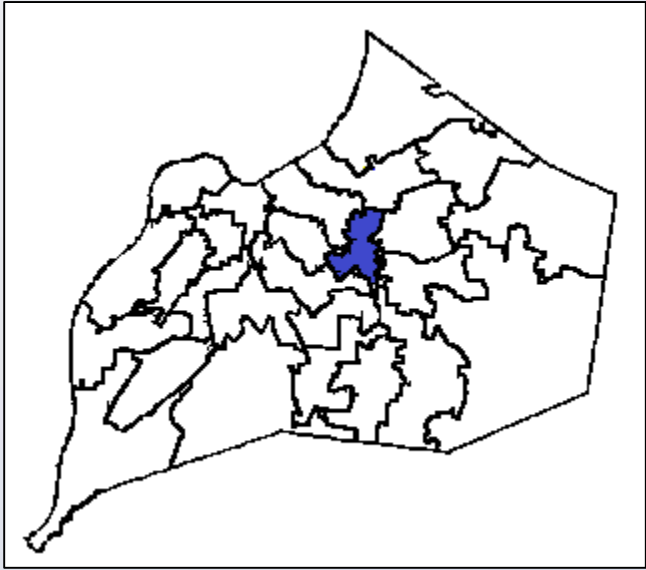
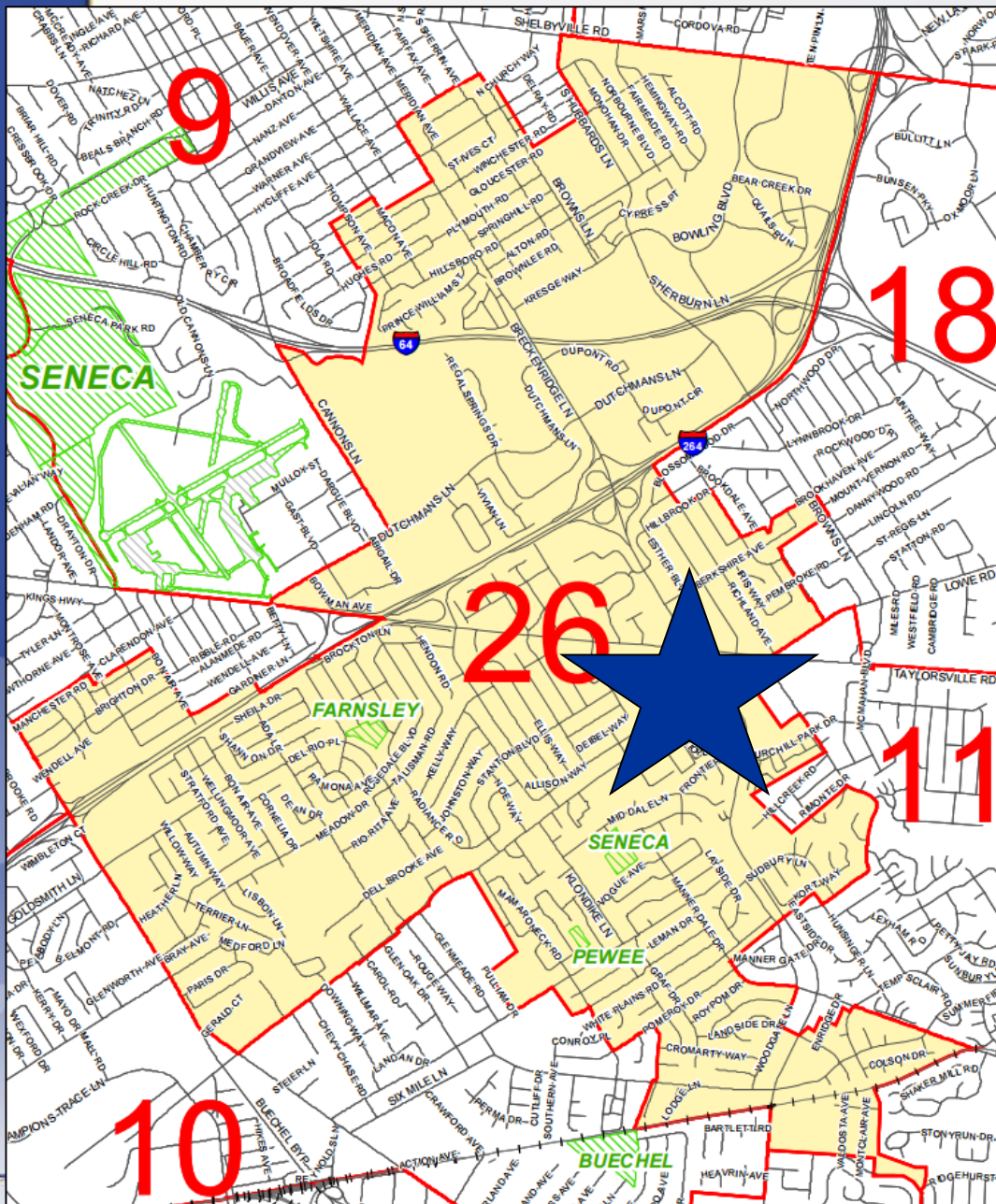


