

Planning Commission

Staff Report

May 6, 2021



Case No:	21-DDP-0046
Project Name:	Tyler Town Center Car Wash Text Amendment
Location:	Tyler Town Center Planned Development District
Owner(s):	Various
Applicant:	Louisville Metro Council
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Jay Lockett, AICP, Planner I

REQUEST(S)

- **Review of Text Amendment Proposals relating to Car Wash as an allowed use.**

CASE SUMMARY/BACKGROUND

On February 5, 2020 the Development Review Committee made a determination that Car Wash is an allowable use within the Limited Use 2 (LU2) Category. This determination was made in accordance with the Tyler Town Center Land Use Interpretation procedures found in section 5.A of that document.

On March 19, 2020 Louisville Metro Council passed Resolution 36, Series 2020 requesting a review of the Tyler Town Center Planned Development District use guidelines relating to Car Wash as an allowed use.

Specifically, the review requests that the Planning Commission consider the following items:

- Include 'car washes' as a permitted use within Limited Use Category 2 (LU2); and
- Specifically exclude 'car washes' from Limited Use Category 1 (LU1); and
- Eliminate Limited Use Category 2 (LU2) from Area IIC in relevant sections (Section 2 PD Use Map and Section 3.2 PD Use Table)

STAFF FINDING

The application for the land use review was made by Louisville Metro Council in accordance with the provisions of Land Development Code section 2.8.A.4. Per that section, minor amendments to the PD-Development Plan may be approved by the Planning Commission or designee. Decreases in density or intensity of use may be considered a minor amendment. The Planning Commission must determine whether or not to adopt the proposed changes to permitted uses.

TECHNICAL REVIEW

LU1 within the Tyler Town Center is described as:

Limited Use Category 1 (LU1) - contains all uses within CU1 with the addition of more auto-oriented uses, typically these uses are indirectly related to the automobile (such as uses with drive-through and drive-in related facilities). Automobile and truck sales and rental facilities prohibited. This limited use category is only permitted on lots adjacent to Taylorsville Road.

LU2 within the Tyler Town Center is described as:

Limited use Category 2 (LU2) - contains those uses directly related to the automobile (such as automobile service stations and gas stations). Automobile and truck sales and rental facilities prohibited. This limited use category is only permitted on lots adjacent to Taylorsville Road.

Car wash is not mentioned as a specific use either permitted or prohibited within the Tyler Town Center PDD in any use category.

INTERESTED PARTY COMMENTS

Staff has received communication from several citizens who support the removal of car wash as an allowed use in certain areas of the PD.

The owners and developer of a proposed car wash on property contained within Area IIc have expressed opposition to these changes.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the proposed changes to the PD.

