

## St. Germain, Dante

---

**From:** Mary Purple <map.40214@gmail.com>  
**Sent:** Wednesday, July 15, 2020 12:06 PM  
**To:** St. Germain, Dante  
**Subject:** Re: 2962 Breckenridge Lane Case#20-Zone-0007 Vote is No

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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Thank you.  
Will try to listen to what is said from the site Thank You Mary Purple

On Wed, Jul 15, 2020 at 12:04 PM St. Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

>  
>  
>  
>  
>  
> Thank you for your comments on this case. I will add them to the case file and make sure the Commissioners receive them.  
>  
> -----Original Message-----  
> From: Mary Purple <map.40214@gmail.com>  
> Sent: Wednesday, July 15, 2020 11:13 AM  
> To: St. Germain, Dante <Dante.St.Germain@louisvilleky.gov>  
> Subject: Fwd: 2962 Breckenridge Lane Case#20-Zone-0007 Vote is No  
>  
> CAUTION: This email came from outside of Louisville Metro. Do not  
> click links or open attachments unless you recognize the sender and  
> know the content is safe  
>  
> ----- Forwarded message -----  
> From: Mary Purple <map.40214@gmail.com>  
> Date: Wed, Jul 15, 2020 at 10:51 AM  
> Subject: 2962 Breckenridge Lane Case#20-Zone-0007 Vote is No  
> To: <Dante.St.Germain@louisvillekt.gov>  
>  
>  
> My vote is NO to the planning commission in regards to the idea of promoting another car wash at the intersection of Breckenridge Lane and Hikes Lane.  
>  
> It would be ideal to see a group of people from this area, BUY the Property at 2962 as a GROUP and make this place into a park with trees, shrubs, and a play area for kids.  
>  
> I would be happy to head up a group to do this once the commission VOTES NO.  
>

- > Louisville is already run over with concrete and pavement.
- > We absolutely NEED more trees for cleaner air to breathe.
- >
- > Putting a small park would help the environment.
- > We need to breathe clean air.
- >
- > The COVID 19/ Pandemic has shown how the air was clean and much, much better from satellites showing this with people staying home.
- >
- > One parent could take the kids to the park, while the other shopped at Krogers.
- > We have a pandemic going on. We should think about how to safe distance, and this pandemic is going to last a couple of years. Children do not need to be in stores IF this can be avoided.
- >
- > That intersection 2962 Breckenridge Lane is already saturated with cars especially at rush hour, and lunch time. Kroger's is the only major shopping grocery in the area.
- >
- > Maybe an Aldi's or Pic Pac would like to buy this and use it for shopping A lot of people don't like big grocery stores to shop in, that you can not get at the Speedway.
- > They want to get in and get out.
- >
- > We don't need another gas station either.
- > There is a Speedway opposite of this corner and one at Kroger.
- >
- >
- > There are already several car washes in OUR AREA...
- > We don't need another car wash
- > Mr Mikes's Car Wash would create a road hazard of cars trying to get
- > into his Car Wash
- >
- > There is one car wash going in about half a block from this
- > intersection of
- > 2962 Breckenridge Lane and Hikes Lane.
- > Sorry, he was slow to check this out.
- >
- > And the people at El Conquistador Condos are not happy about a car wash keeping right next to their property... They DO NOT want the loud noises from a car wash.
- >
- > There is an empty CAR WASH sitting over on Dixie Highway across from Heaton Lane It is between the Speedway gas station, close by is the Verizon store and close by Sadie Lane. It is sitting there waiting for someone to CLAIM IT.
- > Take MR MIKES CAR WASH TO DIXIE HIGHWAY.
- >
- > Thank you for listening to my voice.
- > Mary Purple
- > 502 471 6115 VMM or text only
- > 4121 Browns Lane Unit A8
- > Louisville, KY 40220
- > lavender4121@iglou.com
- > map.40214@gmail.com
- >
- >
- > The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure,

copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

>

**St. Germain, Dante**

---

**From:** Yolanda Johnson <yoyocop@aol.com>  
**Sent:** Wednesday, July 15, 2020 8:18 PM  
**To:** St. Germain, Dante  
**Subject:** 2962 Breckenridge Lane, Closed Frisch's  
**Attachments:** car wash complaint.docx

**Follow Up Flag:** Flag for follow up  
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Attached is the letter expressing my feeling for a proposed car wash.

