

# Case No. 14ZONE1021

## Thomas Car Wash



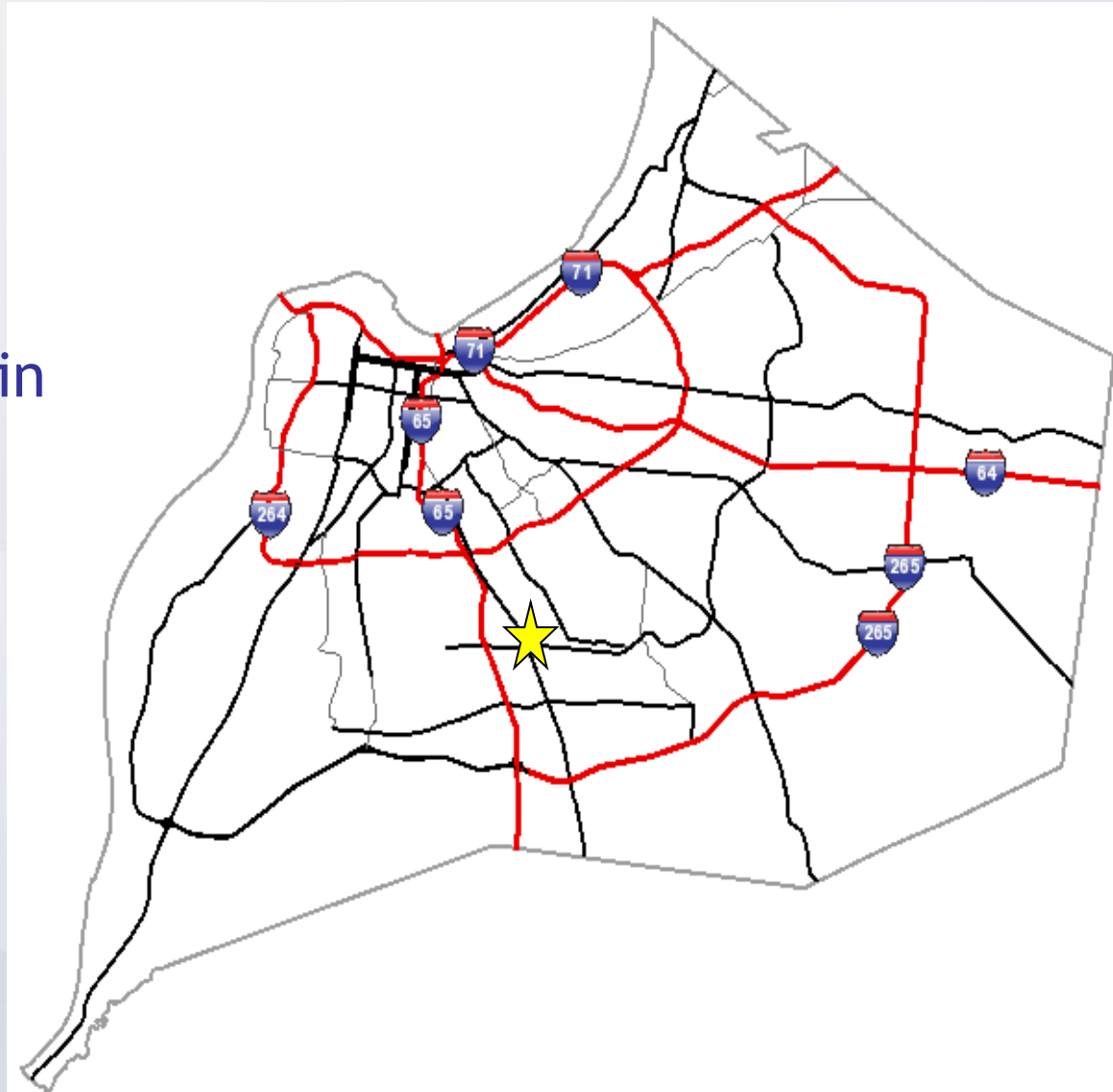
Planning/Zoning, Land Design & Development  
October 28, 2014

# Case Summary / Background

- Change in zoning from R-4 to C-1
  - Existing buildings to be demolished for a 6,000 SF drive-through car wash

