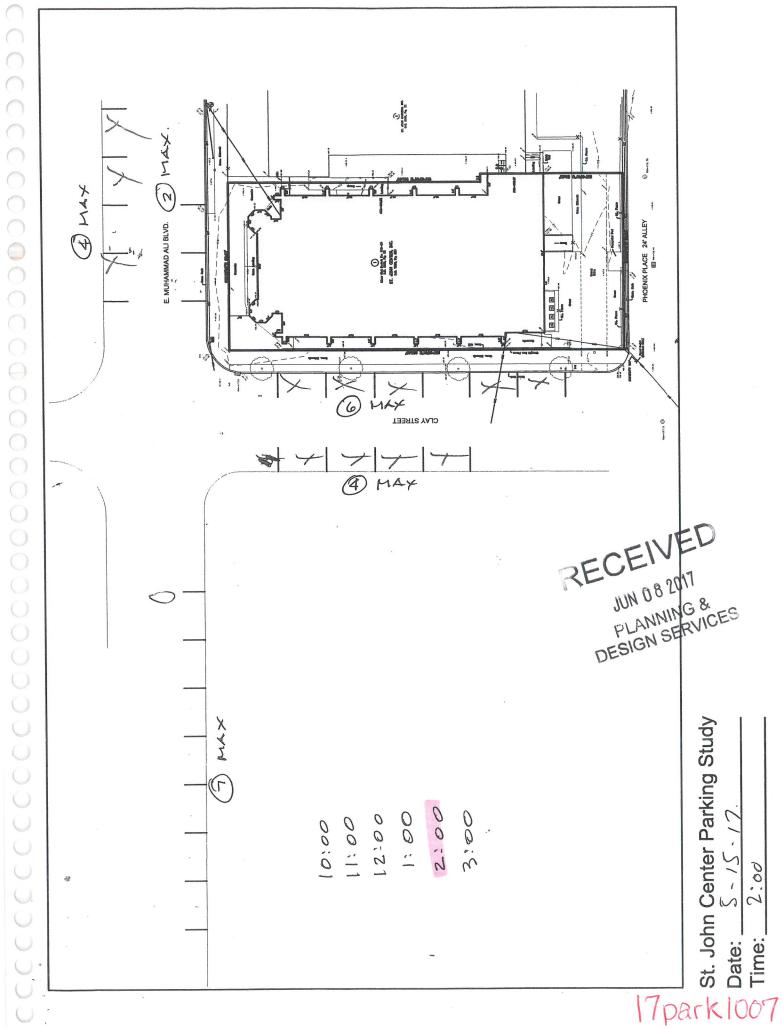
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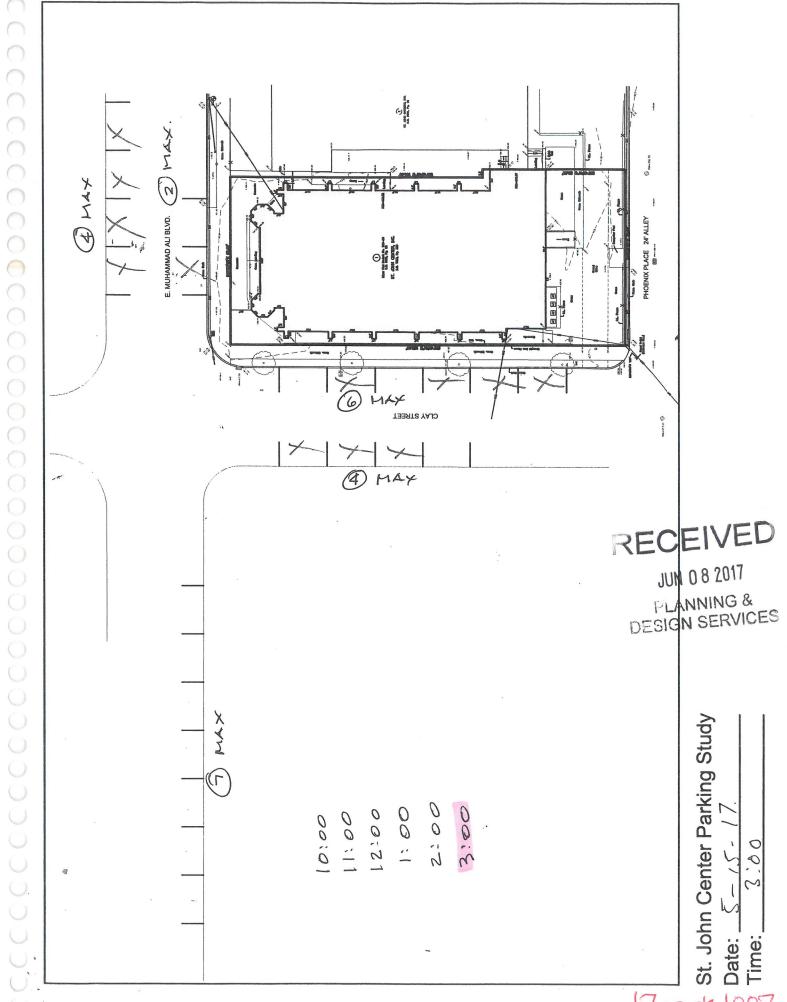




