

Development Review Committee
Staff Report
April 20, 2022



Case No:	21-DDP-0031/22-WAIVER-0012
Project Name:	Take 5 Express Car Wash
Location:	4000 Grenden Fields Dr and 12610 Taylorsville Rd
Owner(s):	Portland Christian School Systems
Applicant:	Boing US Holdco Inc
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Jay Lockett, AICP, Planner II

REQUEST(S)

- **Waiver** of Land Development Code section 10.2.4 to permit a required property perimeter landscape buffer area to overlap an existing sewer and drainage easement by more than 50%
- **Tyler Town Center PD District Development Plan**

CASE SUMMARY/BACKGROUND

The applicant is proposing to construct a car wash on approximately 1.97 acres. The subject site is within the Tyler Town Center Planned Development District and the Town Center form district. The site is located along Taylorsville Rd at Grenden Fields Dr approximately 1/2 mile west of the Gene Snyder Freeway. The site will be accessed via an existing private access easement along the rear of the site, including a new connection to the west to Pleasant Glen Dr.

STAFF FINDING

The Development Plan meets all requirements of the Tyler Town Center Planned Development District. The waiver request is adequately justified and meets the standard of review.

TECHNICAL REVIEW

There are no outstanding technical issues associated with this request.

INTERESTED PARTY COMMENTS

Staff has received a number of calls and messages of concern relating to this project, mainly from residents in the Grenden Fields condo community behind the property. The office of Metro Council District 20 has also expressed concerns about the project.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 10.2.4

(a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as the applicant will provide planting and screening in excess of the minimum requirements, including preservation of existing mature trees in the buffer area.

(b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: The waiver will not violate specific guidelines of Plan 2040 as the applicant will provide adequate screening and buffering adjacent to residential uses.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the easement and sewer line already existing within the buffer area.

(d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant will provide a variable width easement that significantly exceeds the minimum requirements, will preserve all existing mature planting in the area as well as enhance the buffer area with additional planting and screening.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Development Plan**

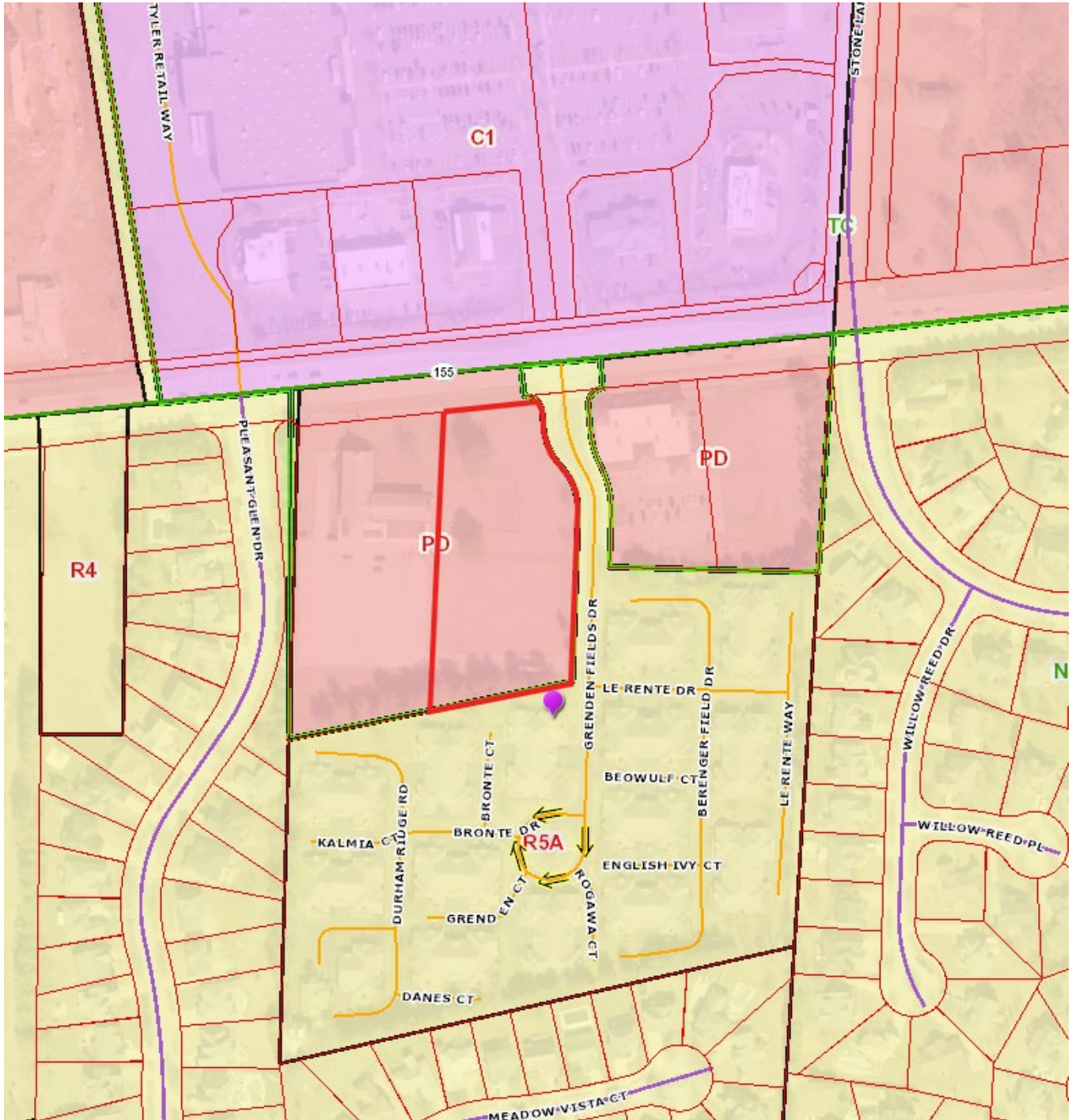
NOTIFICATION

Date	Purpose of Notice	Recipients
4-8-22	Hearing before DRC	1 st tier adjoining property owners and residents Registered Neighborhood Groups in Council District 20

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