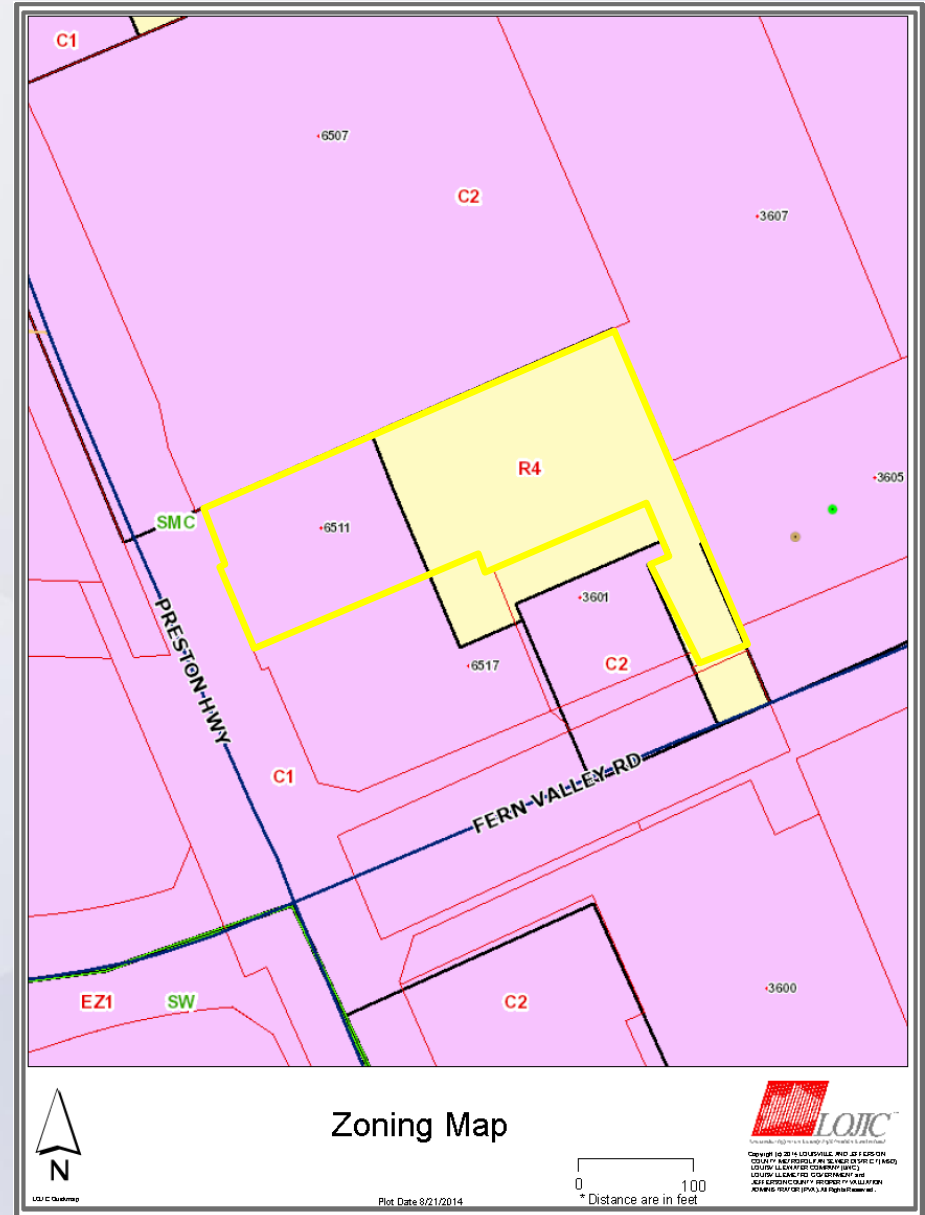
# Location

- 6511 Preston Hwy
- Council District  
2 - Barbara Shanklin



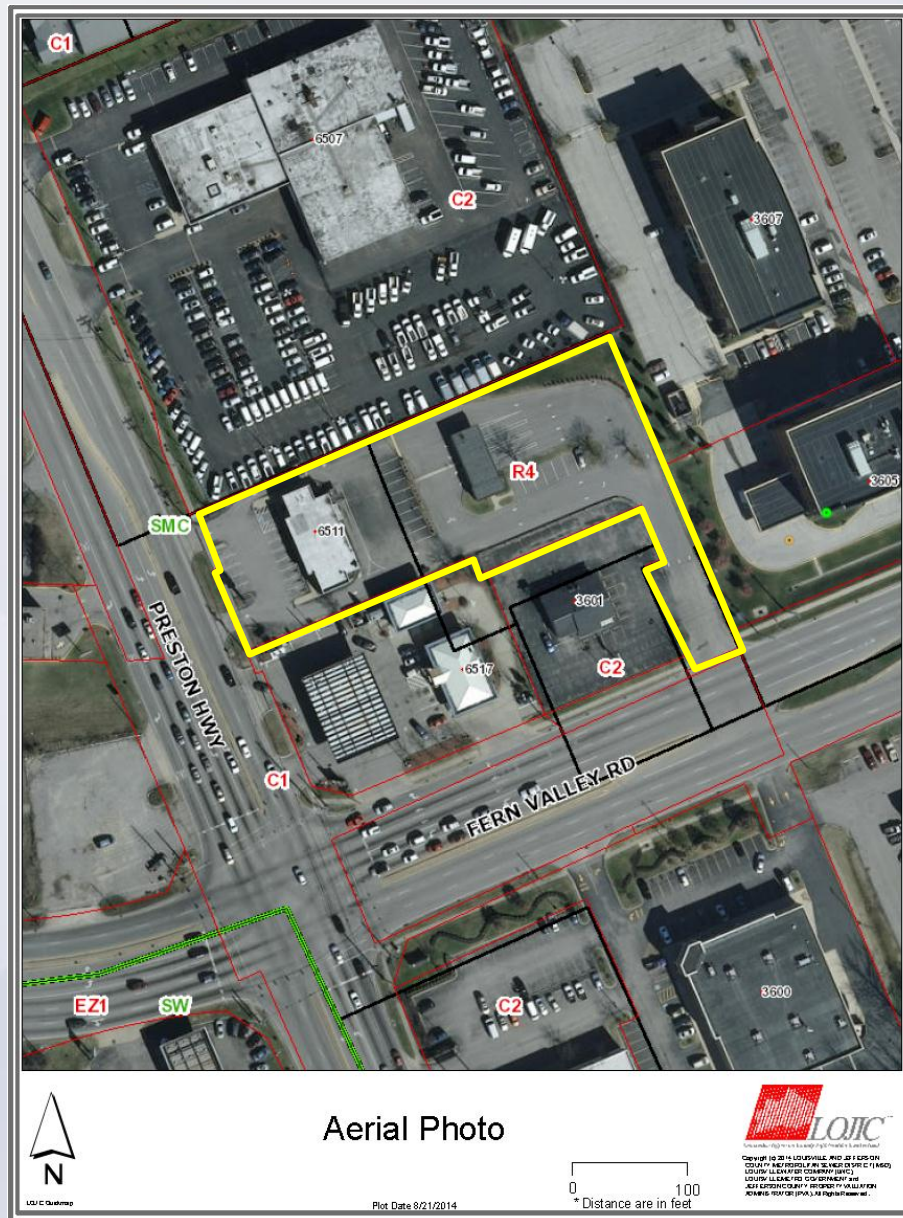
# Zoning/Form Districts

- Subject Property:
  - Existing: R-4/C-1, SMC
  - Proposed: C-1, SMC
- Adjacent Properties:
  - North: C-2, SMC
  - South: R-4/C-1/C-2, SMC
  - East: C-2, SMC
  - West: C-1, SMC



# Aerial Photo/Land Use

- Subject Property:
  - Existing: Vacant Bank
  - Proposed: Car Wash
- Adjacent Properties:
  - North: Auto Sales
  - South: Gas Station/Retail
  - East: Office/College
  - West: Office/Auto Service/Vacant



