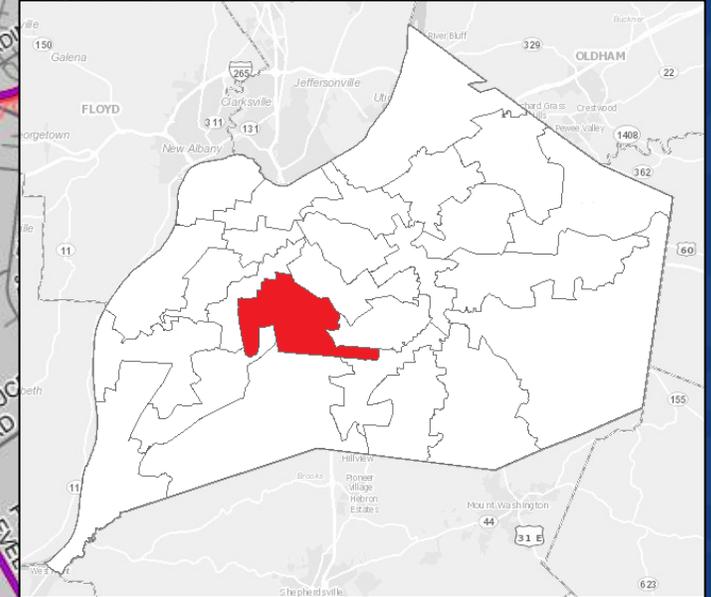
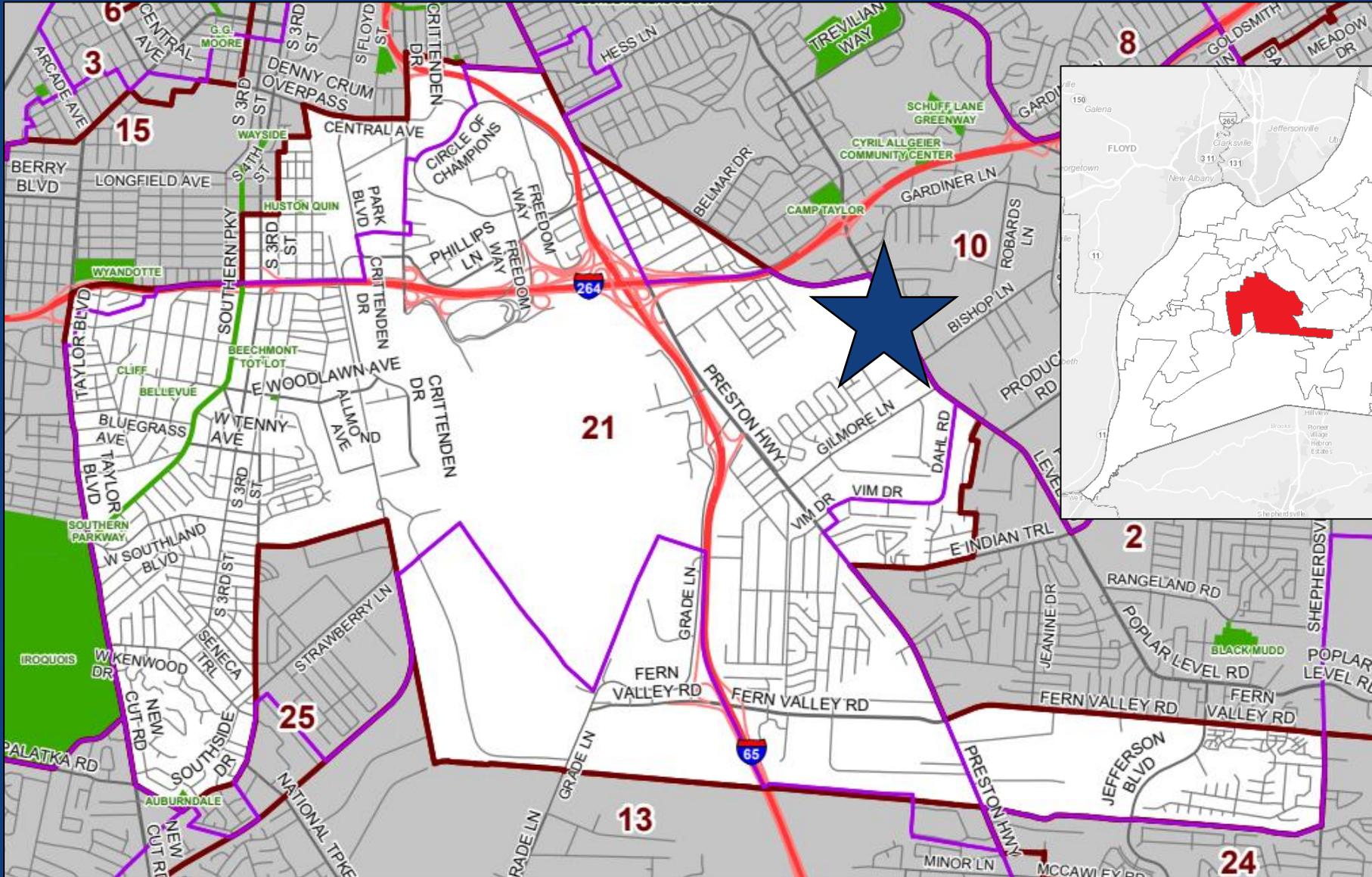