Yolanda Johnson

July 15, 2020

Dante-St. Germain

Case Number: 20-Zone-007

Subject: 2962 Breckenridge Lane

As a resident of the Hikes Point neighborhood I would like to express my concerns about the proposed car wash at the corner of Breckenridge Lane and Hikes Lane. Having no ill will against any one person or business, I strongly object to building a car wash at this intersection.

In the last several years the traffic in this area has become unbearable at times. During the 4-6 pm rush hour the traffic is so heavy that it takes forever to get from one intersection to the next on Breckenridge Lane. Once you approach the intersection at Breckenridge and Hikes, if you plan on making a turn, you just may have to sit at the light through two rotations just to make that turn. If you continue straight you have to fight the Kroger traffic.

There has been a lot of redevelopment which will definitely help the economy, but we can only tolerate so much traffic. Please take this into consideration when making your decision. There is a new car wash being built directly across from the Kroger store. Please look out for our neighborhood and stop the opening of another car wash. We don't need two car washes in that close proximity.

Thank you for taking the time to hear my voice.

Yolanda Johnson

4121 Browns Lane, Unit A-7

Louisville, KY 40220

(502) 552-9547

## St. Germain, Dante

---

**From:** Haberman, Joseph E  
**Sent:** Thursday, July 16, 2020 9:28 AM  
**To:** St. Germain, Dante  
**Cc:** Davis, Brian  
**Subject:** FW: Public Hearing Item Comment Form [#20]


**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

For the file.

---

**From:** Louisville Metro [mailto:no-reply@wufoo.com]  
**Sent:** Thursday, July 16, 2020 8:17 AM  
**To:** Haberman, Joseph E  
**Cc:** Davis, Brian  
**Subject:** Public Hearing Item Comment Form [#20]

**Name \*** Mike Dahm

**Address \***   
100 Northeast Drive  
Loveland, OH 45140  
United States

**Email** [mdahm@mikescarwash.com](mailto:mdahm@mikescarwash.com)

**Phone Number** (513) 310-4000

**What is the case number of the development application? \*** 20-ZONE-0007

**Comments \*** I am the second generation owner and President of Mike's Carwash. I would like to talk about the company history and culture since my dad founded it in 1948.

**Would you like the Louisville Metro case manager to contact you to discuss your comments? \*** Yes



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**GET STARTED!**

## St. Germain, Dante

---


**From:** Haberman, Joseph E  
**Sent:** Thursday, July 16, 2020 9:29 AM  
**To:** St. Germain, Dante  
**Cc:** Davis, Brian  
**Subject:** FW: Public Hearing Item Comment Form [#19]

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

For the file.

---

**From:** Louisville Metro [mailto:no-reply@wufoo.com]  
**Sent:** Thursday, July 16, 2020 8:11 AM  
**To:** Haberman, Joseph E  
**Cc:** Davis, Brian  
**Subject:** Public Hearing Item Comment Form [#19]

<b>Name *</b>	Ty Dubay
<b>Address *</b>	 100 Northeast Drive Loveland, OH 45140 United States
<b>Email</b>	<a href="mailto:tdubay@mikescarwash.com">tdubay@mikescarwash.com</a>
<b>Phone Number</b>	(513) 720-4882
<b>What is the case number of the development application? *</b>	20-ZONE-0007
<b>Comments *</b>	I am the COO of Mike's Carwash and would like to speak about Mike's long history as a family-owned company and giveback to the community.
<b>Would you like the Louisville Metro case manager to contact you to discuss your comments? *</b>	Yes



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**GET STARTED!**

**St. Germain, Dante**

---

**From:** Crystal Landers <crystal523@gmail.com>  
**Sent:** Tuesday, July 14, 2020 12:50 PM  
**To:** St. Germain, Dante  
**Subject:** Proposed Car Wash on Breckinridge and Hikes Lanes

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Traffic is so bad in this area already that the proposed car wash will severely exacerbate the problem. I live in this area, and the traffic is horrible when you're trying to get anywhere in the morning or evening. If you're trying to get into or out of one of the convenience stores, Kroger, restaurants, etc. The traffic is ridiculous. PLEASE, we don't need another car wash. There are two car washes that are not far away that serve our area already. One located at Taylorsville Road and Hurstbourne Lane, and one located at Bardstown Road and Goldsmith Lane. Why do we need another one.