# Southeast from Preston Hwy.



# North from Fern Valley Rd.



# South across Fern Valley Rd.



09/03/2014



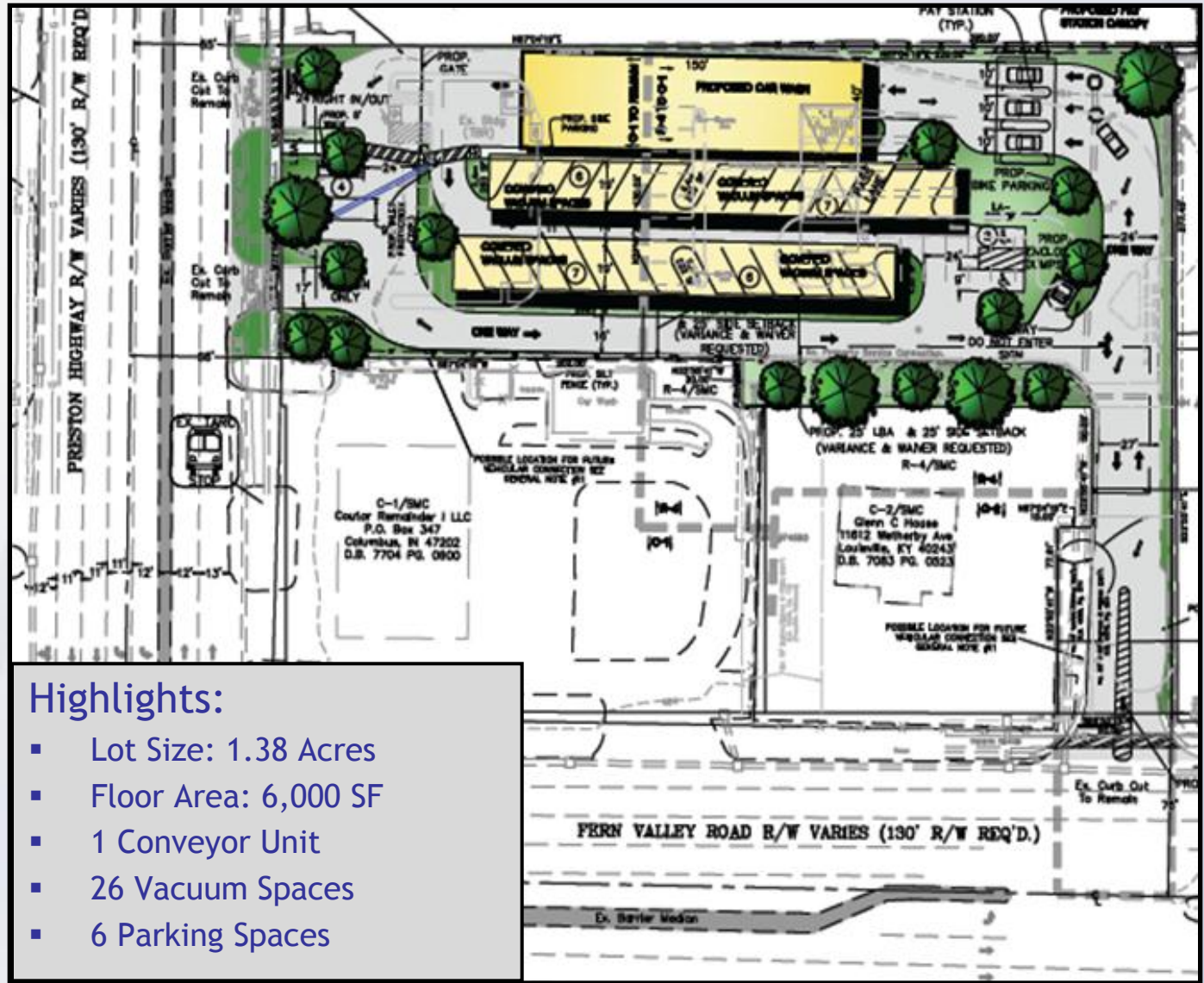
# West from Fern Valley Rd.



