

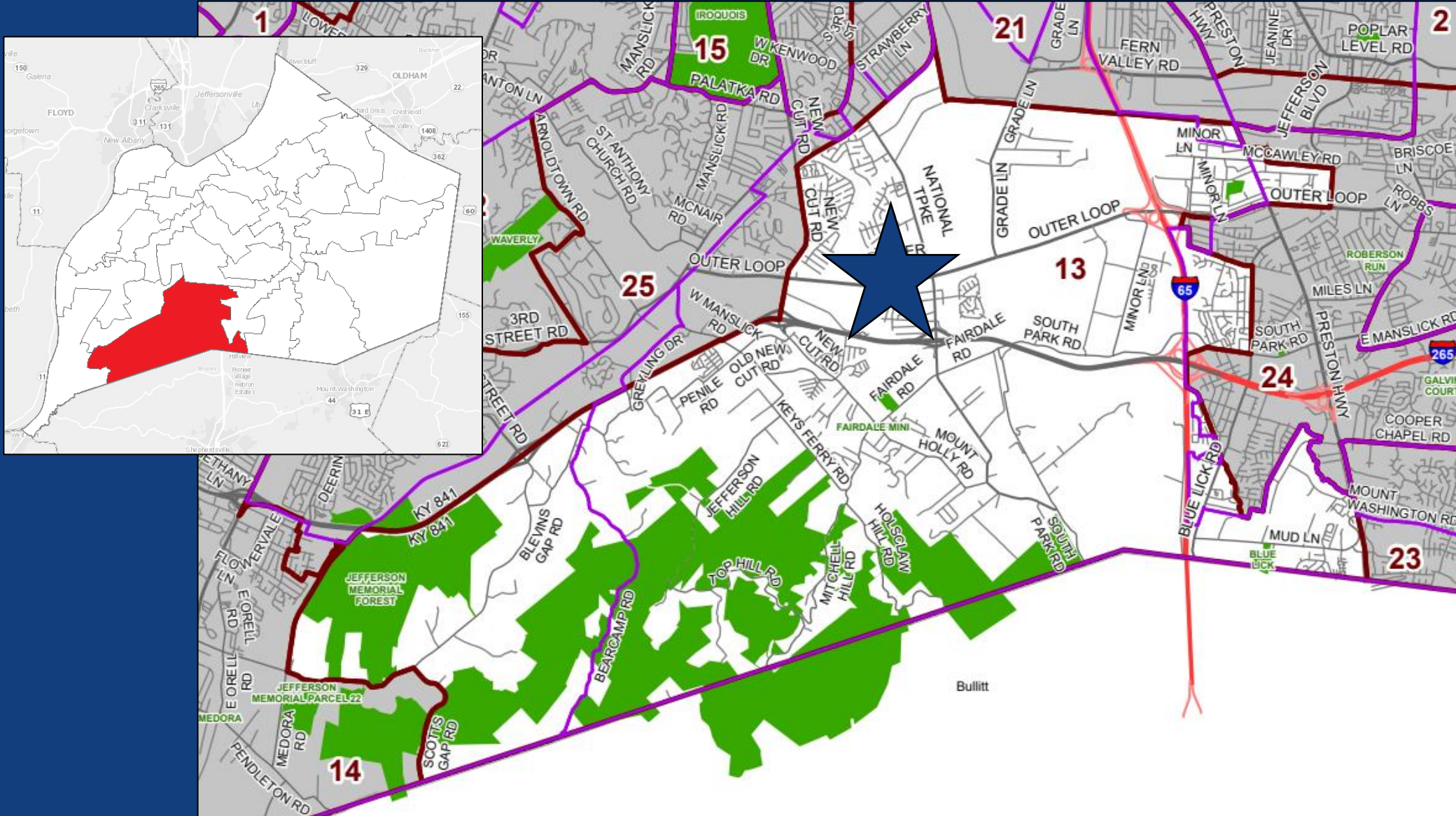
21-ZONE-0094

Ajmal Auto Sales

Planning & Zoning Committee

April 16, 2024





609 Outer Loop
District 13 – Dan Seum, Jr.

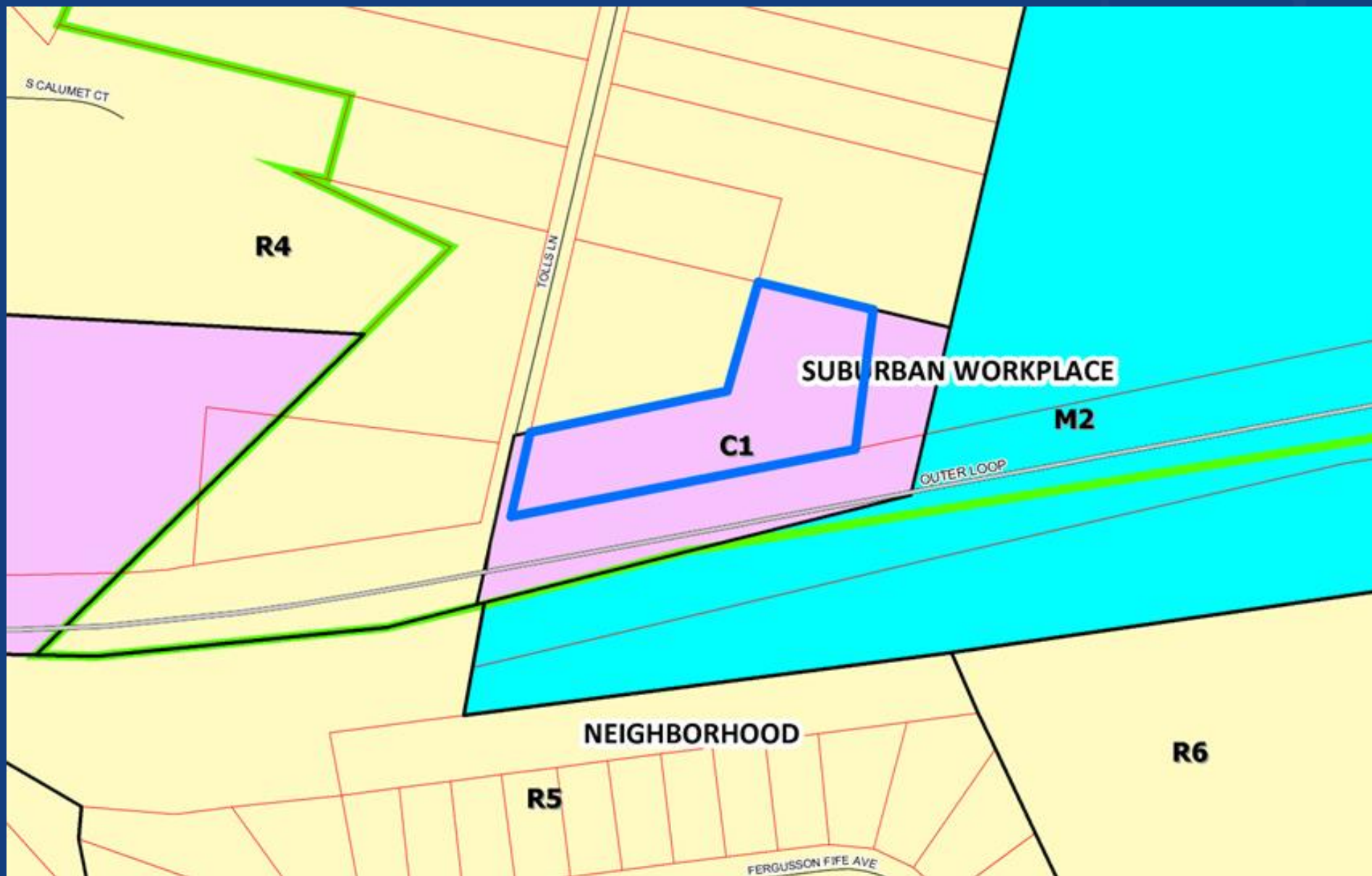
21-ZONE-0094



Existing: Commercial
Proposed: Commercial

21-ZONE-0094





Existing: C-1/SW
Proposed: C-2/SW

21-ZONE-0094

REQUESTS

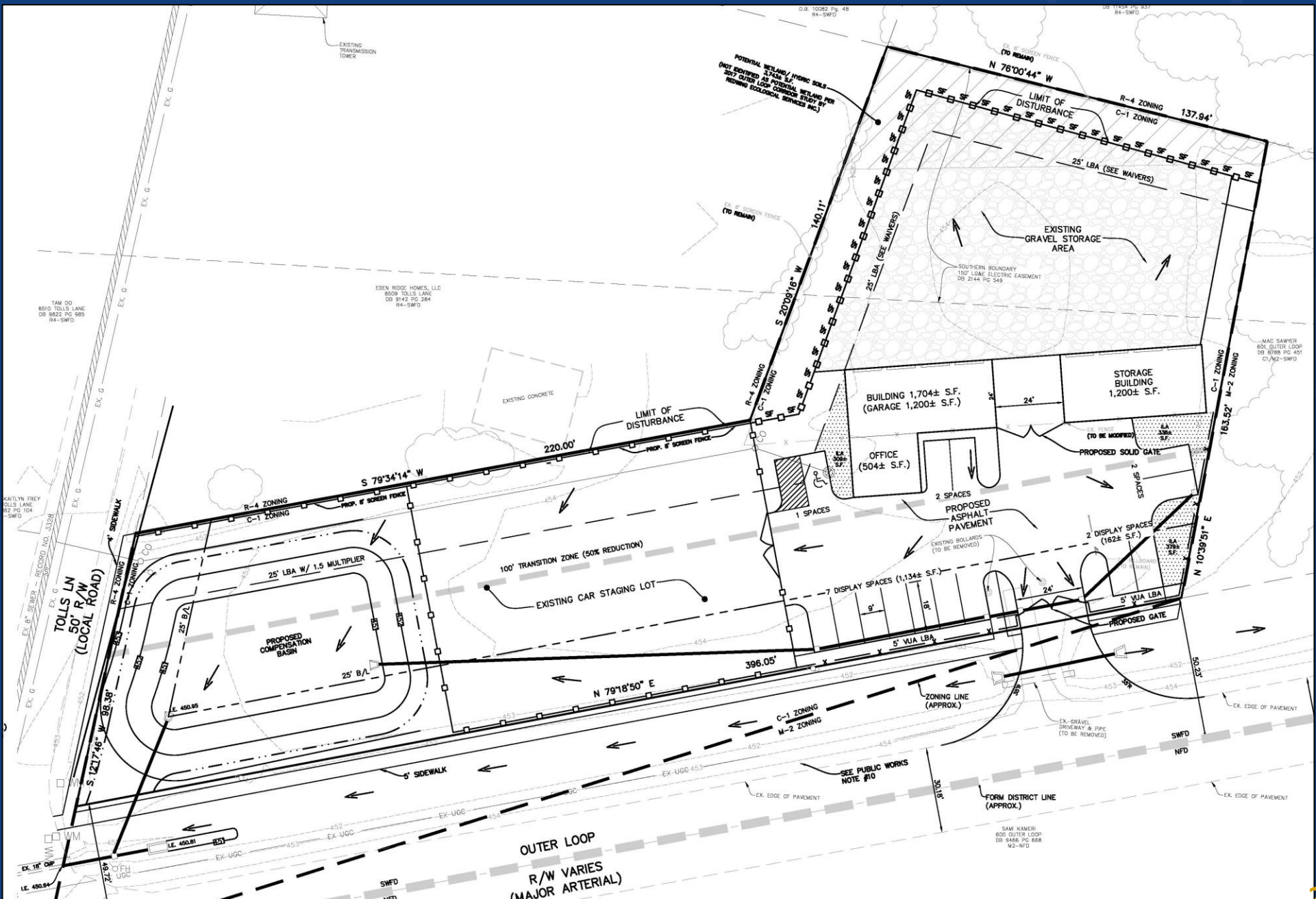
- **Change in Zoning** from C-1 Commercial to C-2 Commercial
- **Waivers:**
 - from 5.5.4.B.1 to permit outdoor storage to be located closer than 50 feet to residentially zoned and used properties (23-WAIVER-0140)
