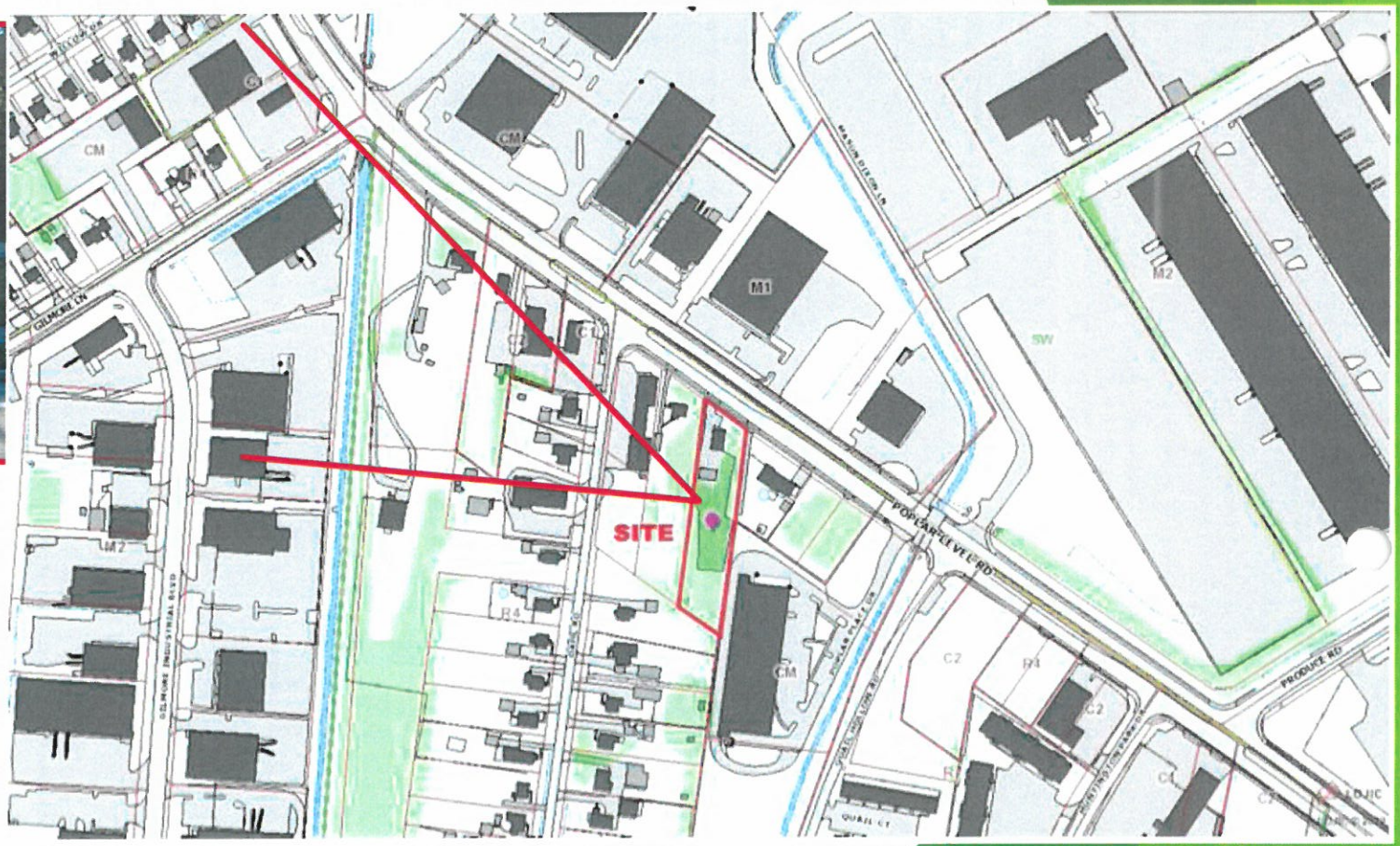
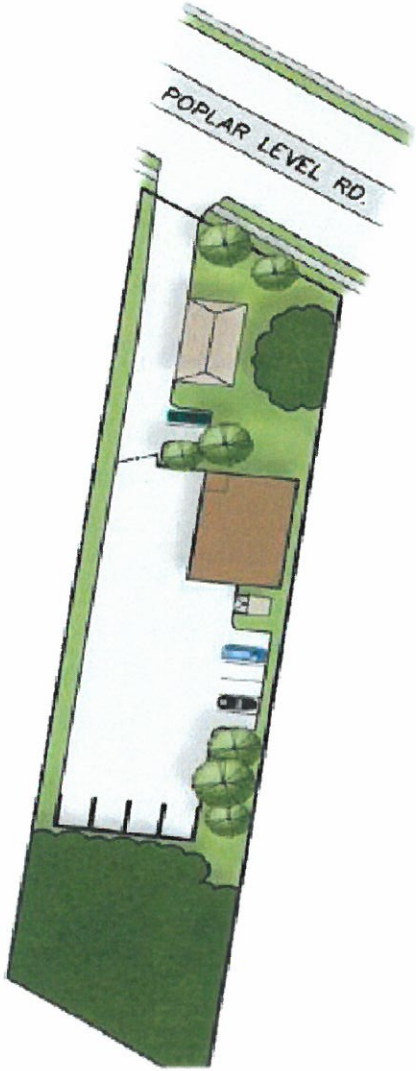
About Amlung Lawn Care, LLC