Sincerely;  
Crystal Myers Landers  
7949 Westward Loop, Louisville, KY 40220

## St. Germain, Dante

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**From:** Andrea Grisby <amgrisby@aol.com>  
**Sent:** Tuesday, July 14, 2020 2:54 PM  
**To:** St. Germain, Dante  
**Subject:** Proposed car wash at 2962 Breckenridge Lane.

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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Hello!

I am a resident in the Hikes area. My husband and I oppose the building of a car wash in our area. We already have various places in the area to wash cars. I believe that they property should be used for a business that will increase the value if our community. Please think long and hard about this decision. Thank you helping us maintain a beautiful community!

Sent from my iPhone

## St. Germain, Dante

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**From:** JW Purple <wakep@iglou.com>  
**Sent:** Tuesday, July 14, 2020 4:27 PM  
**To:** St. Germain, Dante  
**Subject:** Re: (20-Zone-0007) Hikes Pt carwash

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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I would vote NO on allowing a carwash.

This is a very busy intersection where speeds are commonly 40+ mph. Long light cycles lead to red-light-running particularly in the turn lanes. Pedestrian traffic, while light, is common. There is a bus stop on Hikes in the middle of the property.

Exiting traffic will be restricted to Southerly on Breckinridge or Hikes with no convenient way to reverse direction. I think this would lead to drivers trying to cut across multiple opposing lanes to point in the desired direction, or using private drives in an equally unsafe manner.

If this business is successful, it will significantly worsen the safety and traffic flow in the area.

Please reject this zoning change.

Sincerely,

John W. Purple  
4121 Browns Ln Unit A8  
Louisville KY 40220

## St. Germain, Dante

---

**From:** Trudy Johnston <tjj506@aol.com>  
**Sent:** Friday, July 10, 2020 12:54 PM  
**To:** St. Germain, Dante  
**Subject:** Zone change for a Mike's Car Wash at Hikes Ln and Breckinridge Ln.

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Please vote no for this zoning change. Another car wash is not necessary or in the best interest of the area. It does not need a car wash on both sides of the area. Who needs two of them, esp since a good majority of the residents are seniors. A much better use for this land could be found to benefit this community. Thank you, Trudy Johnston, Rep for 271 El Conquistador Pl.

the other side of these condos.

Sent from my iPhone

## St. Germain, Dante

---

**From:** Renee Aldrich <renee@paragonky.com>  
**Sent:** Thursday, July 9, 2020 5:31 PM  
**To:** St. Germain, Dante  
**Subject:** 20-ZONE-0007 2962 Breckenridge Lane  
**Attachments:** El Con Bldg 1 Opposition Petition to Mikes Car Wash.pdf; El Con Bldg 2 Opposition Petition to Mikes Car Wash.pdf; El Con Bldg 3 Opposition Petition to Mikes Car Wash.pdf; El Con Bldg 4 Opposition Petition to Mikes Car Wash.pdf

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

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Hi Dante,

I am the association manager for the El Conquistador Condominiums situated at the Hikes Lane/Breckenridge Ln intersection and across the street from the proposed Mike's Car Wash cite proposed for 2962 Breckenridge Ln. Attached are petitions opposed to the re-zoning and construction of a Mike's Car Wash signed by 72 of the unit owners. This number does not represent those who have also written to you in opposition to this project.

Please see to it that these petitions are shared with the planning commission members ahead of the July 16, 2020 meeting.

Please feel free to contact me if there are any questions or additional information is needed.