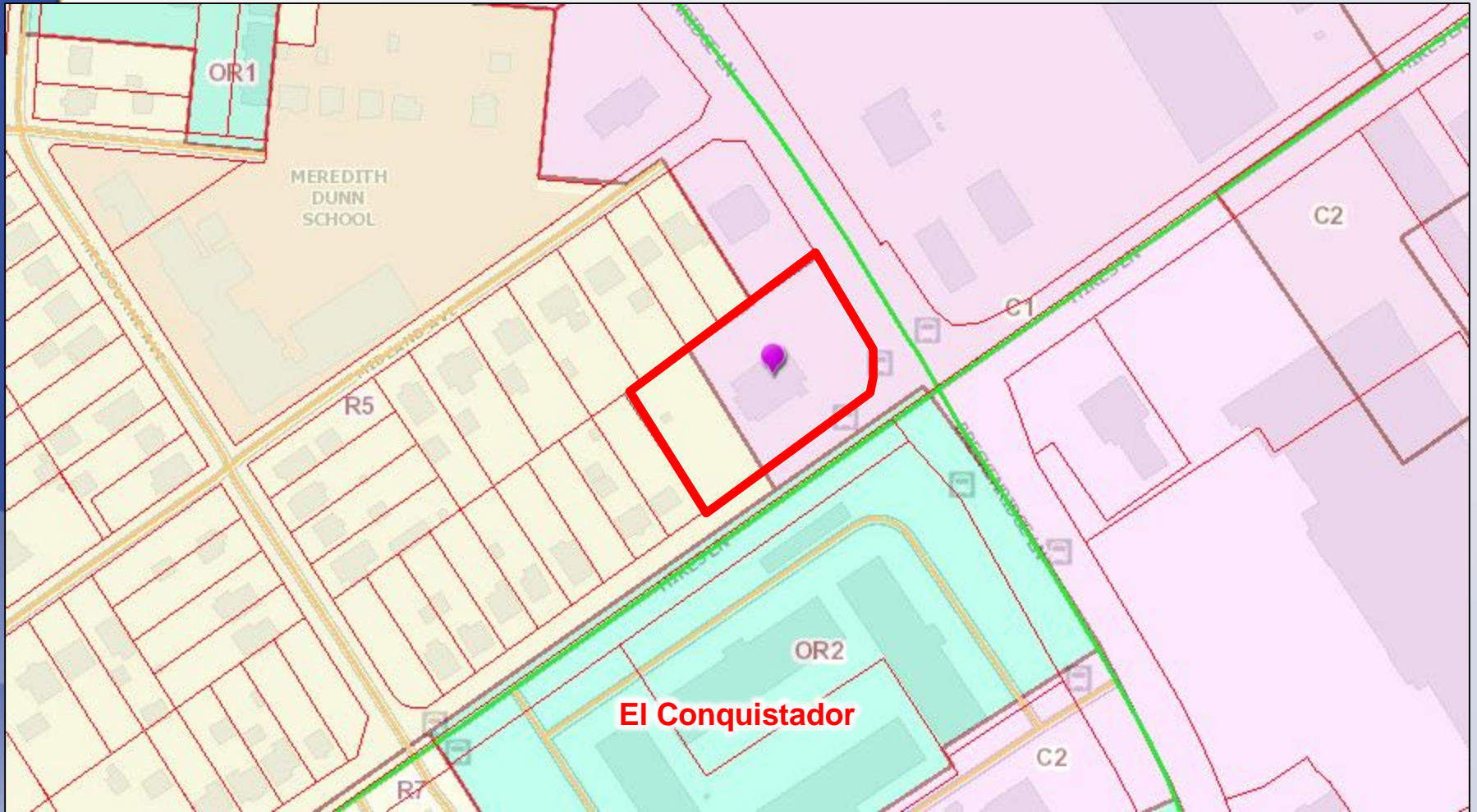
20-ZONE-0007
MIKE'S CARWASH



Planning & Zoning Committee
August 11, 2020



**2962 Breckenridge Lane
District 26 - Brent Ackerson**



Existing: R-5 & C-1/RC
Proposed: C-1/RC



Existing: Commercial
Proposed: Commercial

Requests

- Change-in-Zoning from R-5 to C-1 on portion of the site
- Waiver from 10.2.4.B.1 to allow encroachment into LBA by VUA and a retaining wall
- Waiver from 5.5.2.A.1 to allow the structure to have no public entrances facing abutting roadways
- Abandon existing CUP
- Detailed District Development Plan with Binding Elements

Case Summary

- Vacant restaurant building to be removed
- Proposed car wash - 5,686 sf
- Front portion of site is currently zoned C-1, CUP to allow parking on existing R-4 portion of site