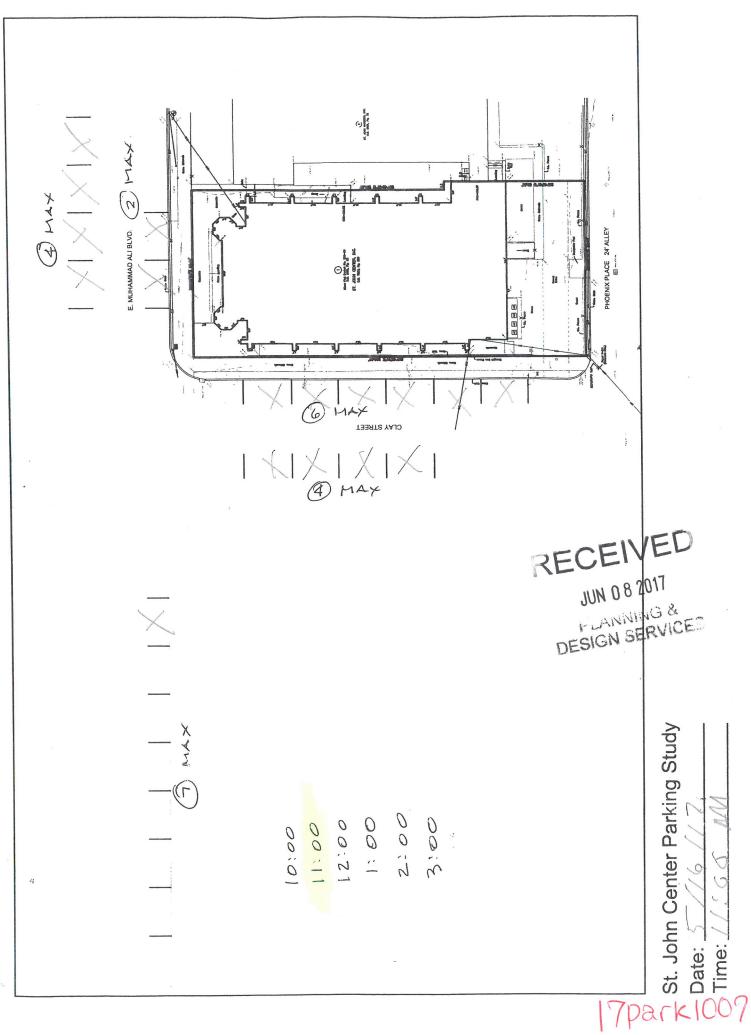


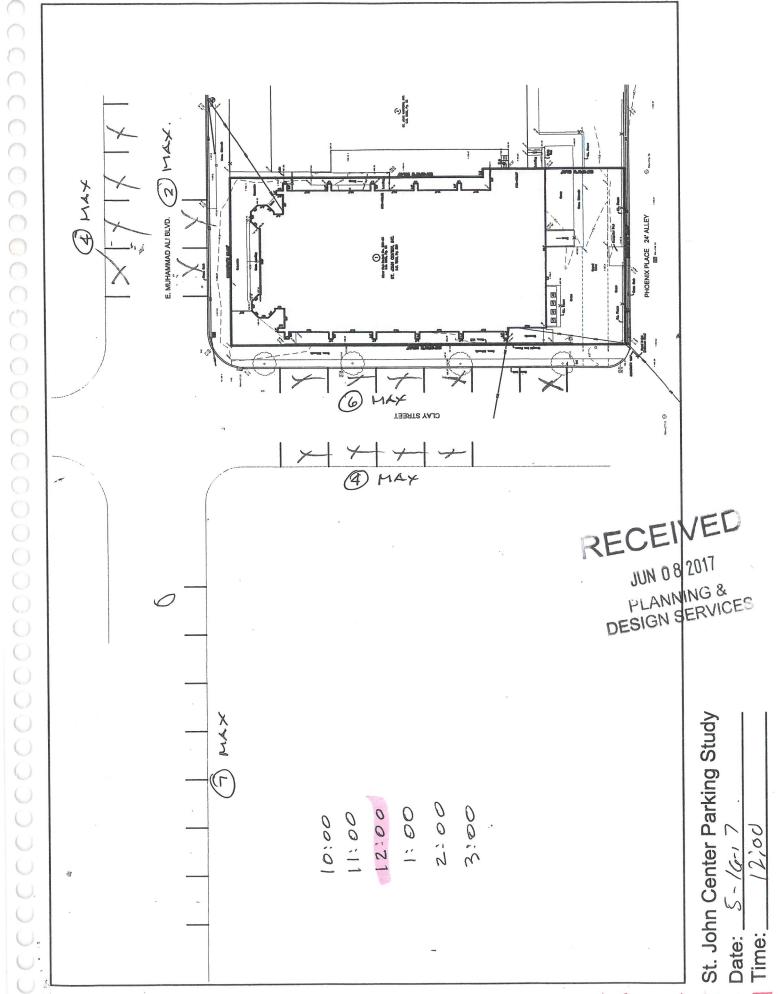


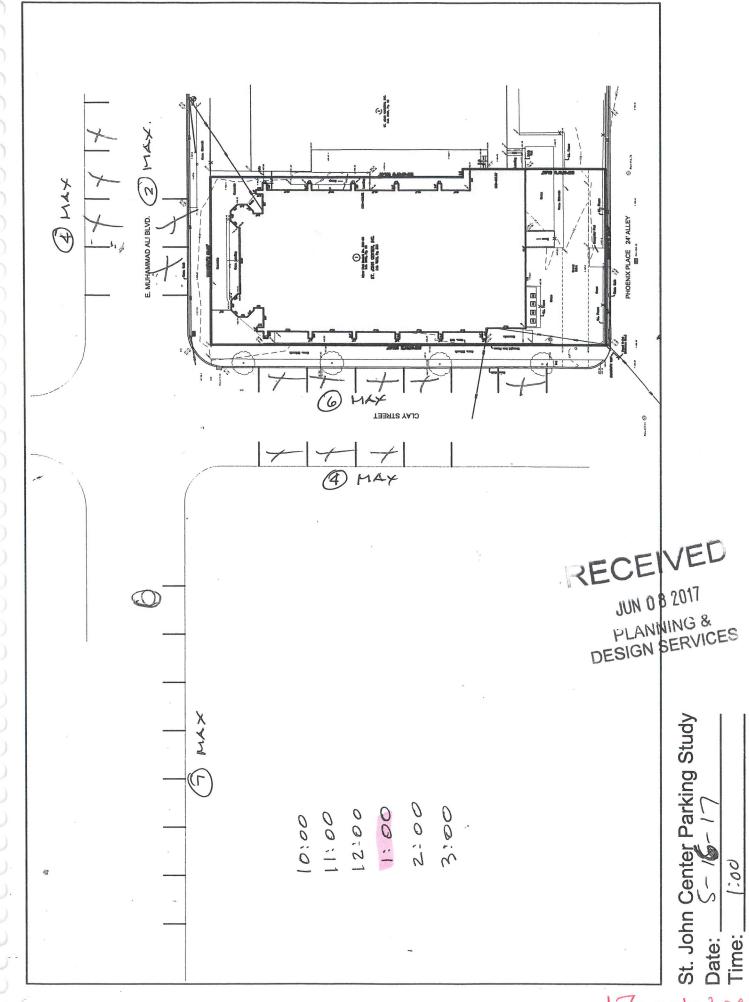


