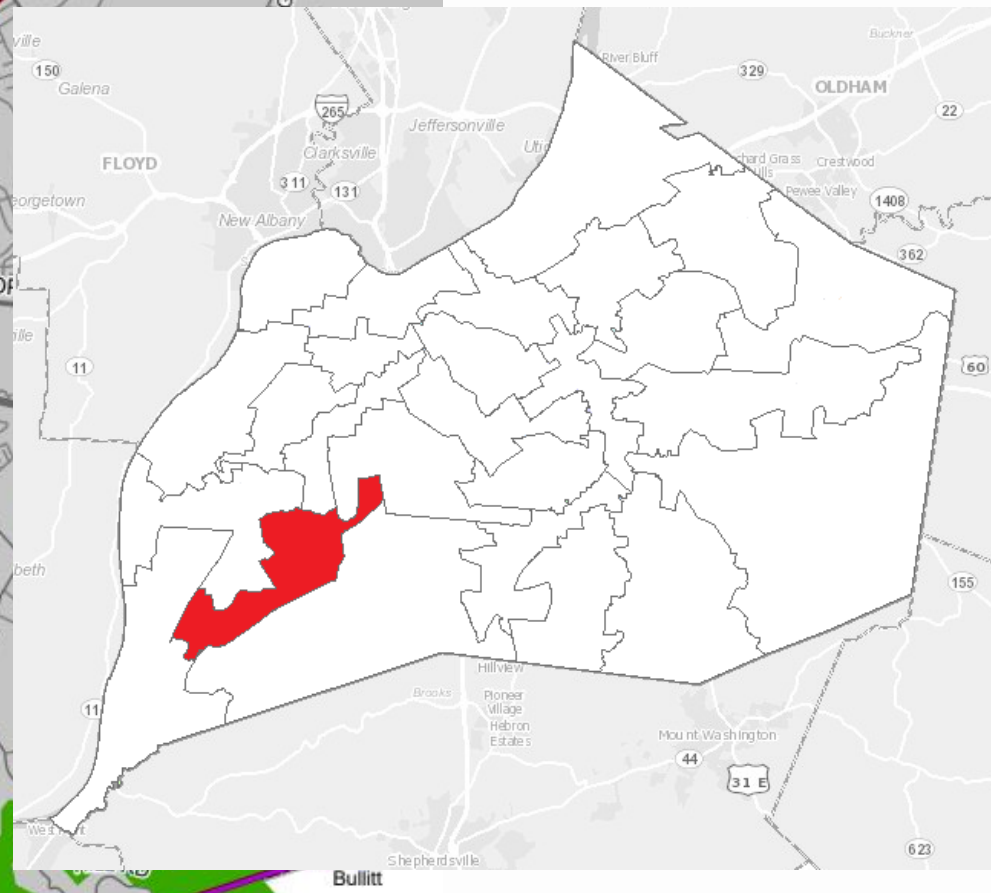
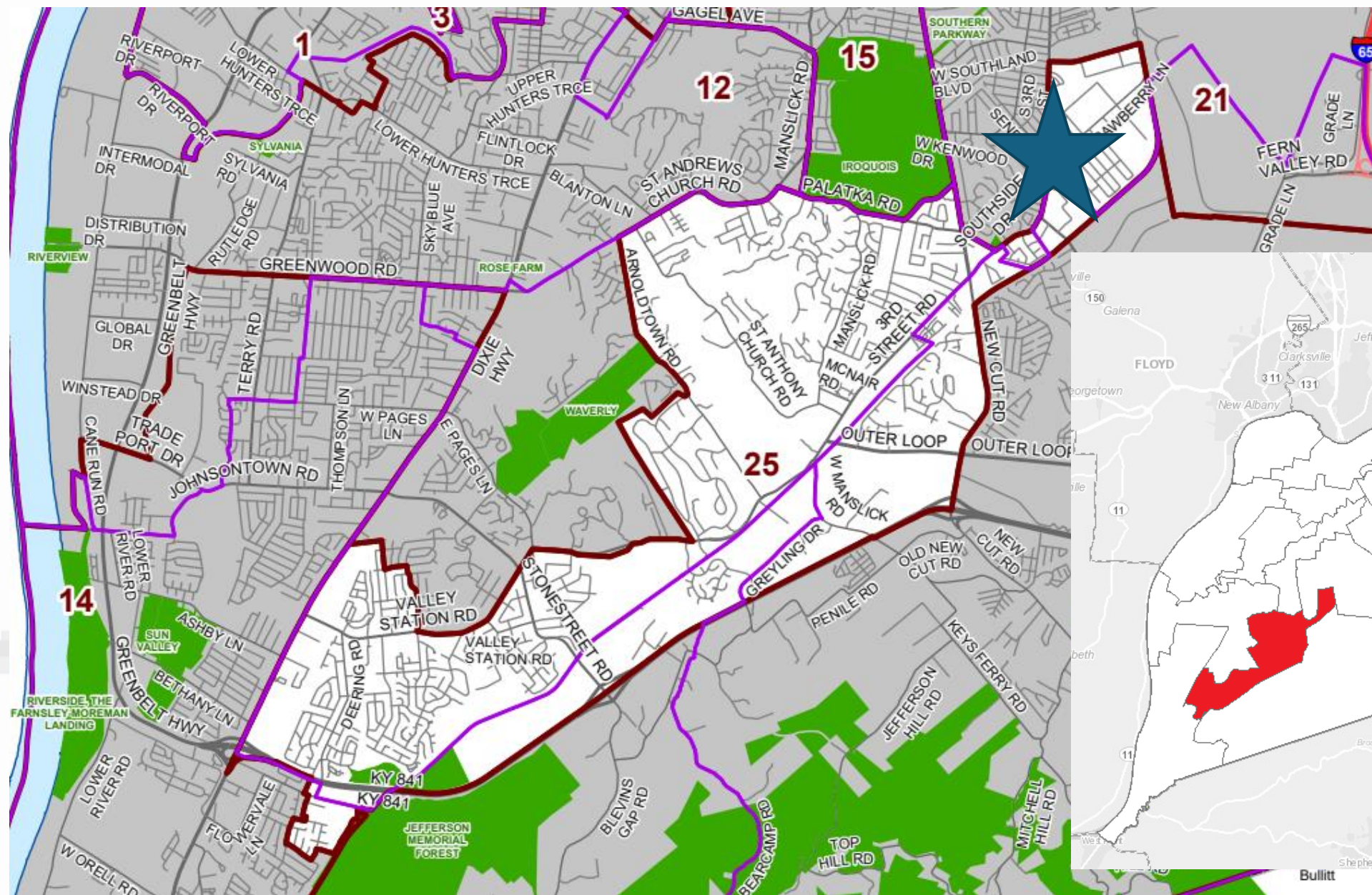