 - from 10.2.4.B.3 to permit a required LBA to overlap an easement by more than 50% (23-WAIVER-0140)
- **Detailed District Development Plan** with Binding Elements



CASE SUMMARY

- Currently graveled
- Proposed auto sales office, service garage and storage building, with outdoor storage located behind the structures
- ENF-ZON-22-000026 – site re-inspected February 1, 2024
 - Inoperable vehicles and heavy trucks were found parked behind a privacy fence
 - Visited again February 28, 2024, site still not in compliance





SITE PHOTOS – SUBJECT PROPERTY



21-ZONE-0094

SITE PHOTOS – SUBJECT PROPERTY



Feb 1, 2024 12:58:41 PM

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SITE PHOTOS – SUBJECT PROPERTY



Feb 1, 2024 1:03:48 PM

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SITE PHOTOS – SUBJECT PROPERTY



Feb 1, 2024 1:01:28 PM

21-ZONE-0094

SITE PHOTOS – ADJACENT PROPERTY

LG&E Transmission line to
north-west



Residential across Tolls
Lane



21-ZONE-0094

PUBLIC MEETINGS

- Neighborhood Meeting on October 5, 2021
- LD&T Meeting on February 8, 2024
- Planning Commission Public Hearing on March 7, 2024
 - Motion to recommend approval of the change in zoning from C-1 to C-2 passed by a vote of 7-0.