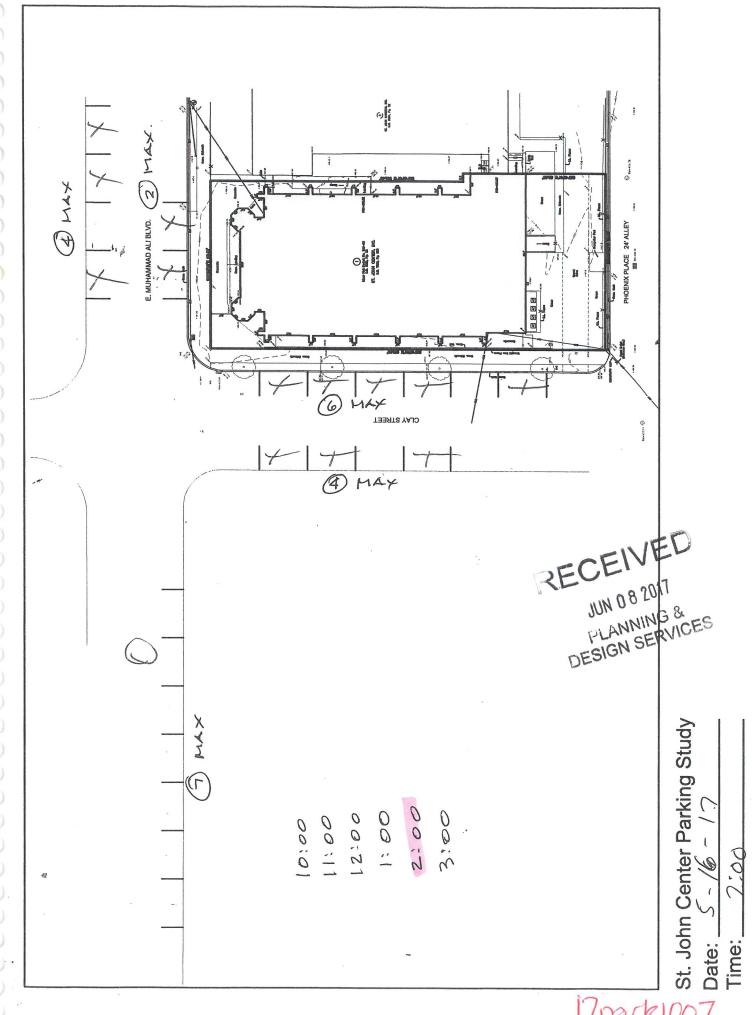


E. MUHAMMAD ALI BLVD. (2) 174X CLAY STREET RECEIVED JUN 08 2017 PLANNING & DESIGN SERVICES St. John Center Parking Study
Date: 7// /// 2:00 1:00 3:00 00:11

