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JUSTIFICATION STATEMENT

Dahm Holdings, LLC

2962 Breckenridge Lane

Proposed Rezoning from R-5 to C-1

INTRODUCTION

Dahm Holdings, LLC (the "Applicant") proposes to re-zone a portion of the property located at 2962 Breckenridge Lane from R-5 Residential to C-1 Commercial and re-develop the site into a Mike's Carwash. The subject property was previously developed as a Frisch's Big Boy restaurant with a drive through, though approximately 1/3 of the site remained zoned R-5 with a Conditional Use Permit for off-street parking. The Applicant proposes to maintain the existing access points on Breckenridge Lane and Hikes Lane and to substantially maintain the buffering along the north and west boundaries of the subject property. The proposed development is a prime example of the redevelopment of a commercial site in the busy Hikes Point area. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan and the Detailed District Development Plan requirements.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in both the Regional Center and Neighborhood Form Districts. The portion of the subject property proposed for rezoning is located in the Neighborhood Form District, which the Comprehensive Plan states is a form that "may contain . . . at appropriate locations . . . neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods." Here, the proposal is consistent with the Neighborhood Form district as it proposes an appropriately-scaled, single-story building that will serve the surrounding neighborhood and those traveling to and through Hikes Point. The proposed redevelopment will maintain the access points currently on the subject property. The proposal is consistent with the current pattern of development, scale, and site design in the area, which features other similar retail developments along Hikes Lane and Breckenridge Lane.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Hikes Lane and Breckenridge Lane through existing access points. The site has easy access to the interstate system via I-264 to the north on Breckenridge Lane. The proposed development will provide a connection to the existing sidewalks along Breckenridge Lane and Hikes Lane and an internal sidewalk to the building entrance. The proposal includes adequate parking and vehicle maneuvering area.

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COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

ECONOMIC DEVELOPMENT

The proposed redevelopment complies with the intent and applicable policies of the Economic Development Plan Element. The proposed redevelopment will reactivate the currently vacant Frisch's Big Boy restaurant with a new car wash facility. The building will be appropriately scaled and the site will include landscaping and other design features. The subject property, being largely within the Regional Center form district, is appropriate for commercial development of this type and intensity.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed building will be appropriately-sized for the neighborhood and impacts to the surrounding neighborhood will be limited. The site will be accessed from both Hikes Lane and Breckenridge Lane, using existing access points. The use will be screened from adjacent residential properties in much the same way as the existing restaurant and drive through were screened. The subject property is part of the busy Hikes Point area and is located at the intersection of two arterial level roads. The proposed development will comply with the tree canopy sections of the LDC. Mike's Carwash recycles much of its wash water for reuse in the wash process, limiting its impact to area sewers.

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NEIGHBORHOOD MEETING NOTES
DAHM HOLDINGS, LLC
December 9, 2019

The meeting was held at the Breckenridge Inn at 6:30 on December 9, 2019. Dahm Holdings, LLC, the developer, was represented by Cliff Ashburner of Dinsmore & Shohl LLP, Ty Dubay, COO of Mike's Car Wash, and Mike Dahm, owner of the company.

Mr. Ashburner explained the zoning process, including the opportunities for public input and likely public meetings. Next, Mr. Ashburner and Mr. Dahm spoke about the plan. The proposal is to redevelop the former Frisch's Big Boy restaurant at Breckenridge Lane and Hikes Lane into a Mike's Carwash. The proposal would substantially maintain the existing pavement and buffers on the subject property. Mr. Ashburner explained that the site was largely zoned C-1, with about 1/3 of the site being zoned R-5 and subject to a Conditional Use Permit to allow off-street parking.

Several questions were raised by those in attendance. First, several attendees were concerned about traffic. Mr. Ashburner explained that a traffic study would be conducted to determine the impact of the proposed use. Mr. Ashburner also explained that the existing use as a restaurant with a drive through likely generated a similar amount of traffic to the carwash. Mr. Dubay added that customers were often already on the road, so that the use wouldn't generate many new trips.

Second, there were questions about the site design and how cars would maneuver into and out of the site. Mr. Dahm explained his desire to have as much stacking space as possible on the site, which would allow for drivers to safely get into the site and prevent stacking on the road. Mr. Ashburner explained that the access points and configurations would be determined by Kentucky state officials and that there wasn't a plan to modify the access points.

Third, there were several general comments about the number of carwashes in the area and the market demand for another. Mr. Dahm explained that Mike's offered a higher-end experience and that he felt confident about the location.

Fourth, there were several comments from attendees about their desire not to have a carwash on the site but to have another use, like a library or park. These same attendees stated that the carwash would degrade their neighborhood, which was already a high crime area.

Fifth, there were questions about drainage. Mr. Ashburner explained that MSD would need to review and approve the site design. Mr. Dubay added that Mike's recycles a lot of its water, which should cut down on drainage issue.

Sixth, there were operational questions. Mr. Dahm and Mr. Dubay explained that the vacuums were operated from a central vacuum room, and that the configuration cut down on noise. There

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was a question about music, which Mr. Dahm explained would be present but could be adjusted if there were issues.

The meeting concluded after approximately an hour and fifteen minutes.

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