

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

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## **STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN**

<u>Applicant:</u>	Blue Iguana Car Wash
<u>Owner:</u>	GESJ, Inc.
<u>Location:</u>	9500 Dixie Highway
<u>Proposed Use:</u>	Car Wash
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development Inc.
<u>Request:</u>	Change in Zoning from R-4 to C-2

### **SUMMARY STATEMENT**

The applicant proposes to redevelop the subject property for a new state of the art automatic car wash. The subject property is currently a dated Dogs and Suds self-service car wash. The site fronts Dixie Highway on the east and Speedway Avenue on the South. The majority of the property is already zoned C-2, with just the rear portion remaining R-4, being the subject of the current zoning application. The north side is also currently C-2 and used as an animal hospital. The property to the south is a Bumper to Bumper car sales business. Only a very slight portion of the building and drive aisle is to be located in the R-4 portion of the subject site, such that a significant buffer to the residential properties to the west and northwest will remain. Additional landscaping will also be provided to provide further screening and buffering. While the current car wash is open 24 hours a day, the proposed car wash will have attendants on duty at all times during operation and will chain off the property when the business is not in operation. At the neighborhood meeting and LD&T, there was no opposition and in fact neighbors seemed to support the new building and the scaled back hours of operation.

### **GUIDELINE 1 – COMMUNITY FORM/SUBURBAN MARKETPLACE**

The proposed car wash complies with the intent of Guideline 1 because the property is located in the Suburban Marketplace Corridor, will be reutilizing an already developed site with almost the same use currently, will have access directly to Dixie Highway and Speedway Avenue to the south, will address its potential impacts on the residential area to the west and northwest, will otherwise present a reinvestment in this established Suburban Marketplace Corridor.

## **GUIDELINE 2: CENTERS**

The proposed car wash complies with the intent of Guideline 2 and specifically with Policies 2, 3, 4, 5, 12, 13, 14, and 15 thereof. The proposed development will be a new automatic car wash building in largely the same location as the current existing car wash. This compact style development is exactly what is called for by Guideline 2. The proposed development also will adequately screen the area where single-family homes adjoin the western and northwestern portion of the subject property. The blowers to dry cars is located at the front of the property which is the furthest point from the residential properties and closest to the busy Dixie Highway. The proposed application will provide an access easement to the property to the North to provide shared access in the event that property is redeveloped is served by all necessary utilities. The new operation will have hours of operation limitation and reduce the current disruption from a 24 hour self-service car wash.

## **GUIDELINE 3: COMPATIBILITY**

The proposed car wash complies with the intent of Guideline 3 and specifically with Policies 1, 2, 4, 5, 6, 7, 8, 9, 12, 21, 22, 23 and 24 thereof. Dixie Highway is a well-established Suburban Marketplace Corridor with many car washes, including the currently existing car wash on the site, and other large and varied commercial uses. New commercial developments along Dixie Highway as a consequence of the new Development Code and Comprehensive Plan guidance are transforming the area, and the proposed car wash building will be an attractive addition to the area. In addition, the proposed car wash is designed to minimize any noise disruptions, along with good screening and buffering.

## **GUIDELINE 4 AND 5, OPEN SPACE AND NATURAL AREAS IN SCENIC AND HISTORIC RESOURCES**

The proposed car wash complies with the intent of Guideline 4 in that it will preserve the rear of the current subject site including significant green space area which will be maintained by the applicant. Guideline 5 does not apply to the subject property because there is neither an historic nor natural resource.

## **GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY**

The proposed car wash complies with the intent of Guideline 6 and specifically with Policies 3, 5, and 6 thereof. The proposed car wash involves a reuse of an existing 24-hour self-service car wash along Dixie Highway that is in disrepair. The subject property is located within the Suburban Marketplace Corridor and is adjoining to the north and south by other commercial uses. Only a small portion of the developed area is being rezoned. The remainder is already properly zoned C-2. This redevelopment of an existing site within the Suburban Marketplace Corridor is exactly what Guideline 6 calls for.

## **GUIDELINE 7 – CIRCULATION**

The proposed car wash complies with Guideline 7 and specifically with Policies 1, 2, 6, 9, 10 and 13 thereof. The proposed car wash will not require the extension of any streets or utilities and will utilize the currently existing curb cuts on Dixie Highway and Speedway Avenue. In addition, an access easement to the property to the North will be provided for use in the event

that property is ever redeveloped. The proposed development will dedicate right-of-way as required by Louisville Metro Public Works and will otherwise comply with the Land Development Code concerning internal access and circulation.

#### **GUIDELINE 8 – TRANSPORTATION FACILITY DESIGN**

Because no new roads are part of this application, Guideline 8 is not applicable.

#### **GUIDELINE 9 – BICYCLE, PEDESTRIAN AND TRANSIT**

The proposed car wash complies with the intent of Guideline 9 and specifically with Policies 1 and 2 thereof. Although few people visit automobile car washes on foot or by bicycle, the proposed development will provide sidewalks, as required by the Land Development Code to accommodate pedestrians and cyclists who may visit the site or pass by the site along Dixie Highway.

#### **GUIDELINE 10 – FLOODING AND STORMWATER**

The proposed car wash complies with the intent of this Guideline and specifically with Policies 7, 10 and 11 thereof, because the overall impervious surface on the site will decrease from its current condition. Further, the development plan will manage stormwater in such a way as to prevent adverse impacts on surrounding properties from stormwater runoff. The applicant has taken drainage into account in designing the drainage system on the subject property and must obtain approval from the Metropolitan Sewer District prior to construction.

#### **GUIDELINE 11 – WATER QUALITY**

Because the proposed car wash is not adjacent to any streams and will be putting its drainage into the public system, this Guideline does not apply.

#### **GUIDELINE 12 – AIR QUALITY**

The proposed car wash complies with the intent of Guideline 12 and specifically with Policies 1, 5, 6 and 8 thereof, because it is located at an existing car wash location and will be predominantly the same use. The proposed car wash use is not a destination use, but one customers stop in on their way to or from other locations which is why being located on a busy road is important. The proposed development will also utilize the current existing curb cuts thus not increasing idling traffic from a new configuration.

#### **GUIDELINE 13 – LANDSCAPE CHARACTER**

The proposed car wash complies with Guideline 13 and specifically with Policies 1, 2, 4, 5 and 6 thereof because the applicant will meet or exceed the requirements of the Land Development Code, utilizing native plant species as recommended by the Code and as will be detailed as the application makes it way through the planning process.

## **GUIDELINE 14 – INFRASTRUCTURE**

The proposed car wash complies with the intent of Guideline 14 and specifically with Policies 2, 3, and 4 thereof in that the car wash equipment will be state of the art using less water than prior equipment models. The property is already a car wash such that it is already producing similar utility service demands, and will connect to existing sewer, electric, phone, cable, gas and other utilities connections.

For all the reasons listed above, the application complies with the listed and all other relevant and applicable guidelines of the Cornerstone 2020 Comprehensive Plan and should be approved.

Respectfully submitted,

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