

Dante St. Germain, AICP
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202

Sent via Email: dante.st.germain@louisvilleky.gov

6-25-2020
(Date)

RECEIVED

JUN 29 2020

**PLANNING & DESIGN
SERVICES**

RE: Mike's Car Wash
2962 Breckenridge Lane
Case No. 20-ZONE- 0007

Dear Ms. St. Germain

As residents of Conquistador Place at the south-west corner of Breckenridge Lane and Hikes Lane. We adamantly oppose the development plan and rezoning of the property at 2962 Breckenridge Lane for Mike's Car Wash from R-5 to C-1.

The applicant is seeking to change the property from a relatively quiet, full-service restaurant that served the needs of the surrounding residential areas, to an unneeded car wash. These types of car washes operate early in the morning and late into the evening which would be a major nuisance to our peaceful enjoyment of our homes.

The "buffers" are completely inadequate to insulate the impacts to adjacent residential properties. The "high powered" vacuums, washing systems, customers playing loud music, constant opening/slamming of car doors/trunks as people clean the insides of their cars, will simply ricochet the noise towards our El Conquistador condominium community next door. The site plan has room for 24 cars to line up at one time, and even more for parking, illustrating the very intense, and noisy activities that will be present.

The former Big Boy restaurant could not have operated without a conditional use permit for the R-5 residential lot it used. Now the expansion of the commercial area into the residential areas continues with this request and should be denied.

It is also worth noting that Mike's Car Wash will not be adding any needed services to the area or nearby residents. Another car wash was recently approved on the opposite/south side of El Conquistador Condominiums at 3000 Breckenridge Lane, a mere 500 feet from the Mike's Car Wash application. Adding another car wash on top of our residents, would double the noise levels and other negative, unwanted impacts. El Conquistador residents opposed the nearby already approved car wash but was not capable of having it denied because the property was already zoned commercial, but this property at 2962 Breckenridge Lane is not zoned to accommodate Mike's Car Wash the and Planning Commission should exercise its discretion and deny this project.

20-ZONE-0007

The bottom line is approval of this plan will seriously negatively impact the peace and quiet of the residential communities, lower their values, and be devastating to the people living in the adjacent areas at the El Conquistador Condominiums, the homes along Hikes Lane and the homes on Midland Ave. The fact that there are already commercial uses in the area should not be acceptable as a rationale for further encroachment into the residential areas. If their business cannot exist on the area which is already zoned commercial, then the site is simply inappropriate for their business use and Mikes Car Wash should seek another site.

For the above reasons, the rezoning request and request for the development plan is not in compliance with the comprehensive plan, Plan 2040. We, the El Conquistador residents having signed below are completely opposed to the rezoning for Mikes Car Wash and urge the Planning Commission to deny the request.

Sincerely,

Margaret Mazone

Dante St. Germain, AICP
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Estelle Trammel

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JUL 02 2020

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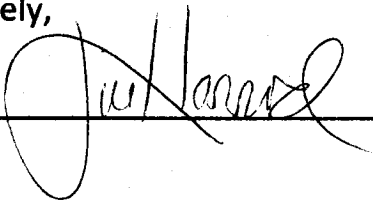
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