Site Photos



View from Hikes Lane

View from Breckenridge Lane

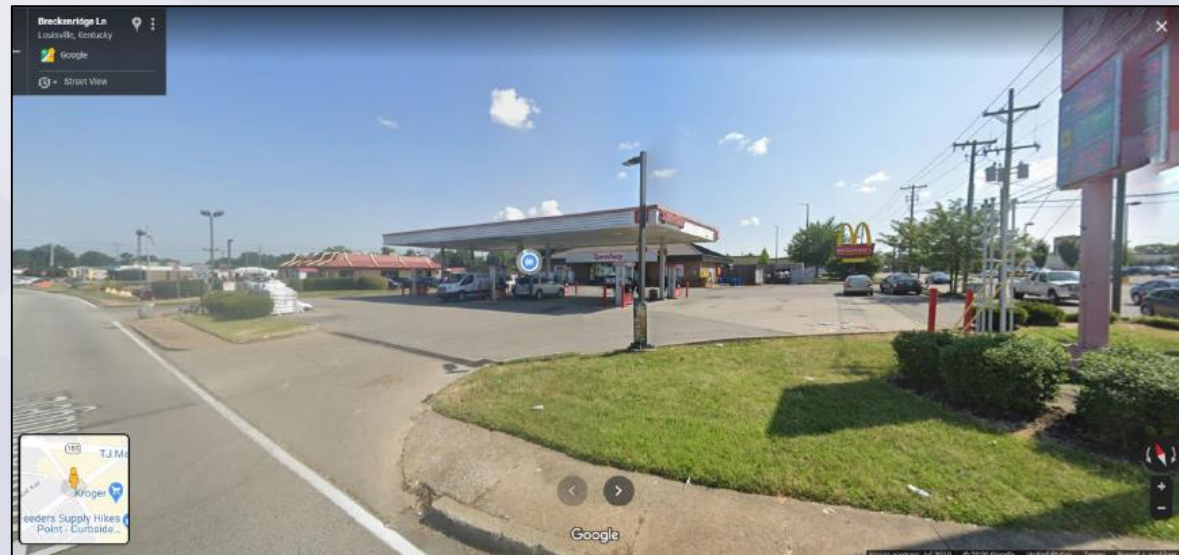


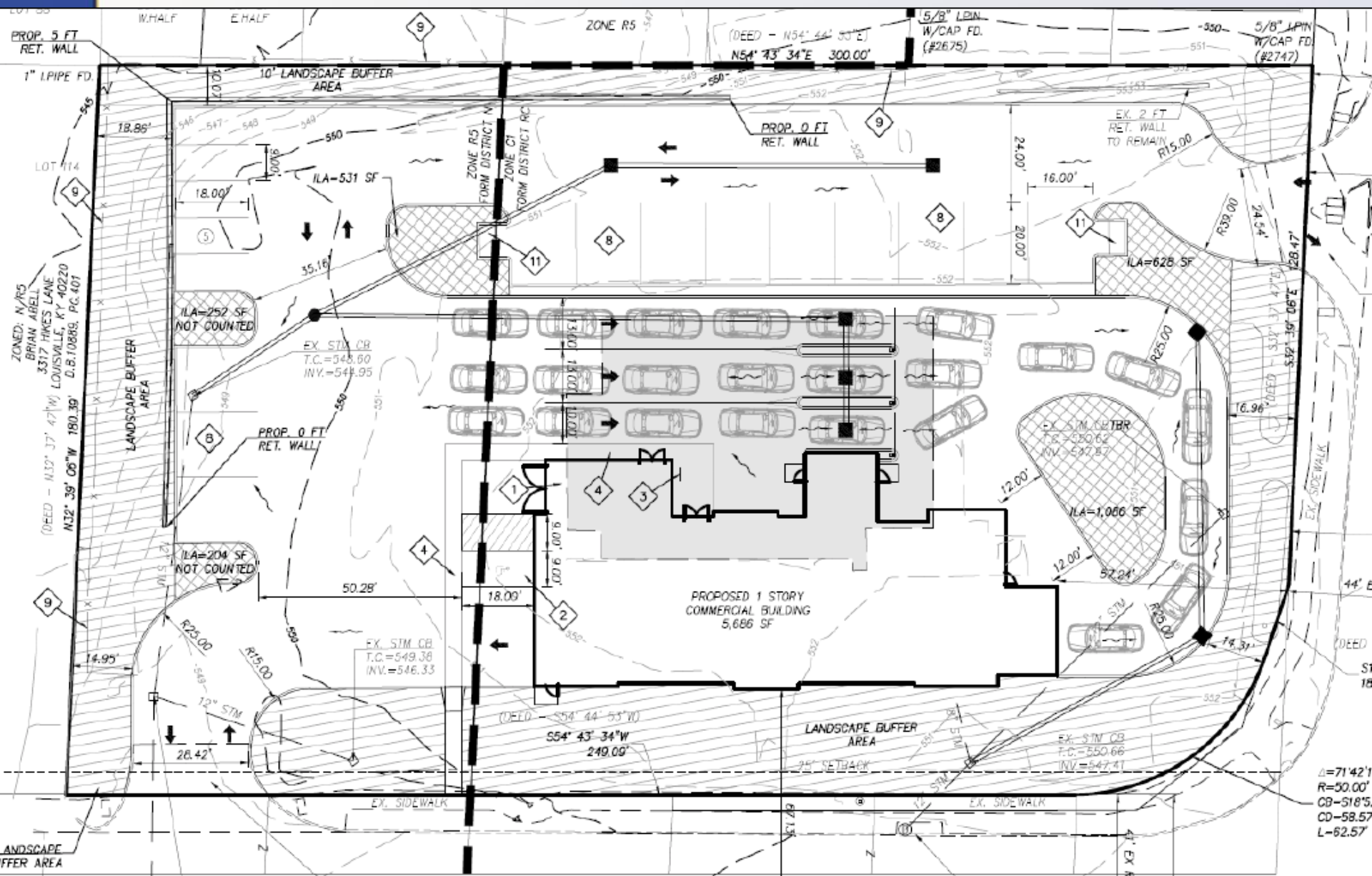
Site Photos



Condos across
Hikes Lane

Property Across
Breckenridge Lane





ZONED: N/R5
 BRIAN ARELL
 3317 HINES LANE
 LOUISVILLE, KY 40220
 D.B.10889, P.C.401

PROP. 5 FT
 RET. WALL

1" PIPE FD

LOT #14

(DEED - N32° 39' 06" W 180.39'
 N132° 39' 06" W 180.39'
 D.B.10889, P.C.401

LANDSCAPE
 BUFFER AREA

ZONE R5

(DEED - N54° 43' 34" E
 300.00'

5/8" LPM
 W/CAP FD.
 (#2675)

5/8" LPM
 W/CAP FD.
 (#2747)

10' LANDSCAPE BUFFER
 AREA

ILA-531 SF

ILA-252 SF
 NOT COUNTED

EX. STM CB
 T.C.=548.60
 INV.=544.95

PROP. 0 FT
 RET. WALL

ILA-204 SF
 NOT COUNTED

EX. STM CB
 T.C.=549.38
 INV.=546.33

(DEED - S54° 43' 34" W
 249.00'