# West across Preston Hwy.

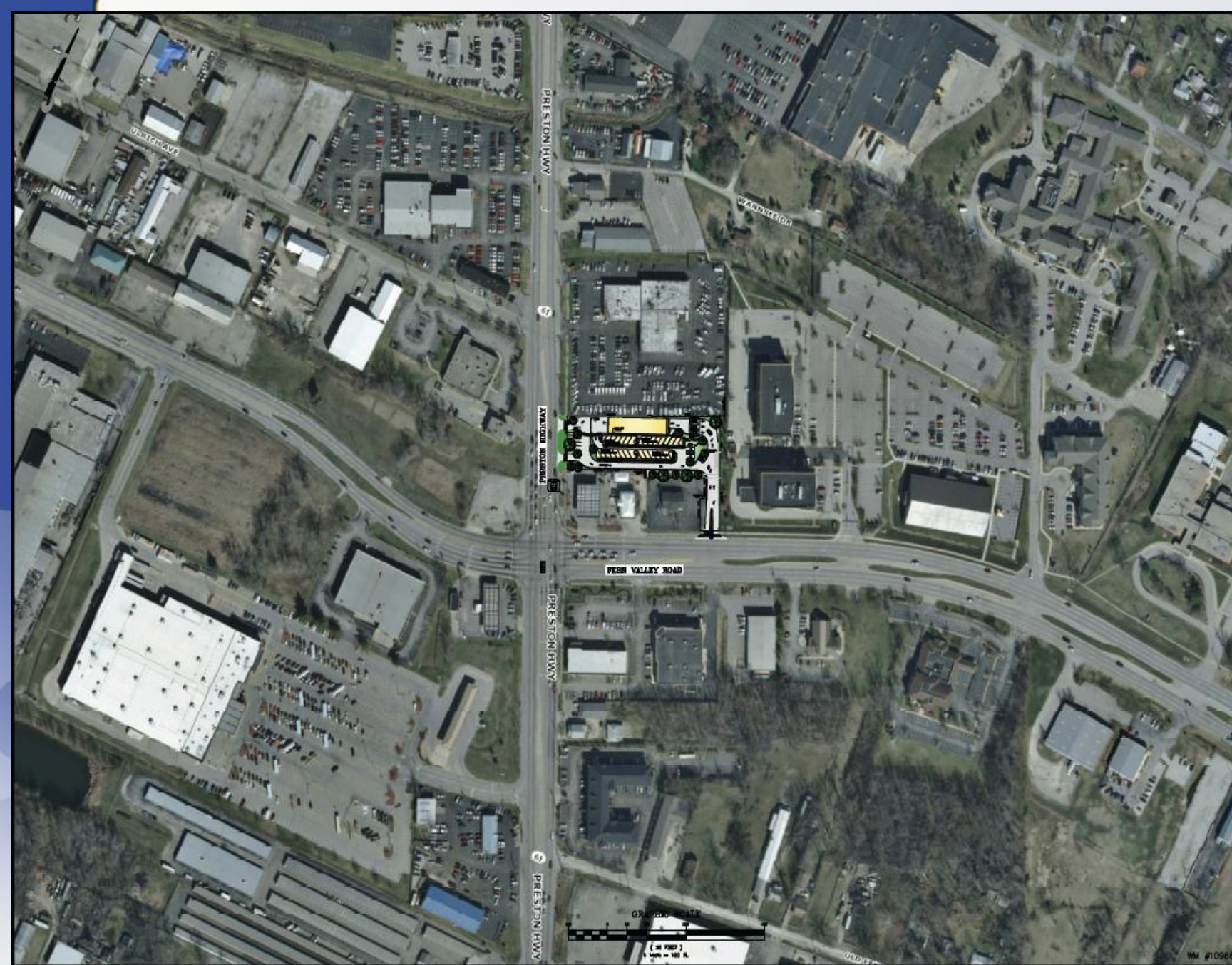


# Applicant's Development Plan



## Highlights:

- Lot Size: 1.38 Acres
- Floor Area: 6,000 SF
- 1 Conveyor Unit
- 26 Vacuum Spaces
- 6 Parking Spaces



REVISIONS	
NO.	DESCRIPTION

PROJECT DATA

DATE: 10/11/11

SCALE: AS SHOWN

DATE: 10/11/11

SCALE: AS SHOWN

ENGINEER'S SEAL

ENGINEER'S SEAL

**LD&D**  
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DETAILED DISTRICT DEVELOPMENT PLAN  
**THOMAS CAR WASH**  
**6871 PRESTON HIGHWAY**  
 DISTRICT  
 THOMAS CAR WASH  
 4139 BARDSTOWN ROAD  
 LOUISVILLE, KY 40218

JOB NO.  
140044

SHEET  
1  
OF 1

WM #10968



**Proposed Thomas Car Wash  
"Al's Express"  
6511 Preston Hwy.**



**3d view**



**east elevation**



**south elevation**



**north elevation**



**west elevation**

# PC Recommendation

- Public Hearing was held on 9/18/2014
- No one spoke in opposition at the Planning Commission public hearing.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning to Louisville Metro Council (10 members voted)