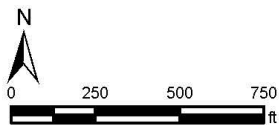
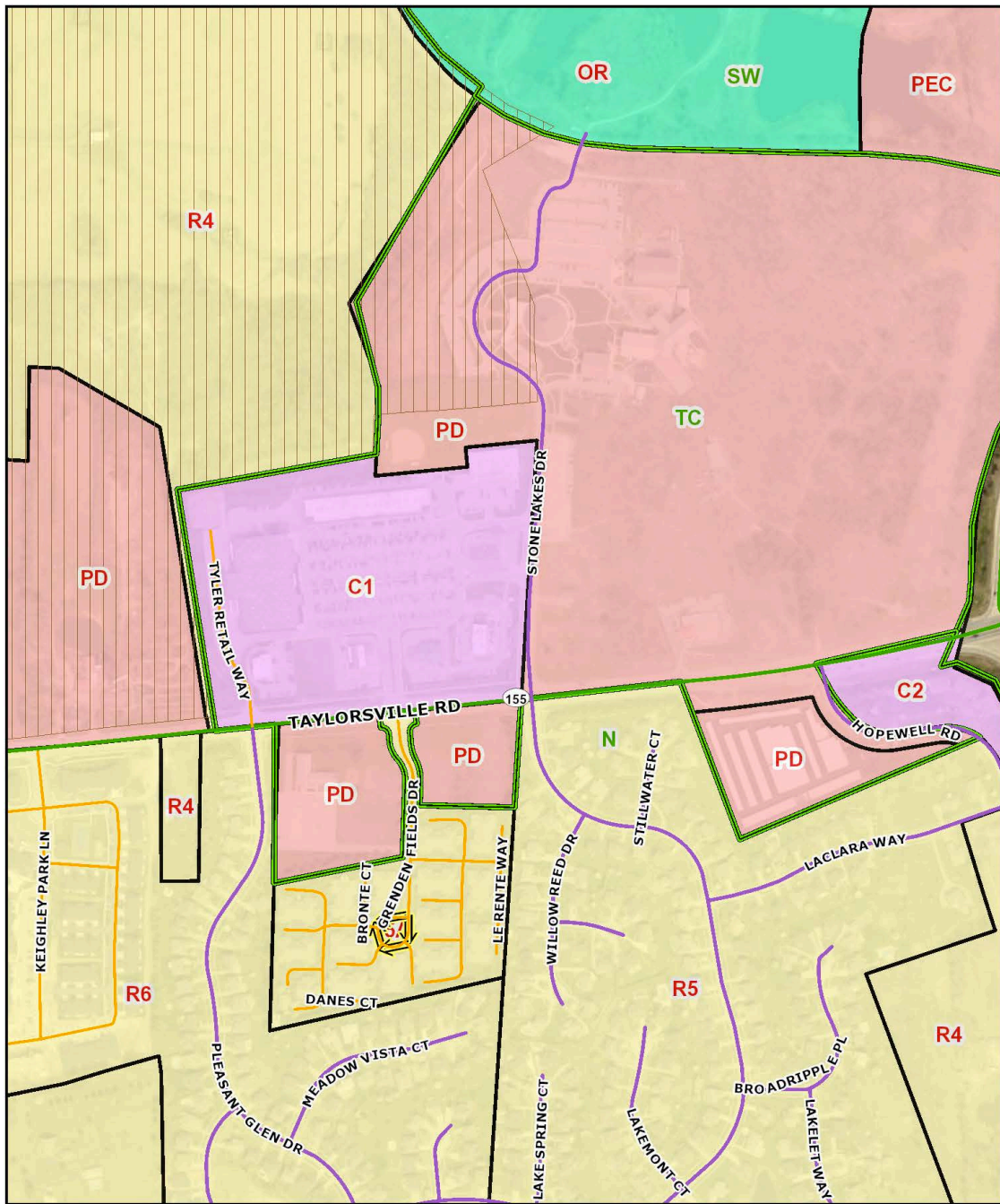
NOTIFICATION

Date	Purpose of Notice	Recipients
4-20-21	Hearing before PC	Owners of Property within the PDD First Tier Adjoining Property Owners to the PDD Registered Neighborhood Groups in Council District 20

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Tyler Town Center Land Use Map
4. Proposed Text Changes

1. Zoning Map



20-interp-0001

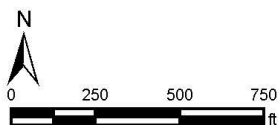
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2. Aerial Photograph