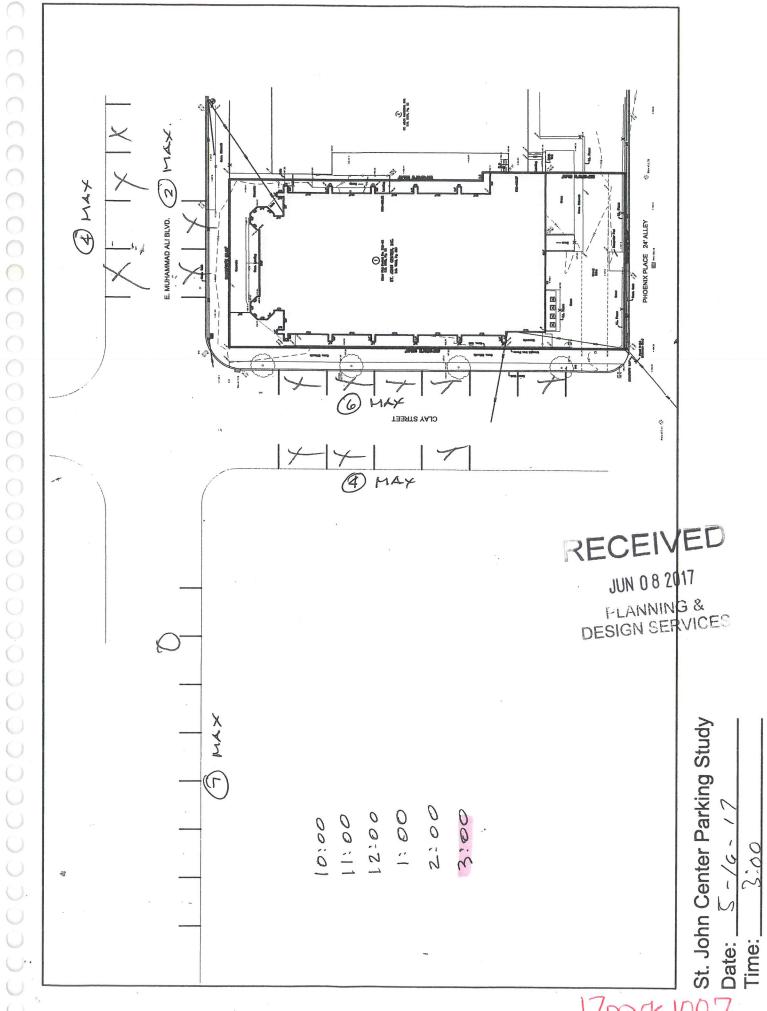


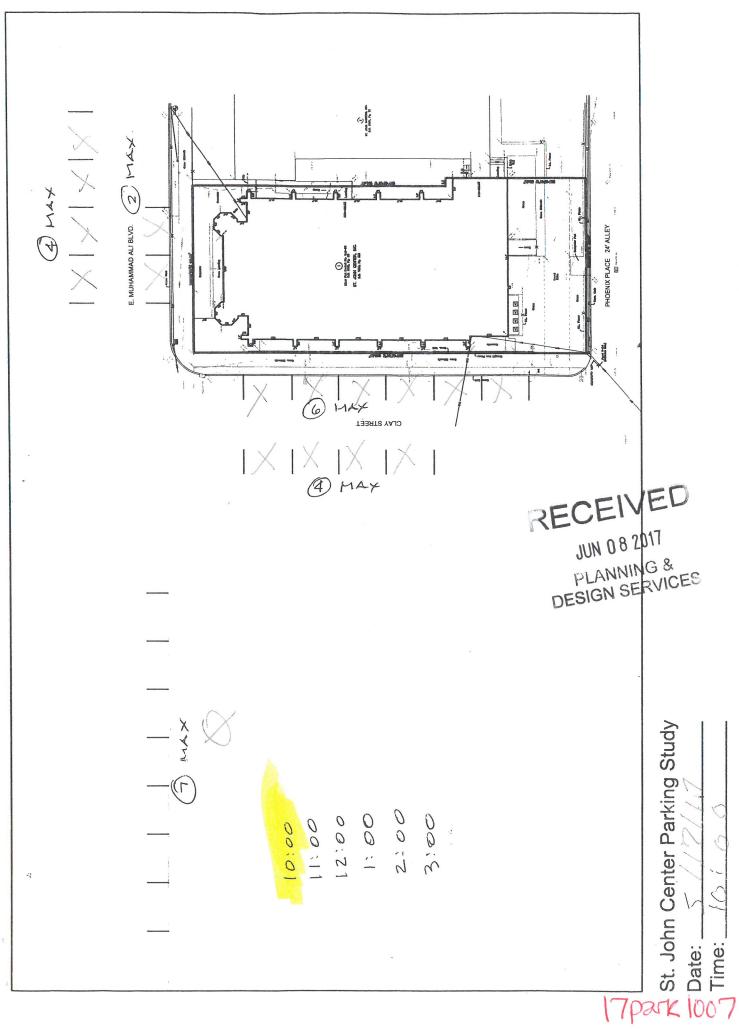




