

17ZONE1042

Speedwash



Louisville Metro Planning Commission Public Hearing

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February 1, 2018

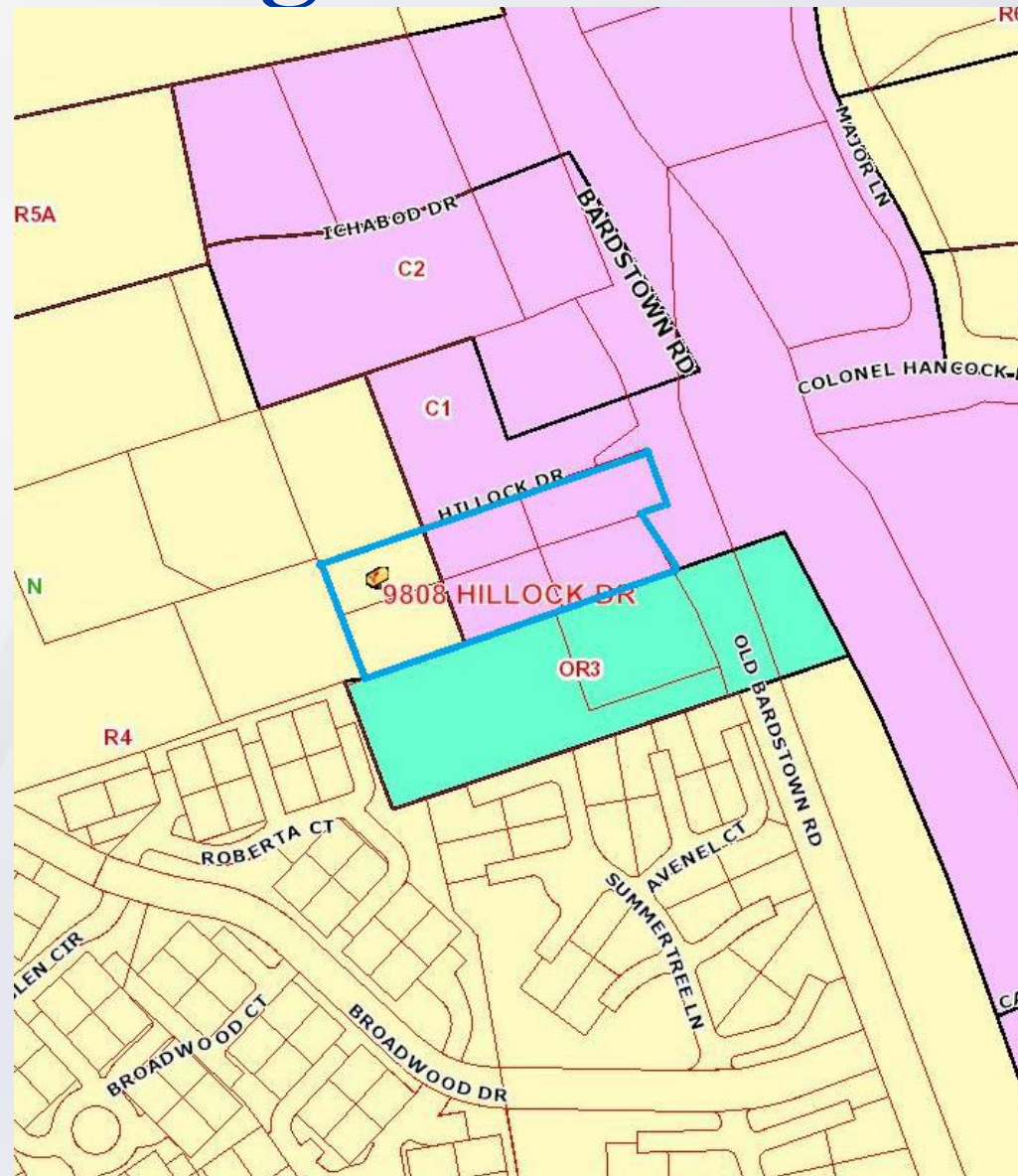
Requests

- Change in Zoning from R-4, Single Family Residential to C-1, Commercial on .699 acres
- Waiver of Section 10.2.10 to reduce the 15' Vehicle Use Area Landscape Buffer Area along Old Bardstown Road and Hillock Drive to 10'
- Waiver of 5.9.2.A.1.b.i to not provide a pedestrian connection from the public sidewalk
- Waiver of 5.9.2.A.1.b.ii to not provide vehicular or pedestrian connection to the non-residential use to the south
- Variance from Section 5.3.2, Table 5.3.2 to allow the building to exceed the maximum front setback of 80' by 40'
- Detailed District Development Plan