20-interp-0001

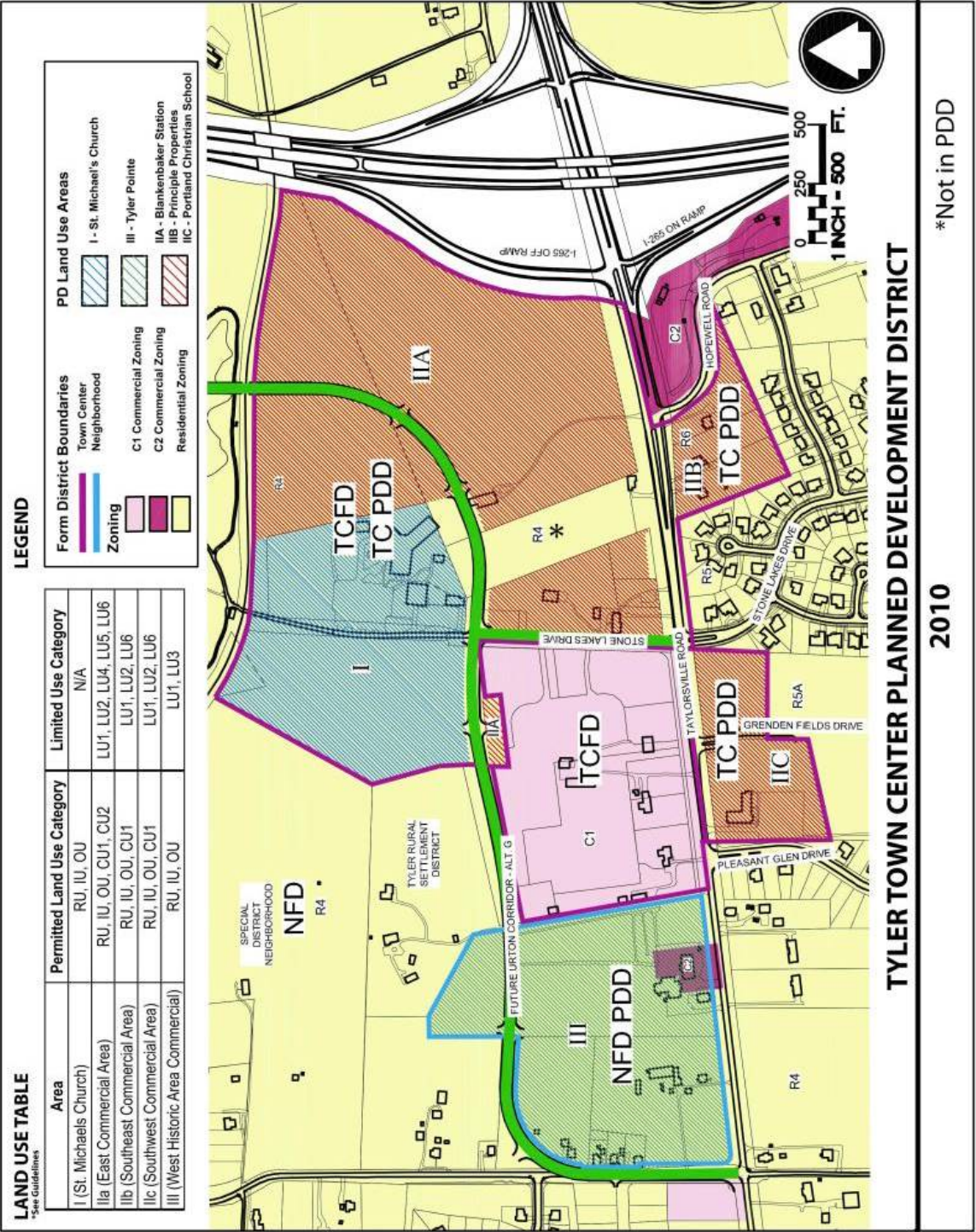
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3. Tyler Town Center Land Use Map



4. Proposed Text Changes

The following changes are proposed to PD section 3.1.2.B limited Use Categories and Standards:

Limited Use Category 1 (LU1) - contains all uses within CU1 with the addition of more auto-oriented uses, typically these uses are indirectly related to the automobile (such as uses with drive-through and drive-in related facilities). Automobile and truck sales and rental facilities, and car washes are prohibited. This limited use category is only permitted on lots adjacent to Taylorsville Road.

The following changes are proposed to PD Section 3.2 PD Use Table:

Area	Permitted Use Category	Limited Use Category
Ilc (Southwest Commercial)	RU, IU, OU, CU1	LU1, LU2 , LU6