

Luckett, Jay

From: Maureen Welch <maureen.welch1222@yahoo.com>
Sent: Friday, July 26, 2024 8:04 PM
To: MarvBDG@aol.com
Cc: Luckett, Jay; Batshon, Khalil; Goodman, Steven
Subject: Case No. 24-ZONEPA-0035 Strawberry Lane Auto Body / Repair Shop (6700 Strawberry Lane)

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Mr. Blomquist,

I attended the neighborhood meeting for Case No. 24-ZONEPA-0035. The applicant is requesting a change in zoning from C-1 to C-2 to allow a proposed auto body/repair shop.

I thought the meeting went well. Although I'm not thrilled to have another auto repair shop - and with 8 proposed bays - in such close proximity to others, I was pleased to hear the applicant wants to improve the neighborhood and either planned or was willing to do the following:

- Scrap the tired building and rebuild a new professional looking business that is an asset to the neighborhood.
- Use rod iron fencing like that at the storage facility across the street on Strawberry Lane.
- Committed to not using razor wire on top of any security fencing.
- Bind out the operation of any type of any liquor store on the property.
- Repave the parking lot.
- Landscape the property with trees, etc.
- Not store junk cars on the property.
- Not store tires outside out of respect for neighbors and concern over the West Niles virus which is a public health issue in the area.

I am requesting the following binding elements run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these biding elements.

- The following uses, while ordinarily permitted in the C-1 or C-2 zoning districts shall not be permitted on the subject site:
 - Package liquor stores
 - Smoking retail stores
 - Game rooms
 - Tattoo, Body Art, and Piercing parlors
 - Automobile sales

- Auto body work, painting, major overhauls, grinding and milling of auto parts normally permitted in association with an Automobile Repair Garage.
- No more than 4 inoperable vehicles may be present on the site at any time. Inoperable vehicles on site are permitted only while awaiting service to be performed on the site.
- There shall be no outdoor repairs performed on the site.
- There shall be no use of storage containers on site.

Again, I appreciate the applicant's desire to make the neighborhood better. Thank you.

Best regards,

Maureen Welch
(502) 693-8526

Brooks, Amy

From: gearl@iglou.com
Sent: Friday, March 14, 2025 8:31 AM
To: Brooks, Amy
Subject: Re: 24-ZONE-0126: 6700 Strawberry Lane Land Development & Transportation Committee March 27, 2025 @ 1 PM

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Good morning Amy,

You brought up one of my concerns regarding the waiver. Thank you.

On 2025-03-14 08:02, Brooks, Amy wrote:

Ann,

Nice to hear from you. That was an Accela mistake on my part. I have fixed the applications in Accela.

Appreciate you bringing it to my attention. I am not sure on the Waivers. I think the area in the back is going to cause problems for people who are crossing over the parking lot (the back fence is very close to the adjacent building).

I have also attached the pre-app staff report to this email. I apologize for it not being available. This was an inherited case for me.

Thank you,

Amy Brooks

Planning Supervisor

Office of Planning

Louisville Metro Government

444 S. Fifth St. #300, Louisville, KY 40202

O: 502-574-8215



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From: gearl@iglou.com <gearl@iglou.com>

Sent: Thursday, March 13, 2025 3:42 PM

To: Brooks, Amy <Amy.Brooks@louisvilleky.gov>

Subject: Fwd: 24-ZONE-0126: 6700 Strawberry Lane Land Development & Transportation Committee March 27, 2025 @ 1 PM

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Good Afternoon Amy,

I hope all is well. Should a justification for 25-waiver-0015 be included. I don't see one. Do you support both waivers in this case.

I don't see the preapp staff report on line

Thank you. Ann Ramser

----- Original Message -----

Subject:24-ZONE-0126: 6700 Strawberry Lane Land Development & Transportation Committee March 27, 2025 @ 1 PM

Date:2025-03-13 08:58

From:Council District 25 Notification of Development Proposals <development-notifications@public.govdelivery.com>

To:gearl@iglou.com

24-ZONE-0126: 6700 Strawberry Lane Land Development & Transportation Committee March 27, 2025 @ 1 PM

- [24-ZONE-0126 LDT Notice 032725.pdf](#)

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