

LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES
March 12, 2020

NEW BUSINESS

20-ZONE-0007

Request: Change in zoning from R-4 to C-1, with Detailed District Development Plan and Binding Elements and associated Waivers with abandonment of CUP

Project Name: Mike's Carwash

Location: 2962 Breckinridge Lane

Owner: Taylorsville Road Realty

Applicant: Mike's Carwash

Representative: Dinsmore & Shohl LLC

Jurisdiction: Louisville Metro

Council District: 26 – Brent Ackerson

Case Manager: Dante St. Germain, AICP, Planner II

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

01:12:20 Ms. St. Germain discussed the case summary, standard of review and staff analysis from the staff report.

The following spoke in favor of this request:

Cliff Ashburner, Dinsmore and Shohl, LLC, 101 South 5th Street, Suite 2500, Louisville, Ky. 40202

Summary of testimony of those in favor:

01:18:20 Mr. Ashburner gave a power point presentation. A large portion of the parking will be converted to green space. Mike's Carwash is a family owned company based out of Ohio.

There's one customer entrance. There will be an express lane and it's a clean and well maintained operation. They walk the site every 2 hours to pick up trash.

Mr. Ashburner discussed the access points, which are existing, and the landscaping. The same kind of buffering concept that was in place when the Frisch's was approved is going to be carried over for Mike's Carwash.

The following spoke in opposition to this request:

Renee' Aldrich, 5151 Jefferson Boulevard, Suite 102, Louisville, Ky. 40219

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Summary of testimony of those in opposition:

01:25:26 Ms. Aldrich with Paragon Management Group, the Association Manager for El Conquistador Condominiums Association stated there's a car wash being built 2,000 - 3,000 feet away on a very busy intersection already. Traffic is horrendous and people cut through El Conquistador's parking lot. Also, noise and continuous encroachment on the residential are concerns.

Ms. Aldrich said she received the first notice for this case, but not the second notice.

Rebuttal:

01:30:43 Mr. Ashburner said he will double-check the notice process. It's unusual for someone to be on the first list but not make it to the second. Regarding traffic and noise, after crossing Hikes Ln. and Breckinridge Ln., the noise will not be discernable. There is more road noise from Breckinridge Ln.

01:31:51 Mr. Ashburner stated, this site is best suited for auto-centric uses, on major roads and major intersections where there will be lots of cars. It's a great place for a car wash. The case is ready to go to the public hearing.

1:33:01 Commissioner Carlson requests a binding element regarding hours of operation. Mr. Ashburner agrees. Also provide a binding element for noise or some evidence regarding the sound pressures generated by the equipment versus the traffic noise. Mr. Ashburner said it's a central vacuum system so the motor for the vacuum is not actually at the car. Mr. Ashburner will provide that information for the record.

01:34:14 Commissioner Daniels asked if there will be signage for no loud music. Mr. Ashburner said yes.

Deliberation

01:36:03 Planning Commission deliberation.

An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

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The Committee by general consensus placed this case on the April 2, 2020 public hearing at the Old Jail Building.