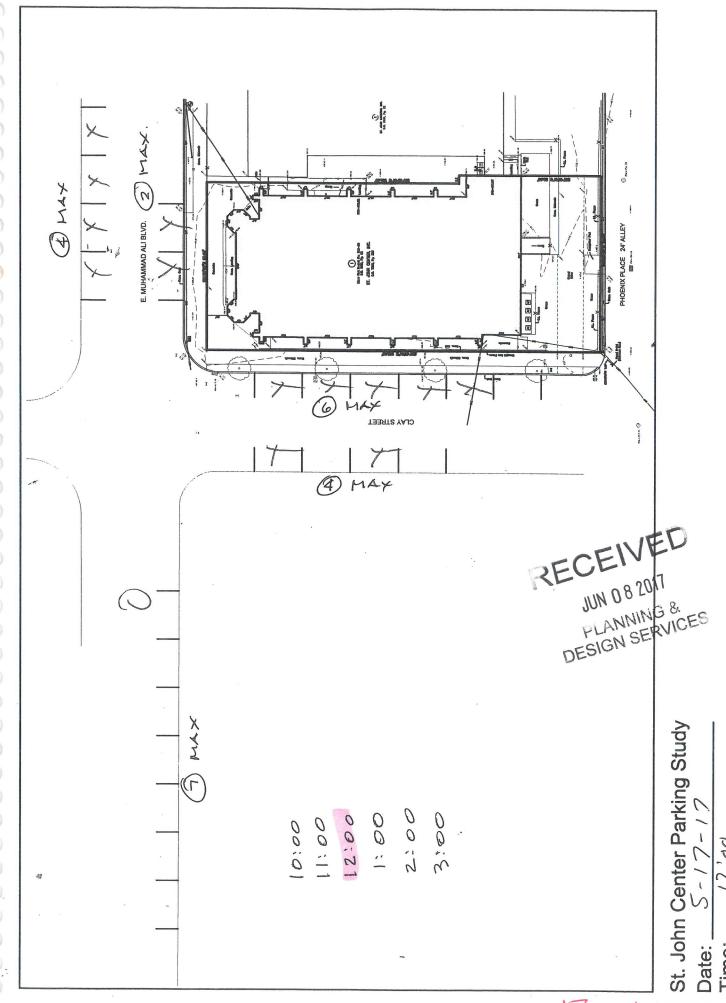


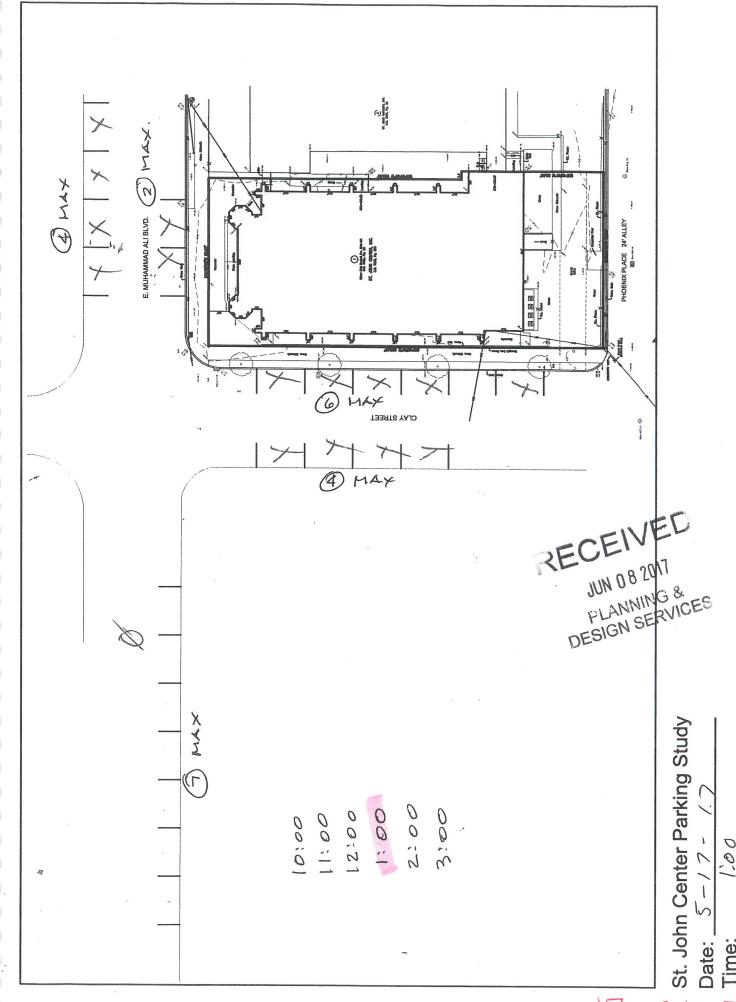