Kind regards,



**Renée Aldrich, CMCA, AMS, PCAM**  
Association Manager

Paragon Management Group, AAMC  
5151 Jefferson Blvd., Suite 102 | Louisville, KY 40219  
Phone: 502.451.0485 | Fax: 502.451.8795  
[renee@paragonky.com](mailto:renee@paragonky.com)

Dante St. Germain, AICP  
Planner II  
Planning & Design Services  
Department of Develop Louisville  
LOUISVILLE FORWARD  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

Sent via Email: [dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)

El Conquistador Condos  
Building 1

7/9/2020  
(Date)

RE: Mike's Car Wash  
2962 Breckenridge Lane  
Case No. 20-ZONE- 0007

Dear Ms. St. Germain

As residents of Conquistador Place at the south-west corner of Breckenridge Lane and Hikes Lane. We adamantly oppose the development plan and rezoning of the property at 2962 Breckenridge Lane for Mike's Car Wash from R-5 to C-1.

The applicant is seeking to change the property from a relatively quiet, full-service restaurant that served the needs of the surrounding residential areas, to an unneeded car wash. These types of car washes operate early in the morning and late into the evening which would be a major nuisance to our peaceful enjoyment of our homes.

The "buffers" are completely inadequate to insulate the impacts to adjacent residential properties. The "high powered" vacuums, washing systems, customers playing loud music, constant opening/slamming of car doors/trunks as people clean the insides of their cars, will simply ricochet the noise towards our El Conquistador condominium community next door. The site plan has room for 24 cars to line up at one time, and even more for parking, illustrating the very intense, and noisy activities that will be present.

The former Big Boy restaurant could not have operated without a conditional use permit for the R-5 residential lot it used. Now the expansion of the commercial area into the residential areas continues with this request and should be denied.

It is also worth noting that Mike's Car Wash will not be adding any needed services to the area or nearby residents. Another car wash was recently approved on the opposite/south side of El Conquistador Condominiums at 3000 Breckenridge Lane, a mere 500 feet from the Mike's Car Wash application. Adding another car wash on top of our residents, would double the noise levels and other negative, unwanted impacts. El Conquistador residents opposed the nearby already approved car wash but was not capable of having it denied because the property was already zoned commercial, but this property at 2962 Breckenridge Lane is not zoned to accommodate Mike's Car Wash the and Planning Commission should exercise its discretion and deny this project.

The bottom line is approval of this plan will seriously negatively impact the peace and quiet of the residential communities, lower their values, and be devastating to the people living in the adjacent areas at the El Conquistador Condominiums, the homes along Hikes Lane and the homes on Midland Ave. The fact that there are already commercial uses in the area should not be acceptable as a rationale for further encroachment into the residential areas. If their business cannot exist on the area which is already zoned commercial, then the site is simply inappropriate for their business use and Mikes Car Wash should seek another site.

For the above reasons, the rezoning request and request for the development plan is not in compliance with the comprehensive plan, Plan 2040. We, the El Conquistador residents having signed below are completely opposed to the rezoning for Mikes Car Wash and urge the Planning Commission to deny the request.

Name	Unit #	George M. Frey unit #: 210
Ruth K. Whitworth	209	
Hans STEYN	240	
Ruthann Rasch	224	
Henry Smith	238	
Terri Carlton	225	
Gloria Drake	204	
Deborah Madson	215	
Alycia Blewett	234	
Bill Long	232	
Eileen Daniel	217	
Kelly Henderson	216	
James Prossman	239	
Ann Marie Brown	212	
Lynna Veryst	235	
Jadriac H. Jolley	215	
Dorothy Solomon	214	
Lou Brady	201	(OVER)



Rosetta Baker

203

Dante St. Germain, AICP  
Planner II  
Planning & Design Services  
Department of Develop Louisville  
LOUISVILLE FORWARD  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

Sent via Email: [dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)

El Conquistador Condos  
Bldg 2

7/29/2020  
(Date)

RE: Mike's Car Wash  
2962 Breckenridge Lane  
Case No. 20-ZONE- 0007

Dear Ms. St. Germain

As residents of Conquistador Place at the south-west corner of Breckenridge Lane and Hikes Lane. We adamantly oppose the development plan and rezoning of the property at 2962 Breckenridge Lane for Mike's Car Wash from R-5 to C-1.