LANDSCAPE BUFFER
 AREA

25' SETBACK

EX. STM CB
 T.C.=550.66
 INV.=547.41

PROPOSED 1 STORY
 COMMERCIAL BUILDING
 5,686 SF

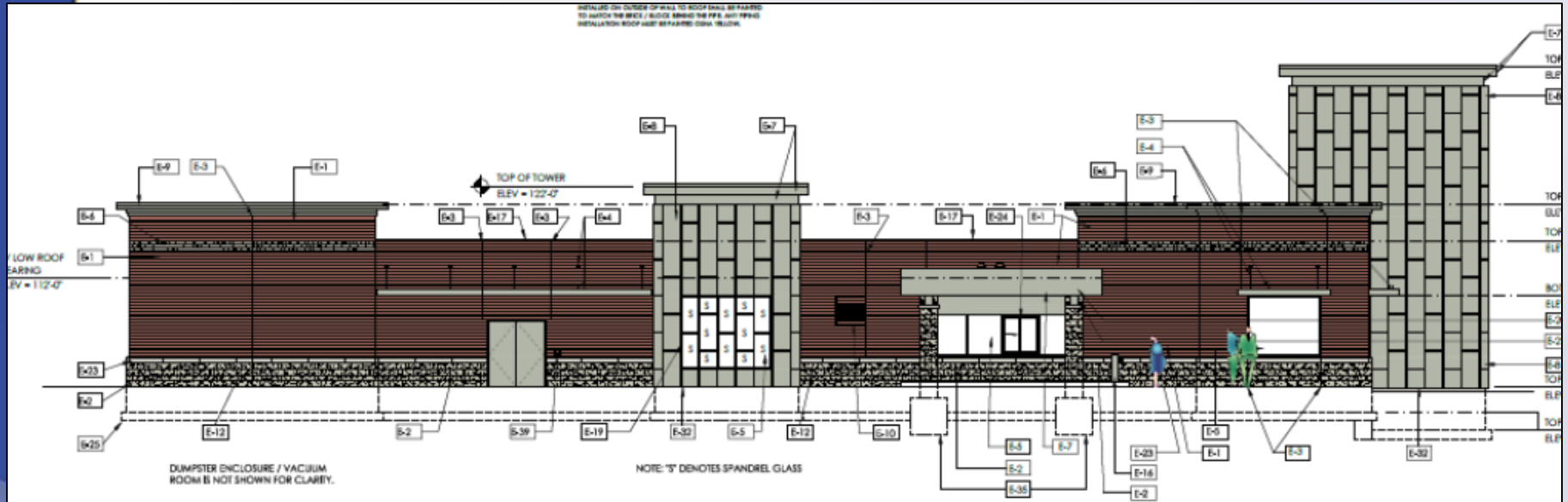
ILA-628 SF

EX. STM CB
 T.C.=550.62
 INV.=547.87

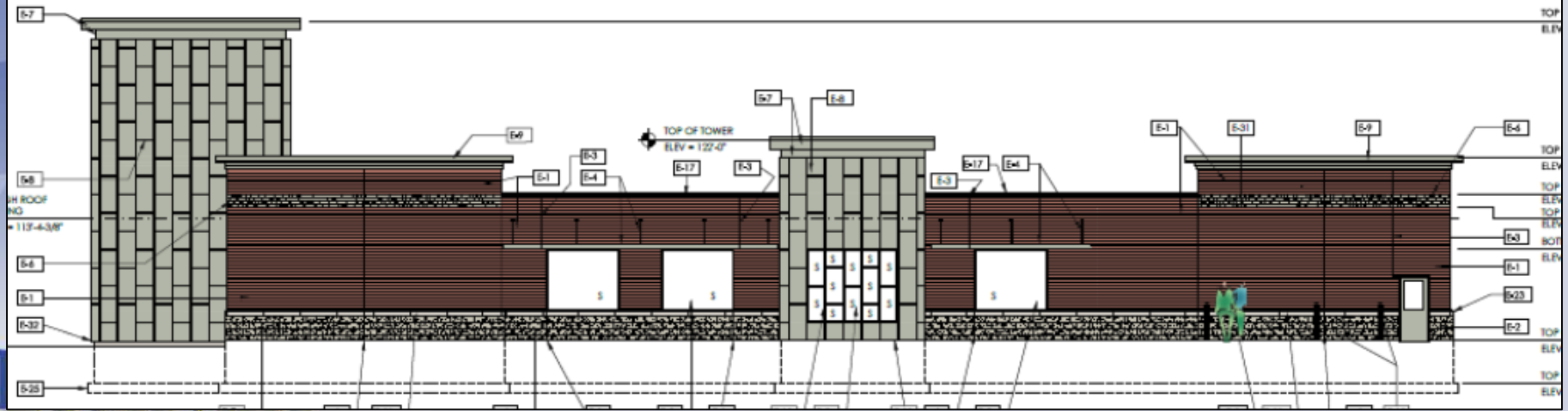
ILA-1,066 SF

Δ=71'42"
 R=50.00'
 CB=518'5"
 CD=58.57'
 L=62.57'