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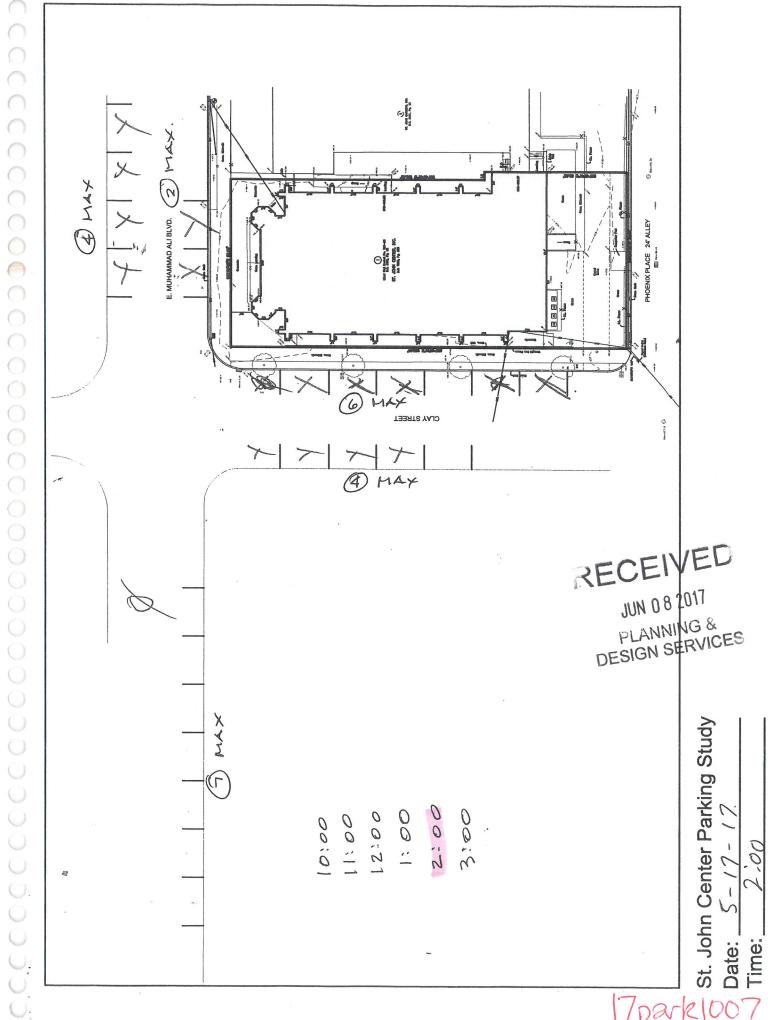