The applicant is seeking to change the property from a relatively quiet, full-service restaurant that served the needs of the surrounding residential areas, to an unneeded car wash. These types of car washes operate early in the morning and late into the evening which would be a major nuisance to our peaceful enjoyment of our homes.

The "buffers" are completely inadequate to insulate the impacts to adjacent residential properties. The "high powered" vacuums, washing systems, customers playing loud music, constant opening/slamming of car doors/trunks as people clean the insides of their cars, will simply ricochet the noise towards our El Conquistador condominium community next door. The site plan has room for 24 cars to line up at one time, and even more for parking, illustrating the very intense, and noisy activities that will be present.

The former Big Boy restaurant could not have operated without a conditional use permit for the R-5 residential lot it used. Now the expansion of the commercial area into the residential areas continues with this request and should be denied.

It is also worth noting that Mike's Car Wash will not be adding any needed services to the area or nearby residents. Another car wash was recently approved on the opposite/south side of El Conquistador Condominiums at 3000 Breckenridge Lane, a mere 500 feet from the Mike's Car Wash application. Adding another car wash on top of our residents, would double the noise levels and other negative, unwanted impacts. El Conquistador residents opposed the nearby already approved car wash but was not capable of having it denied because the property was already zoned commercial, but this property at 2962 Breckenridge Lane is not zoned to accommodate Mike's Car Wash the and Planning Commission should exercise its discretion and deny this project.

The bottom line is approval of this plan will seriously negatively impact the peace and quiet of the residential communities, lower their values, and be devastating to the people living in the adjacent areas at the El Conquistador Condominiums, the homes along Hikes Lane and the homes on Midland Ave. The fact that there are already commercial uses in the area should not be acceptable as a rationale for further encroachment into the residential areas. If their business cannot exist on the area which is already zoned commercial, then the site is simply inappropriate for their business use and Mikes Car Wash should seek another site.

For the above reasons, the rezoning request and request for the development plan is not in compliance with the comprehensive plan, Plan 2040. We, the El Conquistador residents having signed below are completely opposed to the rezoning for Mikes Car Wash and urge the Planning Commission to deny the request.

Name	Unit #
Carl Hooley	263
Khara Kinkode	259
Olga Khalt	281
Gabriel S. Reyes	269
Adriana...	266
Luz...	272
IRINA Pishchikova	282
Cher...	283
Robert...	261
Mary Nichtes	248
Emmet Behr	249
Helen...	257
Robert Brethel	265
Tim & Patricia...	277
David Kennedy	251
Phillip...	255

OVER

NAME

~~UNIT #~~  
UNIT #

Doris Coddington

262

Estelle Trammel

253

Mona P. Calam

246

Dante St. Germain, AICP  
Planner II  
Planning & Design Services  
Department of Develop Louisville  
LOUISVILLE FORWARD  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

Sent via Email: [dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)

El Conquistador Condos  
Bldg 3

7/9/2020  
(Date)

RE: Mike's Car Wash  
2962 Breckenridge Lane  
Case No. 20-ZONE- 0007

Dear Ms. St. Germain

As residents of Conquistador Place at the south-west corner of Breckenridge Lane and Hikes Lane. We adamantly oppose the development plan and rezoning of the property at 2962 Breckenridge Lane for Mike's Car Wash from R-5 to C-1.

The applicant is seeking to change the property from a relatively quiet, full-service restaurant that served the needs of the surrounding residential areas, to an unneeded car wash. These types of car washes operate early in the morning and late into the evening which would be a major nuisance to our peaceful enjoyment of our homes.

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The former Big Boy restaurant could not have operated without a conditional use permit for the R-5 residential lot it used. Now the expansion of the commercial area into the residential areas continues with this request and should be denied.

It is also worth noting that Mike's Car Wash will not be adding any needed services to the area or nearby residents. Another car wash was recently approved on the opposite/south side of El Conquistador Condominiums at 3000 Breckenridge Lane, a mere 500 feet from the Mike's Car Wash application. Adding another car wash on top of our residents, would double the noise levels and other negative, unwanted impacts. El Conquistador residents opposed the nearby already approved car wash but was not capable of having it denied because the property was already zoned commercial, but this property at 2962 Breckenridge Lane is not zoned to accommodate Mike's Car Wash the and Planning Commission should exercise its discretion and deny this project.