**O-142-025**  
**24-ZONE-0126**  
**Auto Body Shop**

**Planning and Zoning Committee**  
**June 17, 2025**





## 6700 Strawberry Lane District 25– Khalil Batshon



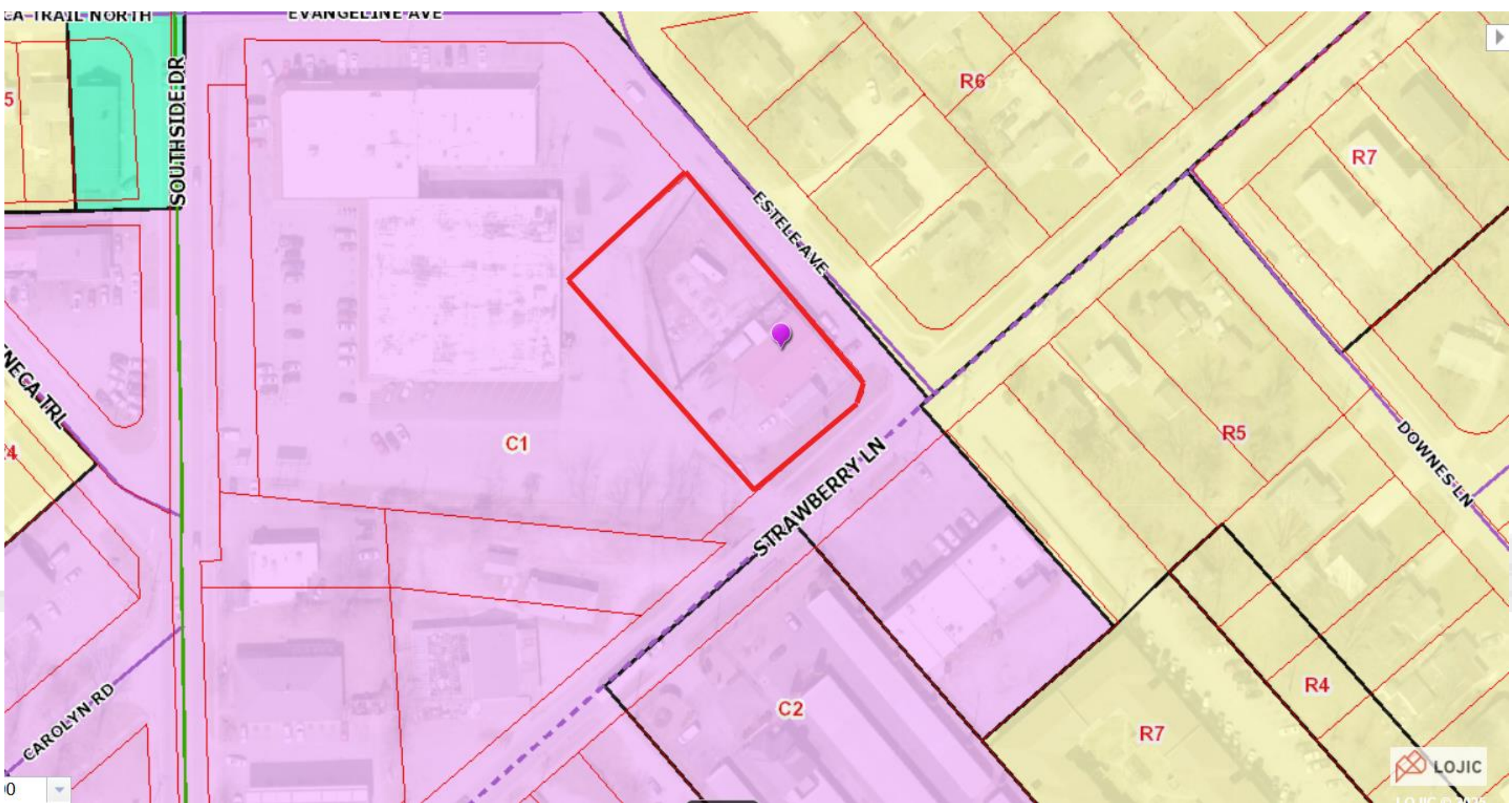




**Existing: Commercial**  
**Proposed: