

**MINUTES OF THE MEETING  
OF THE  
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

**December 13, 2018**

**New Business**

**Case No. 17ZONE1068**

**Request:** Change in zoning from C-1 to C-2 with detailed district development plan  
**Project Name:** 2300 Hikes Lane  
**Location:** 2220-2300 Hikes Lane  
**Owner:** Crystal Clean Carwash  
**Applicant:** Kheder Kutmah  
**Representative:** Kheder Kutmah  
**Jurisdiction:** Louisville Metro  
**Council District:** 10 – Pat Mulvihill

**Case Manager:** **Joel Dock, AICP, Planner II**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:32:58 Joel Dock presented the case (see staff report and recording for detailed presentation.)

00:34:41 Commissioner Carlson inquires what sort of business will be operating on this development. Mr. Dock the name isn't an indication of what business will be there but if there were a carwash, the current zoning will allow for this type of business.

00:35:35 In a response from Commissioner Lewis, Mr. Dock explained via staff report where the R-7 areas are located in relation to the site and the area that will be changed to allow the applicant to do and expansion for auto sales.

**The following spoke in favor of the request:**

**Chris Schipper, 1950 Blackiston Mill Rd, Clarksville, IN, 47129**

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**Summary of testimony of those in favor:**

00:36:44 Chris Schipper, representative of the applicant, answered Commissioner Carlson's question explained the property owner is Crystal Clean Carwash and there is no intention of putting a carwash on this site.

**The following spoke in opposition to the request:**

No one spoke.

**00:37:24 Commissioners' deliberation**

**An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

The Committee by general consensus scheduled this case to be heard at the **January 10, 2019** Planning Commission public hearing.