- Member Manager: Brent Amlung
- Local lawncare company
- Over a decade of serving Louisville and the surrounding communities

AMLUNG
LAWN CARE, LLC

4622 Poplar level road




POPLAR LEVEL RD.

Proposal Summary

CURRENT

- Zoning District: R-4 (residential)
- Existing Buildings: one house and one garage.
- Located on Poplar Level Road across from HVAC Distributors & Buechel Fire Department.
- Adjacent property to the East is Residential
- Adjacent property to the West is used as a Daycare.

PROPOSED

- Zoning District: C-2 (commercial)
- Keep existing home as residential rental.
- Demolition of Existing Garage
- Construct an additional 2400 square foot garage for equipment storage and office space on the East parcel line
- Conditional Use Permit for storage yard and contractor's yard will be needed along with zoning change

Zoning Change

- Compatibility with Neighborhood Form District
- The present classification conflicts with the comprehensive plan and/or land use plan as the surrounding area is heavily commercial/non-residential. Across the street to the North is an HVAC distributor, AutoZone, and Buechel Fire Department. To the West is a church. The parcel directly to the South contains a a multi-unit commercial development. The parcel directly to the East is an operating daycare.
- The original classification was inappropriate or improper because the property is situated in the middle of a heavily commercial area. Poplar Level Road is a major artery for traffic and development, particularly commercial development South of the Watterson Expressway, where this parcel is located.
- There have been major changes of an economic, physical, or social nature which were not anticipated in the Comprehensive Plan. Those changes have substantially altered the basic character of the property and neighborhood in question.
- The property is in a mixed-use district, and the proposed plan allows for commercial development while retaining a residential "feel" to the property. The property is ideally situated in this mixed-use district


HVAC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Conditional use permit

- The conditional use permit request is accompanying this formal application is for a storage yard and contractor's yard pursuant to LDC Conditional Use §4.2.51.
- The property/storage bin area is not within a form district transition zone.
- The bins will be located at the back of the property and will be screened by natural greenspace to the rear and privacy fencing at the front and sides of the lot.
- The bins will be for the use of Amlung Lawncare only and will not be used in anyway for retail sales or by any other party for disposal of debris.
- No stacked materials shall exceed a height of five feet.
- Any storage of combustible materials shall conform to the requirements of NFPA Pamphlet 30.

Variance

- A variance is requested from Section 5.3.1.C.5 & Table 5.3.2 of the LDC to allow a reduction of 20' from 25' to 5' to allow the driveway to encroach and to allow the construction of storage bins per the site plan.
- The existing driveway is within approximately 5' of the property line with an existing curb cut to Poplar Level Road.
- The existing garage is with the 25' setback area and is set to be replaced with a hard surface turn around area for shop and storage bins.
- The proposed storage bins are to be located on existing work area, placed on a concrete pad.

Waiver

- A waiver of 10.2.4 is requested to reduce the landscape perimeter buffer required adjacent to a residential zoning district
- Applicant will be retaining the 5' landscaping buffer along the driveway on the West side. Behind the existing residence, and 8 foot privacy fence will be constructed per LDC guidelines across the property and down the West line to the limit of the development area in order to screen all commercial activity.
- The property line will be planted with screening trees as required by LDC

Applicant: Amlung Enterprise, LLC
Docket No. 23-ZONE-0015

- Application for a change in zoning from R-4 to C-2 for a lawn and landscaping business on 0.949 acres.
- Application for a conditional use permit for storage yard and contractor's yard
- Application for a Variance
- Application for a Waiver

Valerie L. Shannon, Attorney at Law, Brammell Law Office, P.S.C.
401 W. Jefferson Street, La Grange, KY 40031
(502) 222-5996