Commercial**







Existing: C-1/TN

Proposed: C-2/TN



# REQUESTS

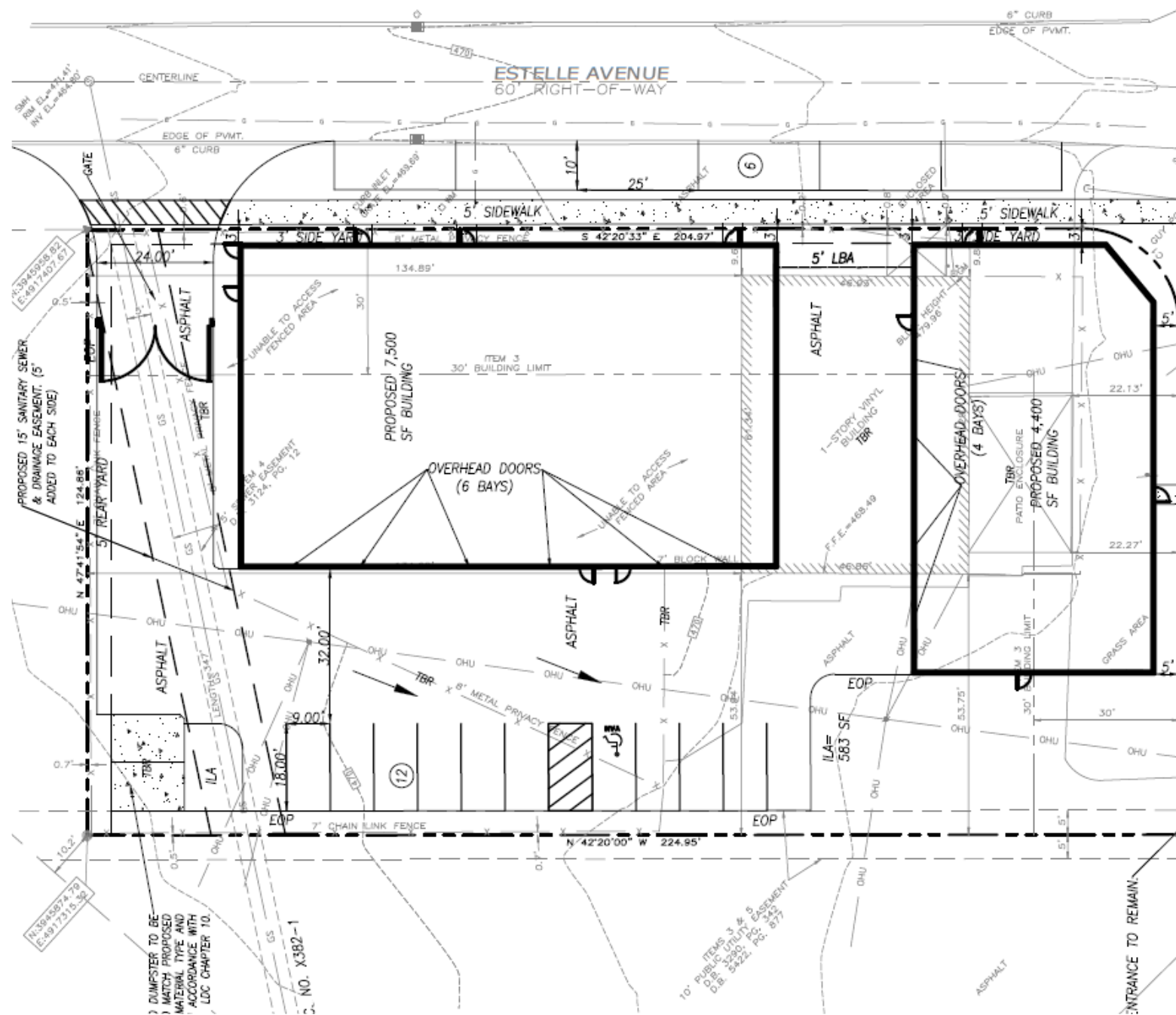
- **Change in zoning from C-1 Commercial to C-2 Commercial**
- **Waivers**
- **Detailed District Development Plan with binding elements**



