

DEVELOPMENT REVIEW COMMITTEE MINUTES
October 5, 2022

OLD BUSINESS

CASE NUMBER 22-DDP-0054

NOTE: Commissioner Cheek recused herself from hearing this case.

Project Name: Mike's Car Wash
Location: 10501/10511 Preston Highway
Owner(s): 291 Harbison LLC
Applicant: Mike's Car Wash
Jurisdiction: Louisville Metro
Council District: 23-James Peden
Case Manager: Julia Williams, AICP, Planning Supervisor

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 public hearing. (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:04:63 Julia Williams presented the case, showed a Power Point presentation, and responded to questions from the Commissioners (see staff report and recording for detailed presentation.)

The following spoke in favor of the proposal:

Cliff Ashburner, Dinsmore & Shohl, 101 South Fifth Street, Louisville, KY 40202

Summary of testimony of those in favor:

00:12:11 Cliff Ashburner, the applicant's representative, presented the applicant's case, showed a Power Point presentation, and responded to questions from the Commissioners (see recording for detailed presentation.)

00:17:31 In response to a question from Commissioner Carlson, Mr. Ashburner and staff discussed the approval from Kentucky State Transportation regarding the right-in-right-out road configuration. Beth Stuber, with Metro Transportation, gave an update regarding where this case was in the approval process at the State level (see recording for detailed discussion.)

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The following spoke in opposition to the proposal:

No one spoke.

Deliberation:

00:19:15 Travis Fiechter, legal counsel for the Planning Commission, discussed binding element #13 and Metro Council review (see recording for detailed discussion.)

Binding element #13 reads as follows:

Any significant changes or alterations to the proposed structures (e.g. building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property, and/or any amendments to the binding elements shall be reviewed before the Planning Commission with final action to be determined by Metro Council.

An audio/visual recording of the Development Review 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.

00:21:09 On a motion by Commissioner Brown, seconded by Commissioner Clare, the following resolution, based on the Standard of Review and Staff Analysis and evidence and testimony heard today, was adopted:

RESOLVED, the Louisville Metro Development Review Committee does hereby **CONTINUE** this case to the October 6, 2022 Planning Commission public hearing, because binding element #13 requires a recommendation from the full Planning Commission to Metro Council.

The vote was as follows:

YES: Commissioners Price, Brown, Clare, and Carlson.

ABSENT / RECUSED: Commissioner Cheek.