

Development Review Committee

Staff Report

February 5, 2020



Case No:	20-INTERP-0001
Project Name:	Tyler Town Center Land Use Determination
Location:	12610 Taylorsville Rd
Owner(s):	Portland Christian School System, Inc.
Applicant:	Portland Christian School System, Inc.
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- Land Use Interpretation

CASE SUMMARY/BACKGROUND

The applicant is requesting an interpretation to determine if a car wash would be allowed within the Tyler Town Center Planned Development District under Limited Use Category 2 (LU2). LU2 within the Tyler Town Center is described as:

Limited use Category 2 (LU2) - contains those uses directly related to the automobile (such as automobile service stations and gas stations). Automobile and truck sales and rental facilities prohibited. This limited use category is only permitted on lots adjacent to Taylorsville Road.

Specific uses allowed by this category include automobile part sales, automobile service stations, gas stations and tire sales establishments. Car wash is not mentioned as a specific use either permitted or prohibited within the Tyler Town Center PDD.

STAFF FINDING

Specific land uses not listed in the Chapter 5: Use Index of the Tyler Town Center PDD shall require an interpretation by the Development Review Committee (DRC) of the Planning Commission to determine whether the proposed use conforms to the description of the land use categories outlined in chapter 3. Notice shall be given in accordance with section 5.F. Upon the interpretation of a use within a specific land use category, the use index in chapter 5 shall be updated accordingly.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

The office of Metro Councilman Stuart Benson has expressed opposition to this request.

REQUIRED ACTIONS:

- **CONFIRM** or **DENY** that car wash is an allowable use within Limited Use Category 2 of the Tyler Town Center PDD.

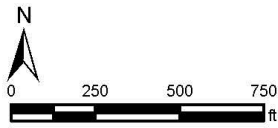
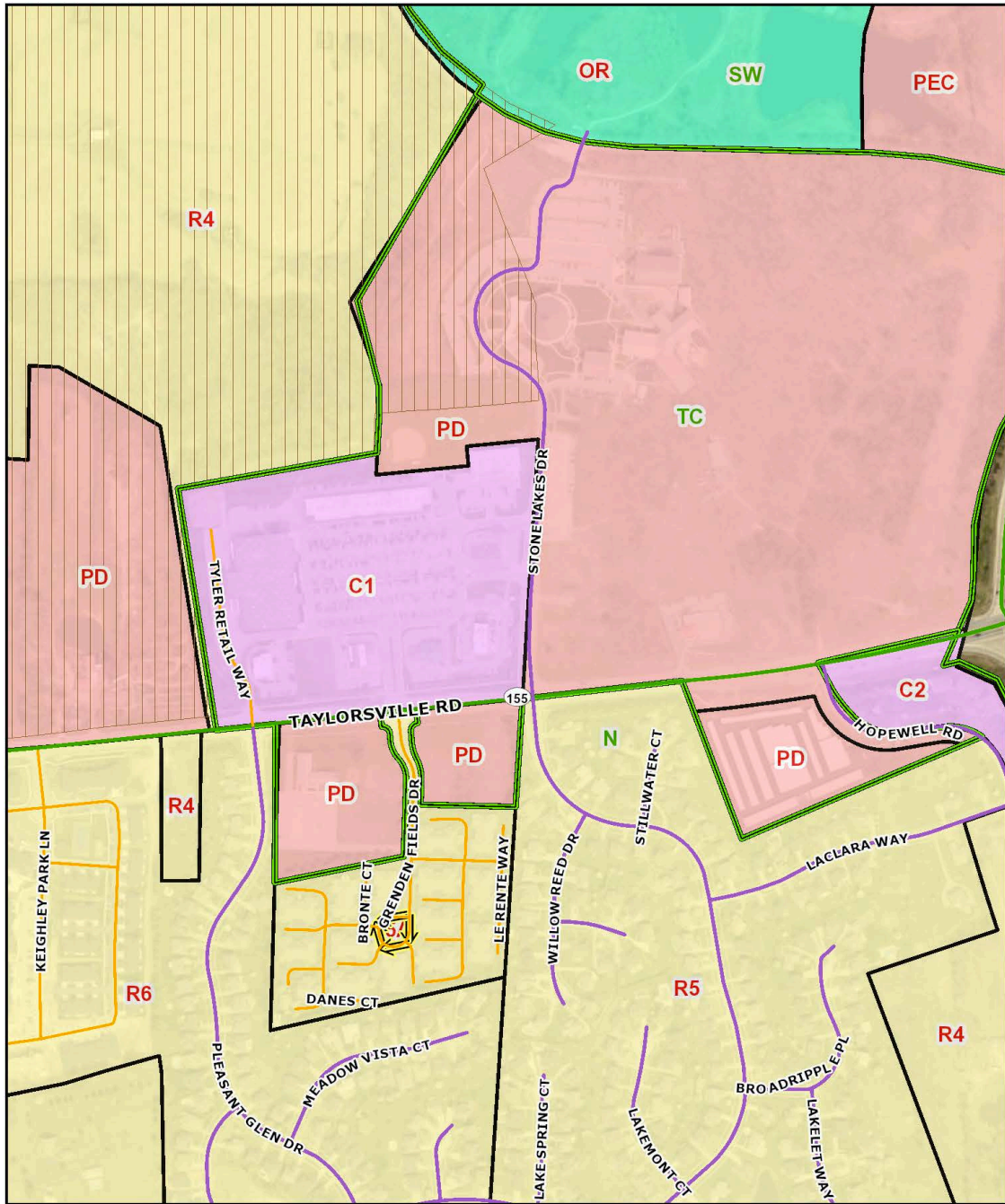
NOTIFICATION

Date	Purpose of Notice	Recipients
1-21-20	Hearing before DRC	Owners of Property within the PDD First Tier Adjoining Property Owners to the PDD Registered Neighborhood Groups in Council District 20

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Tyler Town Center Land Use Map

1. Zoning Map



20-interp-0001

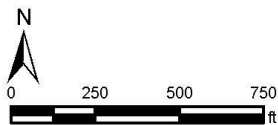
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2. Aerial Photograph



20-interp-0001

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3. Tyler Town Center Land Use Map