Elevations

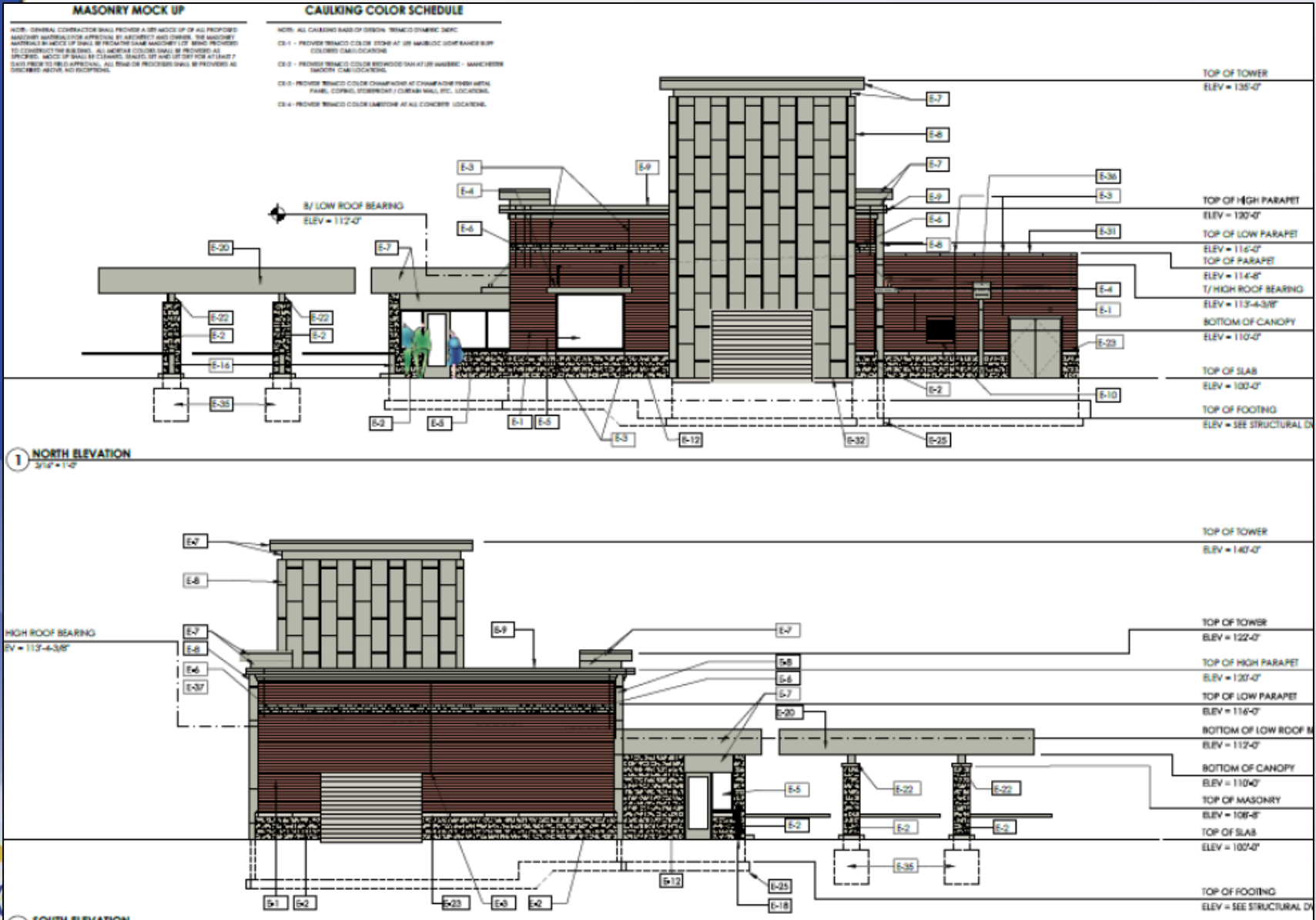


1 EAST ELEVATION
31'0" x 112'0"



2 WEST ELEVATION
31'0" x 112'0"

Elevations



Public Meetings

- Neighborhood Meeting held on 12/9/2019
 - 28 people attended the meeting.
- LD&T meeting on 3/12/2020
- Planning Commission public hearing on 7/16/2020
 - One person spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-6 to C-1 passed by a vote of 8-0 (one member was not present).