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For the above reasons, the rezoning request and request for the development plan is not in compliance with the comprehensive plan, Plan 2040. We, the El Conquistador residents having signed below are completely opposed to the rezoning for Mikes Car Wash and urge the Planning Commission to deny the request.

Name	Unit #
<u>Adelle Longmuth</u>	<u>312</u>
<u>Marlene [unclear]</u>	<u>316</u>
<u>Sally [unclear]</u>	<u>317</u>
<u>Constance Grant</u>	<u>313</u>
<u>Marna Turner</u>	<u>296</u>
<u>Dorcas [unclear]</u>	<u>294</u>
<u>Vanda [unclear]</u>	<u>301</u>
<u>[unclear]</u>	<u>307</u>
<u>ANALIA TORRES</u>	<u># 302</u>
<u>Annabelle Cottrell</u>	<u>293</u>
<u>Mike Saller</u>	<u># 298</u>
<u>Karen Kennedy</u>	<u># 315</u>
<u>Yvonne Long</u>	<u>188</u>
<u>[unclear]</u>	<u>287</u>
<u>Jin Heng [unclear]</u>	<u># 314</u>
<u>[unclear]</u>	<u># 211</u>
<u>[unclear]</u>	<u>284</u>

Virginia Jolly Unit 302  


Dante St. Germain, AICP  
Planner II  
Planning & Design Services  
Department of Develop Louisville  
LOUISVILLE FORWARD  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

Sent via Email: [dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)

El Conquistador Condos  
Bldg 4

7/19/2020  
(Date)

RE: Mike's Car Wash  
2962 Breckenridge Lane  
Case No. 20-ZONE- 0007

Dear Ms. St. Germain

As residents of Conquistador Place at the south-west corner of Breckenridge Lane and Hikes Lane. We adamantly oppose the development plan and rezoning of the property at 2962 Breckenridge Lane for Mike's Car Wash from R-5 to C-1.

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Name	Unit #
Margaret Beauvin	368
Marlene Mitchell	344
Sherry Ego	347
Laura Block	340
Jean Hatton	331
Libera Humphrey	347
Arandy Powell	339
Brent Cop	355
Janice	351
Chris Marks	336
Nancy Cox	355
Carol Jones	359
Luis Black	330
Carl A. Korman	366
John A. Russell	358
MITC Hill	364



## St. Germain, Dante

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**From:** Derouen, Andrea  
**Sent:** Friday, July 10, 2020 3:03 PM  
**To:** tjlj506@aol.com  
**Cc:** St. Germain, Dante  
**Subject:** RE: Zoning for a Mike's Carwash at Breckinridge Ln and Hikes Ln.

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Ms. Johnson--

Thank you for your recent letter expressing your concern regarding the zoning change for property located at 2962 Breckenridge Lane. As you may be aware, Kentucky law requires the Planning Commission to hold a public hearing to consider zoning change requests after notifying adjoining property owners.

That public hearing will take place July 16<sup>th</sup> at 1 p.m., virtually. (See bottom of email to attend and speak.) If you wish to speak, you must register before 5 p.m., July 14<sup>th</sup>.

I have forwarded your letter to the Case Manager, Dante St. Germaine to place in the file.

According to Kentucky Law, Councilmembers are required to make their decisions based solely on the file from Planning and Design. To discuss the case or read other comments would be ex parte communications and not allowed.

If you have questions about the case or procedure, you may contact Case Manager Dante St. Germaine at (502) 574-4388.

Thank you for your interest.

