



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY • 608 S. THIRD STREET
LOUISVILLE, KY 40202
PHONE : (502) 584-6271 • FAX : (502) 584-6292

PARKING CALCULATION JUSTIFICATION

2612 S. English Station Road
February 11, 2025

The proposed use is an event center with a carriage house for the purposes of hosting weddings, parties, corporate events and other gatherings of the like. The Event Center will be housed in an existing 49,068 SF building. There are also plans for a future 2,800 SF Carriage House to serve guests of the event center.

There will be two separate event spaces, separated by a back-of-house area and business offices for the venue. The smaller event space is anticipated to accommodate up to 300 people. The larger event space is anticipated to accommodate up to 700 people. If both spaces are occupied at the same time, that could be a total of approximately 1000 people on site.

Today, the Land Development Code does not have specific parking requirements for an event space, so we have been tasked with justifying the amount of parking shown on the plan. We chose to model our parking calculations after the requirements for an indoor athletic facility because that is also a potentially large building that accommodates large groups of people. The calculations on the latest plan are as follows:

BUILDING AREA: 51,868 SF

PARKING REQUIRED (1 SPACE/300 SF): 173 SPACES

PARKING ALLOWED (1 SPACE/100 SF): 519 SPACES

PARKING PROVIDED: 220 SPACES

It is important to note that these calculations do not consider the applicable reductions available in Land Development Code 9.1.3.F. We believe we would be eligible for a 20% reduction for meeting green site design criteria, plus any additional reductions for carpool parking or extra bike parking.

We also looked at several different categories in the current code as well as some from previous versions of the code as outlined in the table below:

Use	Min. Parking Required		Max. Parking Allowed	
Current Version of Code				
Restaurant	1/500 SF	104 Spaces	1/100 SF	519 Spaces
Indoor Athletic Facility	1/300 SF	173 Spaces	1/100 SF	519 Spaces
Previous Versions of Code				
Reception Hall	1/100 SF	519 Spaces	1/50 SF	1037 Spaces
Stadiums	1/4 Seats	250 Spaces	1/2.5 Seats	400 Spaces
Social Clubs	1/150 SF	346 Spaces	1/75 SF	692 Spaces
Churches	1/3 Seats	333 Spaces	125% of Min.	416 Spaces

This gives us a minimum requirement between 104 and 519 spaces and a maximum allowed between 400 and 1,037 spaces. Knowing that the code was recently revised to reduce the required amount of parking across the board, we felt like the old code requirements were not in keeping with the standards being used today.

We also took a look at some other event space cases that have been approved by BOZA as follows:

- Case # 19-CUP-1036 for the Stables at Floyds Fork Event Venue used 1 space per 3 seats for the minimum parking requirement and 125% of the minimum for the maximum requirement. They also took advantage of the applicable reductions in chapter 9 of the land development code which resulted in a required ratio of 1 space per 3.7 seats.
- Case # 17-CUP-1058 for the Hazelnut Farm Private Club used 1 space / 100 SF for the minimum parking requirement and 1 space / 50 SF for the maximum parking requirement. This was likely due to the requirements of the Land Development Code for event venues at the time.

Both of these cases are more than 5 years old and predate the parking reductions in the Land Development Code so we didn't feel that they were directly applicable to our case either. Afterall, we are in the Floyds Fork Overlay, and we understand that limiting new hard surface is important.

Finally, provisions for overflow parking have been built into the plan. Should this business determine that additional parking is needed once they get up and running, there is ample space on site where parking can be expanded as indicated on the development plan.