# CASE SUMMARY

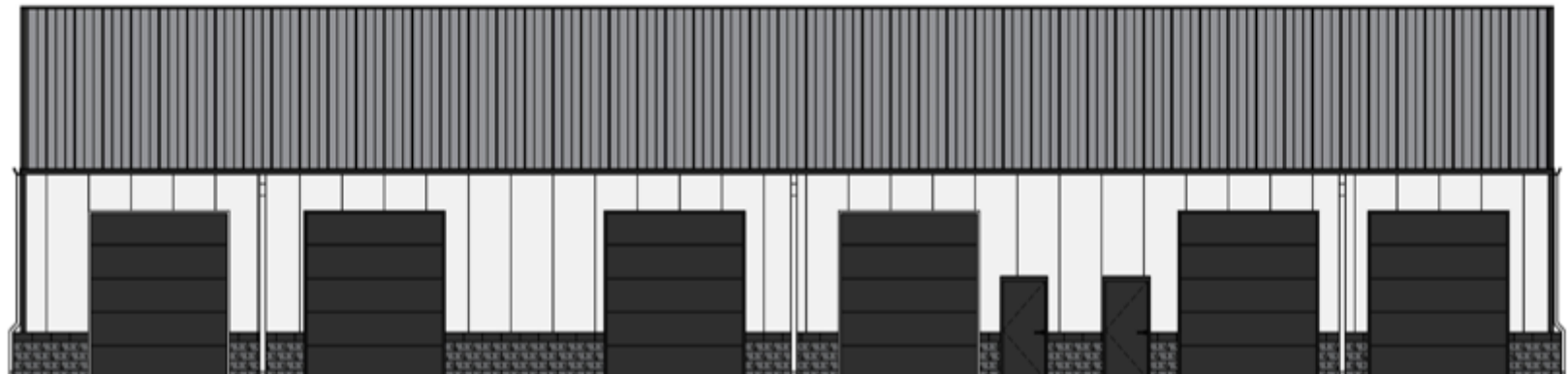
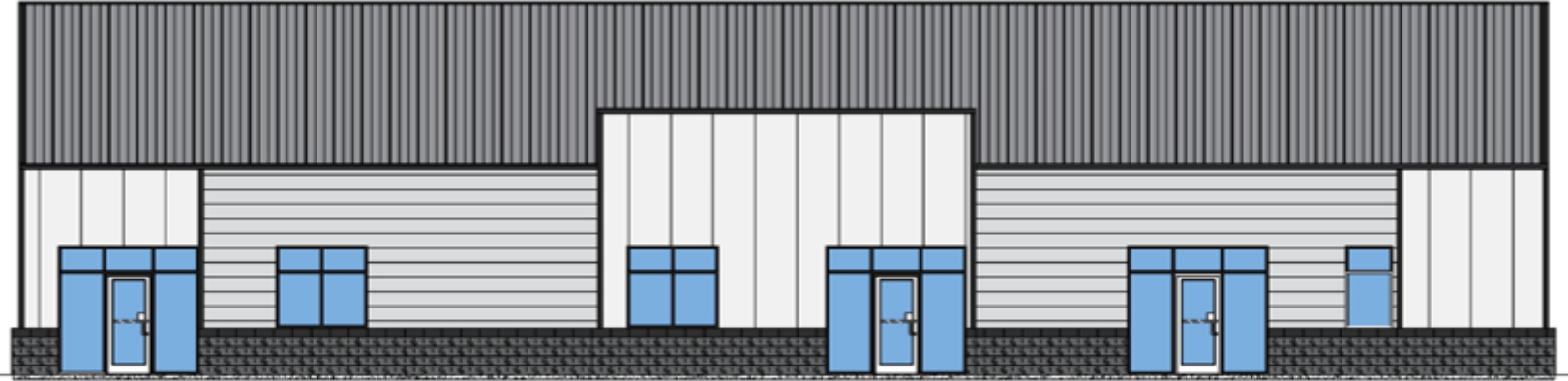
- 0.645 acres; Strawberry Lane and Estelle Avenue
- Ten-bay auto repair garage
- Existing building to be demolished
- Entire site will be enclosed by a fence with the access via Estelle Avenue through a proposed gate.
- Commercial uses located to the north and west of the site with residential to the south.