Case Summary

- Located on west side of Old Bardstown Road, just south of I-265
- Six parcels to be consolidated
- 2.05 acres already zoned C-1
- Two additional parcels to be rezoned
- Proposed 9,947 square foot car wash with detailing bays, self service stations, and drive thru car wash

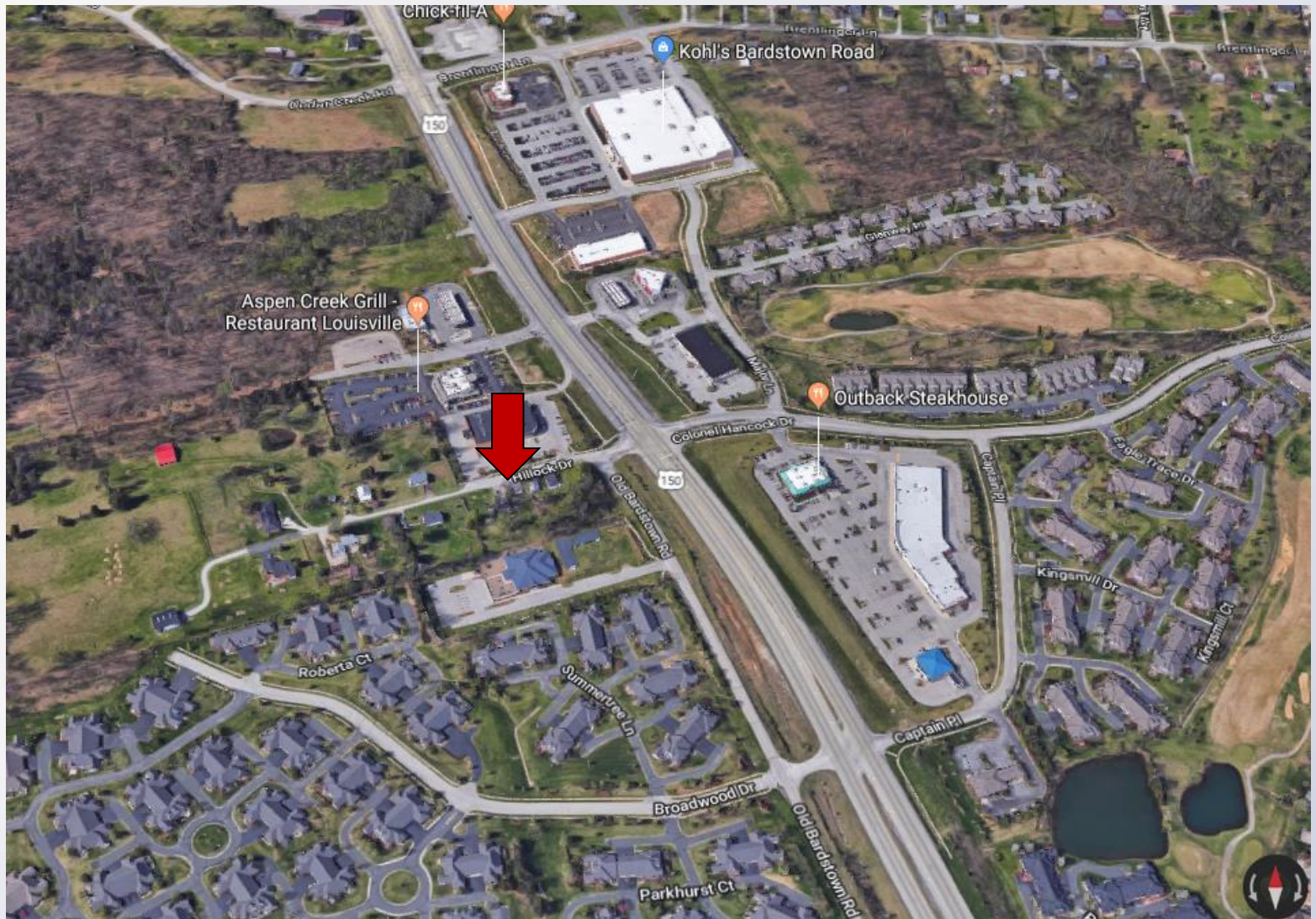
Zoning / Form District



Aerial Photo



Site Photos



Subject Site



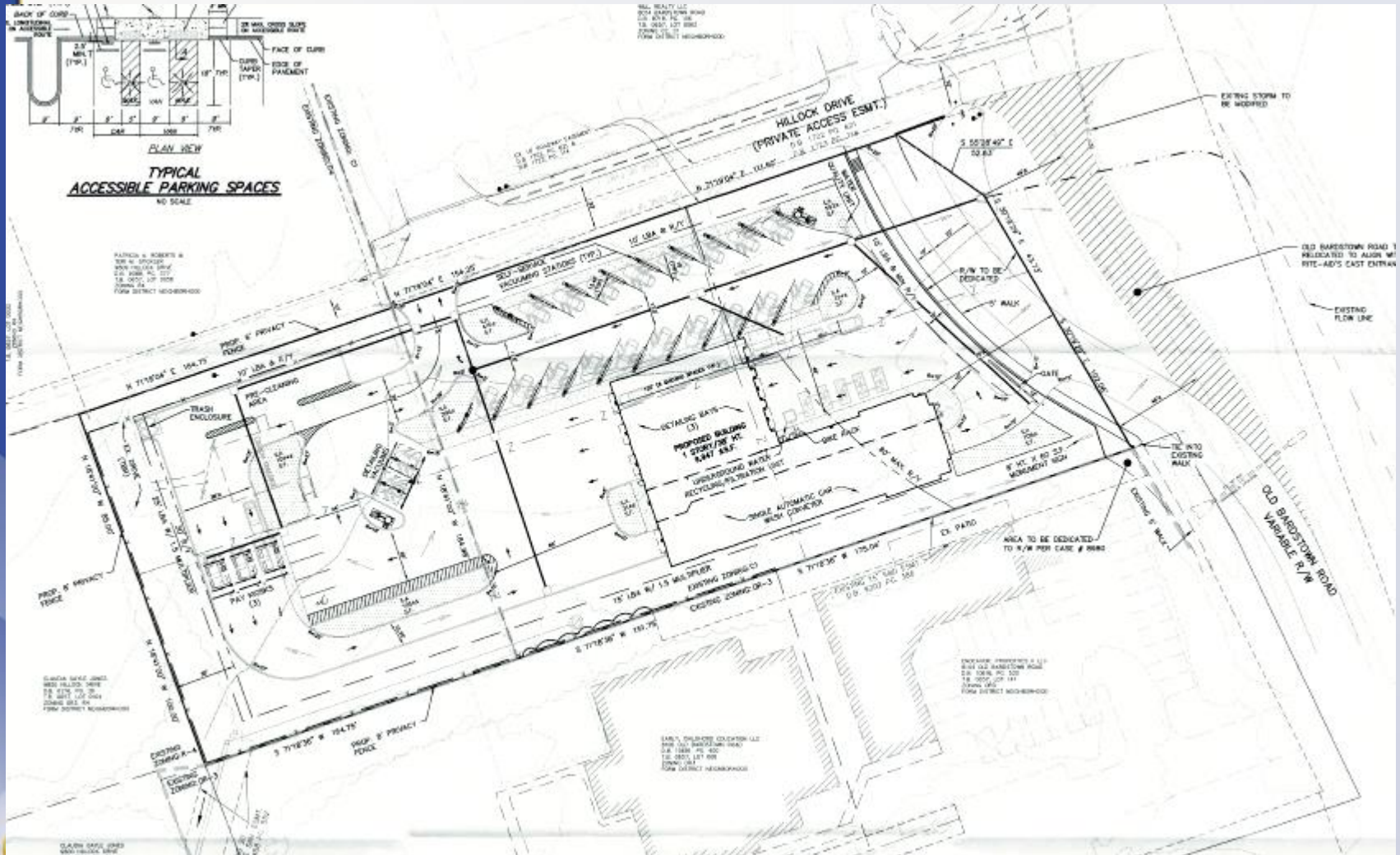
Site Photos



Site Photos



Development Plan



Technical Review

- MSD and Transportation have given preliminary approvals

Staff Analysis and Conclusions

- Auto related use proposed just off major arterial and in close proximity to Gene Snyder Freeway
- Expansion of commercial corridor is justified by appropriate transitions to less intense uses
- Building design similar in scale to surrounding commercial development
- Provides a service to area with adequate screening and buffering to protect public right of way from visual intrusions
- Proposed realignment of Bardstown Road will improve traffic safety at intersection
- Sidewalks will increase pedestrian connectivity where it is currently lacking

Required Actions

- **RECOMMEND APPROVAL or DENIAL** to Metro Council of Change in Zoning from R-4, Single Family Residential to C-1, Commercial on .699 acres
- **APPROVE or DENY** the Waiver of Section 10.2.10 to reduce the 15' Vehicle Use Area Landscape Buffer Area along Old Bardstown Road and Hillock Drive to 10'
- **APPROVE or DENY** the Waiver of 5.9.2.A.1.b.i to not provide a pedestrian connection from the public sidewalk
- **APPROVE or DENY** the Waiver of 5.9.2.A.1.b.ii to not provide vehicular or pedestrian connection to the non-residential use to the south
- **APPROVE or DENY** the Variance from Section 5.3.2, Table 5.3.2 to allow the building to exceed the maximum front setback of 80' by 40'
- **APPROVE or DENY** the Detailed District Development Plan