Respectfully,

Andrea Derouen  
Legislative Aide  
District 24

On the recommendation of the Louisville Metro Department of Public Health & Wellness regarding congregate events and social distancing, the Planning Commission meeting set for 1:00 p.m. on July 16, 2020 is being held online. You will need to join the meeting using a computer, laptop or mobile device with the link below: Meeting Info:

<https://louisvilleky.gov/government/upcoming-public-meetings>

Meeting Link: <https://louisvilleky.webex.com/louisvilleky/j.php? MTID=e5b1a02512996a28b1890cc7d6b478915>

Event Number: 160 645 0865 Event password: PC071620 Join by phone Call in from a mobile device (attendees only) +1-415-655-0001 US Toll Access Code:

Anyone wishing to speak in support, opposition, or as other for any case are encouraged to pre-register by completing the Public Hearing Speakers Request form available at the following link: <https://louisvilleky.gov/planning-design/forms/louisville-metro-planning-design-services-public-hearing-speakersrequest>

Pre-registered speakers will be allowed to speak prior to any unregistered speakers during the hearing. If you wish to submit comments for any of the agenda items please submit them in writing to the listed case manager by 5:00 P.M. Tuesday, July 14, 2020. Participants and residents are strongly encouraged to join the meeting virtually.

However, to accommodate those with limited technology access, people can also view and participate in the meeting in the first-floor conference room of the Metro Development Center, 444 S. Fifth St., Louisville, KY 40202. If social distancing cannot be adequately maintained because of the number of people who want to speak on a specific case, that case will be continued. We are making every effort to contact members of the community and applicants to inform them of this decision. However, if you know of persons planning to attend to address a particular agenda item, please help us spread the word. If you have questions, please contact the case manager, or call Develop Louisville at 502-574-6230.

**From:** Trudy Johnston <[tij506@aol.com](mailto:tij506@aol.com)>  
**Date:** July 10, 2020 at 12:44:04 PM EDT  
**To:** [Madonna.Flood@louisvilleky.gov](mailto:Madonna.Flood@louisvilleky.gov)  
**Subject:** Zoning for a Mike's Carwash at Breckinridge Ln and Hikes Ln.

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Please vote no on the rezoning of the land proposed for the Mike's Carwash. Another Carwash is already being built on the other side of the condos. This is not in the best interest of the community, esp with the majority of the residents being seniors. Thank you, Trudy Johnston. Rep for 271 El Conquistador.

Sent from my iPhone

Dante St. Germain, AICP  
Planner II  
Planning & Design Services  
Department of Develop Louisville  
LOUISVILLE FORWARD  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

Sent via Email: [dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)

6/24/20  
(Date)

RECEIVED

JUL 02 2020

PLANNING & DESIGN  
SERVICES

RE: Mike's Car Wash  
2962 Breckenridge Lane  
Case No. 20-ZONE- 0007

Dear Ms. St. Germain

As residents of Conquistador Place at the south-west corner of Breckenridge Lane and Hikes Lane. We adamantly oppose the development plan and rezoning of the property at 2962 Breckenridge Lane for Mike's Car Wash from R-5 to C-1.

The applicant is seeking to change the property from a relatively quiet, full-service restaurant that served the needs of the surrounding residential areas, to an unneeded car wash. These types of car washes operate early in the morning and late into the evening which would be a major nuisance to our peaceful enjoyment of our homes.

The "buffers" are completely inadequate to insulate the impacts to adjacent residential properties. The "high powered" vacuums, washing systems, customers playing loud music, constant opening/slamming of car doors/trunks as people clean the insides of their cars, will simply ricochet the noise towards our El Conquistador condominium community next door. The site plan has room for 24 cars to line up at one time, and even more for parking, illustrating the very intense, and noisy activities that will be present.

The former Big Boy restaurant could not have operated without a conditional use permit for the R-5 residential lot it used. Now the expansion of the commercial area into the residential areas continues with this request and should be denied.

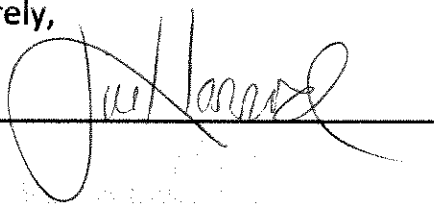
It is also worth noting that Mike's Car Wash will not be adding any needed services to the area or nearby residents. Another car wash was recently approved on the opposite/south side of El Conquistador Condominiums at 3000 Breckenridge Lane, a mere 500 feet from the Mike's Car Wash application. Adding another car wash on top of our residents, would double the noise levels and other negative, unwanted impacts. El Conquistador residents opposed the nearby already approved car wash but was not capable of having it denied because the property was already zoned commercial, but this property at 2962 Breckenridge Lane is not zoned to accommodate Mike's Car Wash and Planning Commission should exercise its discretion and deny this project.