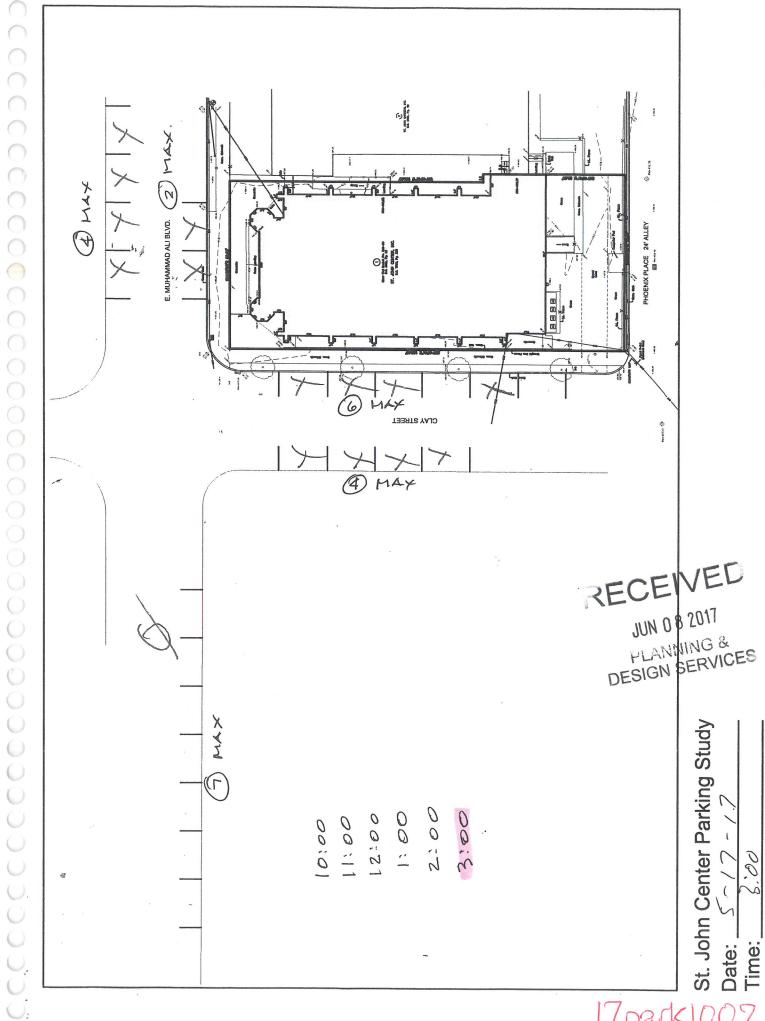
F. and switches no. E. MUHAMMAD ALI BLVD. (2) 174X 4 RECEIVED JUN 0 8 2017 PLANNING & DESIGN SERVICES St. John Center Parking Study
Date: 7:00 1:00 00:21 000: 3:00 10:00





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Commonwealth of KY for University of Louisville Grawemeyer Hall Louisville KY 40292

Louisville Gas and Electric 220 West Main Street #1400 Louisville KY 40202

Louisville Metro Housing Authority 311 West Chestnut Street Louisville KY 40202

Planning & Design 444 S. 5th Street 3rd Floor Louisville KY 40202

Saint Johns Gardens Inc. 629 South Shelby Street Louisville KY 40202

Family Health Centers, Inc. 2215 Portland Avenue Louisville KY 40212

Phoenix Place Louisville LLC 103 Garwemeyer Hall Louisville KY 40292