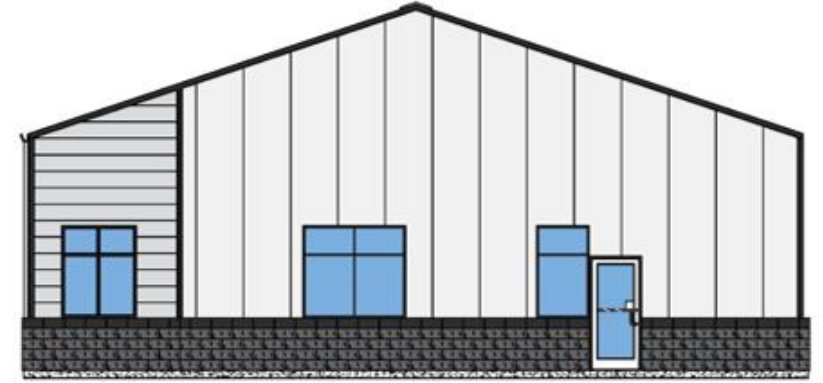
# ELEVATIONS

Facing Estelle





# ELEVATIONS



**Building at corner of  
Strawberry Lane and  
Estelle Ave**

# SUBJECT PROPERTY



FRONT OF SUBJECT SITE



# SUBJECT PROPERTY



**AREA BETWEEN SUBJECT SITE AND  
ADJACENT RETAIL**



# SUBJECT PROPERTY



**VIEW FROM EXISTING PARKING LOT**



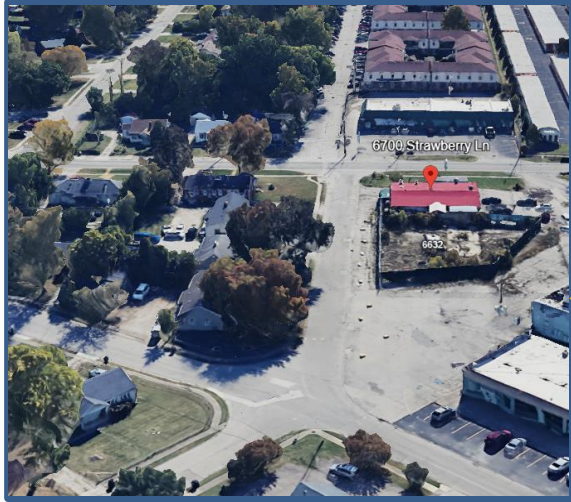
# SUBJECT PROPERTY



**ALONG ESTELLE AVENUE**



# ADJACENT PROPERTY



**LOOKING SOUTH ALONG  
ESTELLE AVENUE**



# PUBLIC MEETINGS

- ❖ Neighborhood Meeting on July 23, 2024
- ❖ LD&T Meeting on March 27, 2025
- ❖ Planning Commission Public Hearing on May 29, 2025
  - ❖ Motion to recommend approval of the change in zoning from C-1 to C-2 passed by a vote of 9-0