20-ZONE-0007

The bottom line is approval of this plan will seriously negatively impact the peace and quiet of the residential communities, lower their values, and be devastating to the people living in the adjacent areas at the El Conquistador Condominiums, the homes along Hikes Lane and the homes on Midland Ave. The fact that there are already commercial uses in the area should not be acceptable as a rationale for further encroachment into the residential areas. If their business cannot exist on the area which is already zoned commercial, then the site is simply inappropriate for their business use and Mikes Car Wash should seek another site.

For the above reasons, the rezoning request and request for the development plan is not in compliance with the comprehensive plan, Plan 2040. We, the El Conquistador residents having signed below are completely opposed to the rezoning for Mikes Car Wash and urge the Planning Commission to deny the request.

Sincerely,

A handwritten signature in black ink, appearing to read "Julianne", is written over a solid horizontal line.

**RECEIVED**

JUL 02 2020

**PLANNING & DESIGN  
SERVICES**

20-ZONE-0007

Dante St. Germain, AICP  
Planner II  
Planning & Design Services  
Department of Develop Louisville  
LOUISVILLE FORWARD  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

Sent via Email: [dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)

6-25-2020  
(Date)

RE: Mike's Car Wash  
2962 Breckenridge Lane  
Case No. 20-ZONE- 0007

**RECEIVED**

JUN 29 2020

**PLANNING & DESIGN  
SERVICES**

Dear Ms. St. Germain

As residents of Conquistador Place at the south-west corner of Breckenridge Lane and Hikes Lane. We adamantly oppose the development plan and rezoning of the property at 2962 Breckenridge Lane for Mike's Car Wash from R-5 to C-1.

The applicant is seeking to change the property from a relatively quiet, full-service restaurant that served the needs of the surrounding residential areas, to an unneeded car wash. These types of car washes operate early in the morning and late into the evening which would be a major nuisance to our peaceful enjoyment of our homes.

The "buffers" are completely inadequate to insulate the impacts to adjacent residential properties. The "high powered" vacuums, washing systems, customers playing loud music, constant opening/slamming of car doors/trunks as people clean the insides of their cars, will simply ricochet the noise towards our El Conquistador condominium community next door. The site plan has room for 24 cars to line up at one time, and even more for parking, illustrating the very intense, and noisy activities that will be present.

The former Big Boy restaurant could not have operated without a conditional use permit for the R-5 residential lot it used. Now the expansion of the commercial area into the residential areas continues with this request and should be denied.

It is also worth noting that Mike's Car Wash will not be adding any needed services to the area or nearby residents. Another car wash was recently approved on the opposite/south side of El Conquistador Condominiums at 3000 Breckenridge Lane, a mere 500 feet from the Mike's Car Wash application. Adding another car wash on top of our residents, would double the noise levels and other negative, unwanted impacts. El Conquistador residents opposed the nearby already approved car wash but was not capable of having it denied because the property was already zoned commercial, but this property at 2962 Breckenridge Lane is not zoned to accommodate Mike's Car Wash the and Planning Commission should exercise its discretion and deny this project.

20-ZONE-0007

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Sincerely,

Margaret Mazzone

20-ZONE-0007

Dante St. Germain, AICP  
Planner II  
Planning & Design Services  
Department of Develop Louisville  
LOUISVILLE FORWARD  
444 South Fifth Street, Suite 300  
Louisville, KY 40202

Sent via Email: [dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov)

6-25-2020  
(Date)

RE: Mike's Car Wash  
2962 Breckenridge Lane  
Case No. 20-ZONE- 0007

**RECEIVED**  
JUN 29 2020  
PLANNING & DESIGN  
SERVICES

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20-zone-0007

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Sincerely,

Estelle Trammel

20-zone-0007