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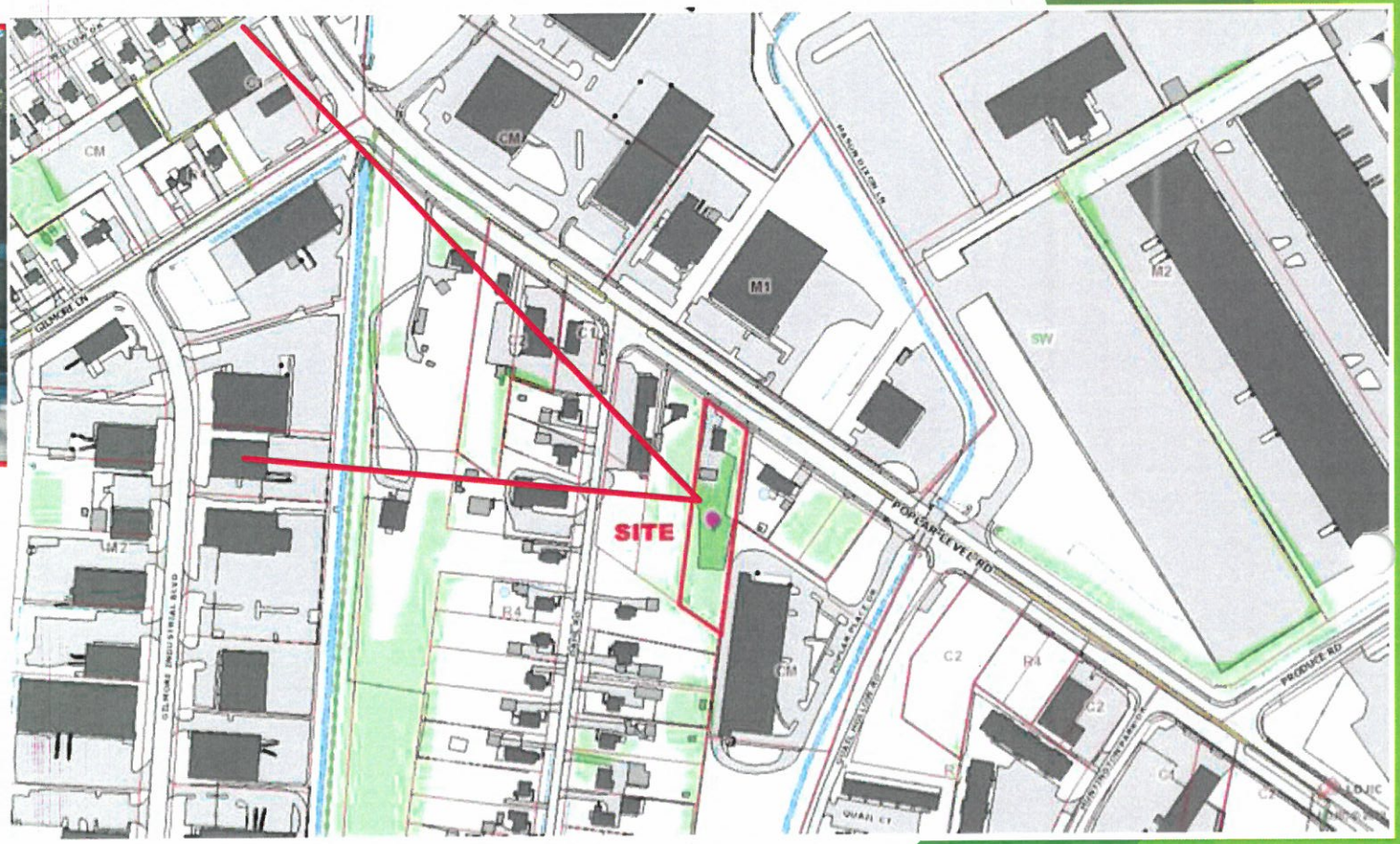

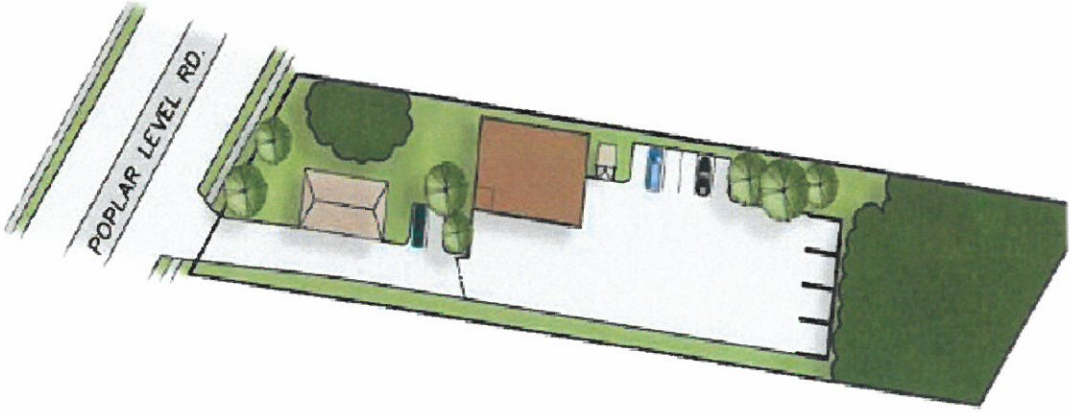
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