# 23-ZONE-0015

## Amlung Lawn Care

Planning & Zoning Committee  
July 18, 2023

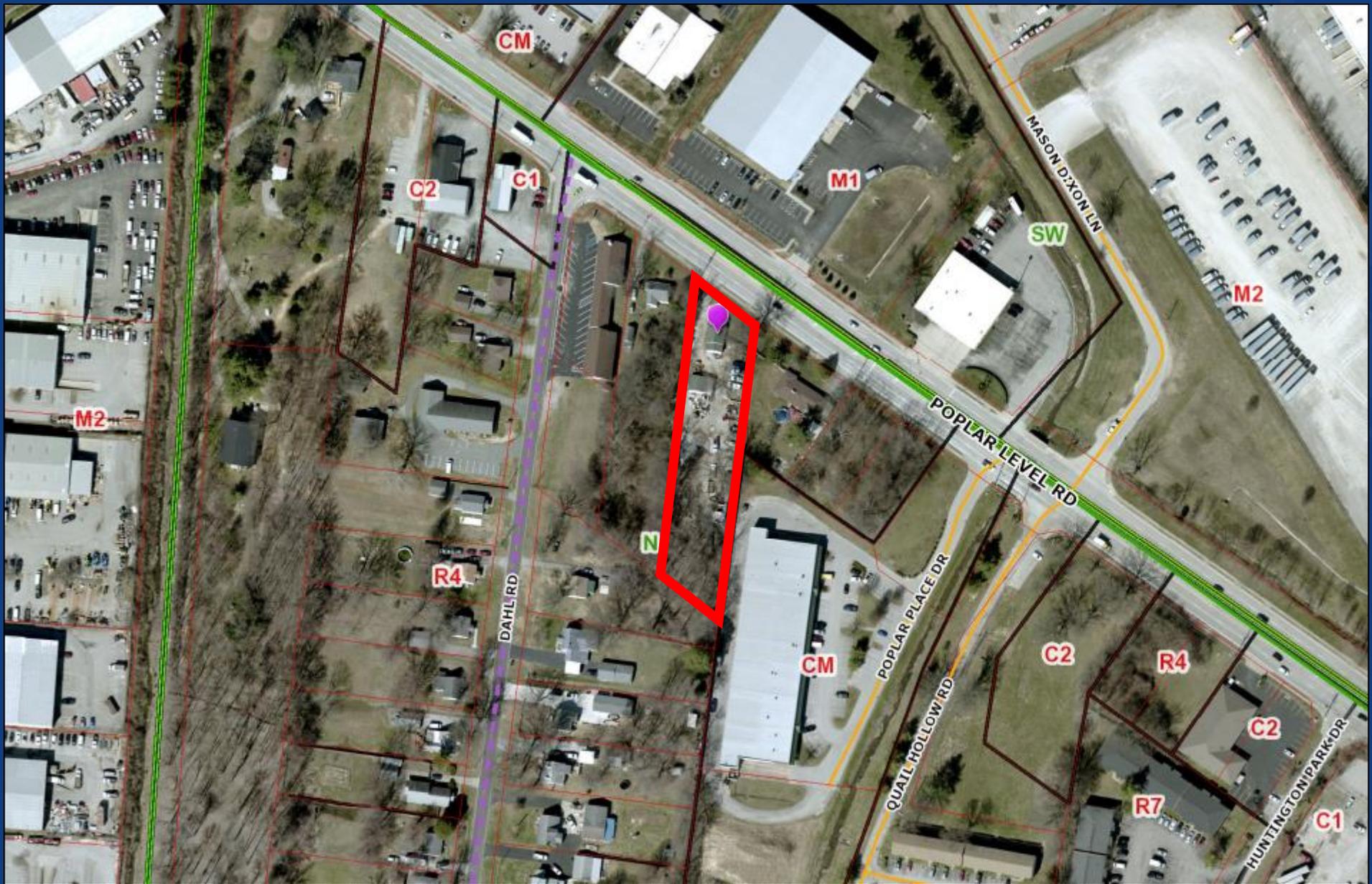




**4622 Poplar Level Road  
District 21 – Betsy Ruhe**



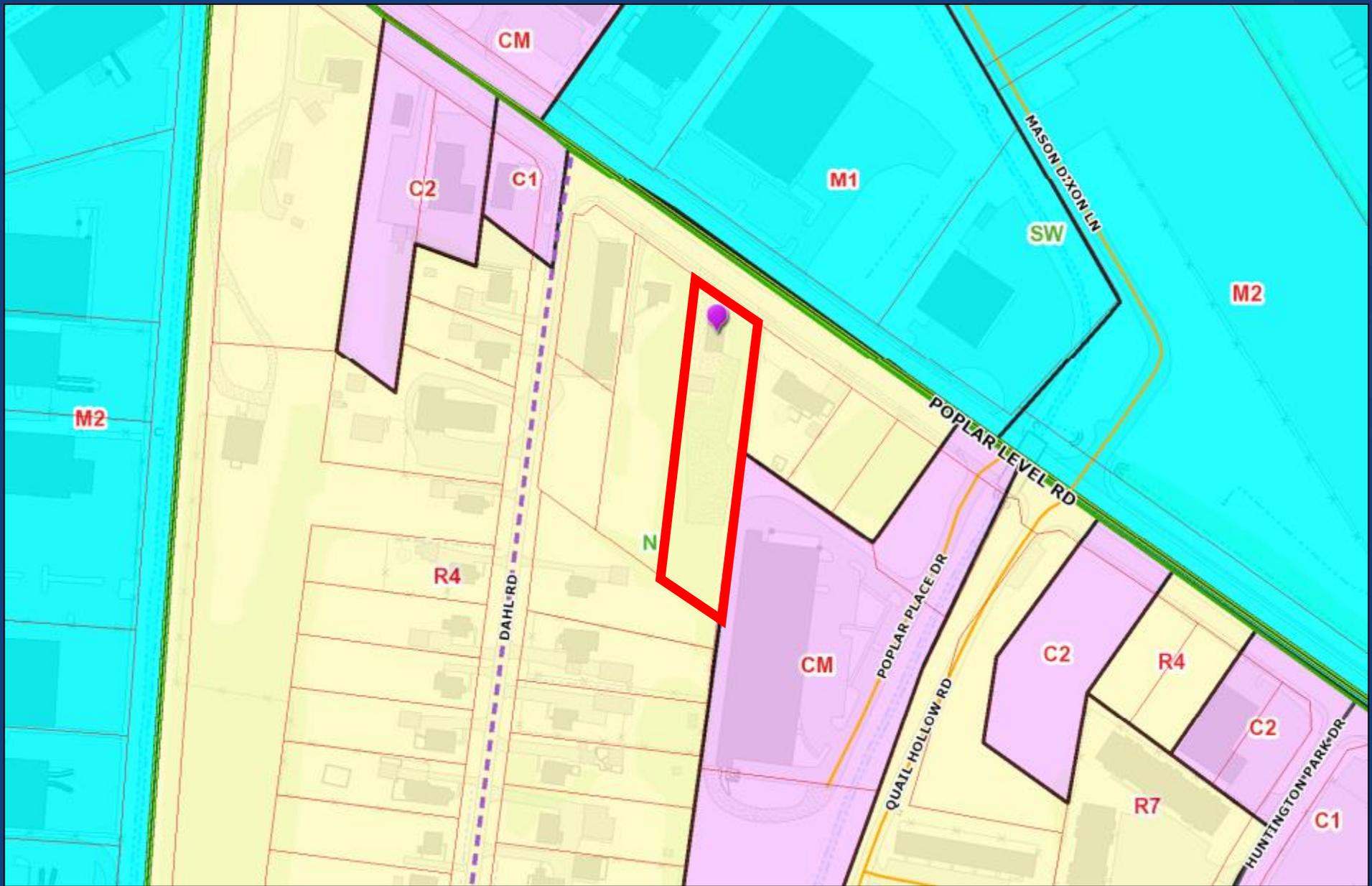
**23-ZONE-0015**



Existing: Residential  
Proposed: Commercial

23-ZONE-0015





Existing: R-4/N  
Proposed: C-2/N

23-ZONE-0015



# REQUESTS

- **Change in Zoning** from R-4 Single Family Residential to C-2 Commercial
- **Waiver** from 10.2.4 to permit encroachment into a required LBA by a drive aisle, parking and storage bins (23-WAIVER-0066)
- **Variance** from Table 5.3.2 to permit encroachment into the required loading-to-residential setback by a drive aisle and storage bins (23-VARIANCE-0058)
- **Conditional Use Permit** for outdoor storage yard associated with a contractor's shop (4.2.51) (23-CUP-0043)
- **Detailed District Development Plan** with Binding Elements

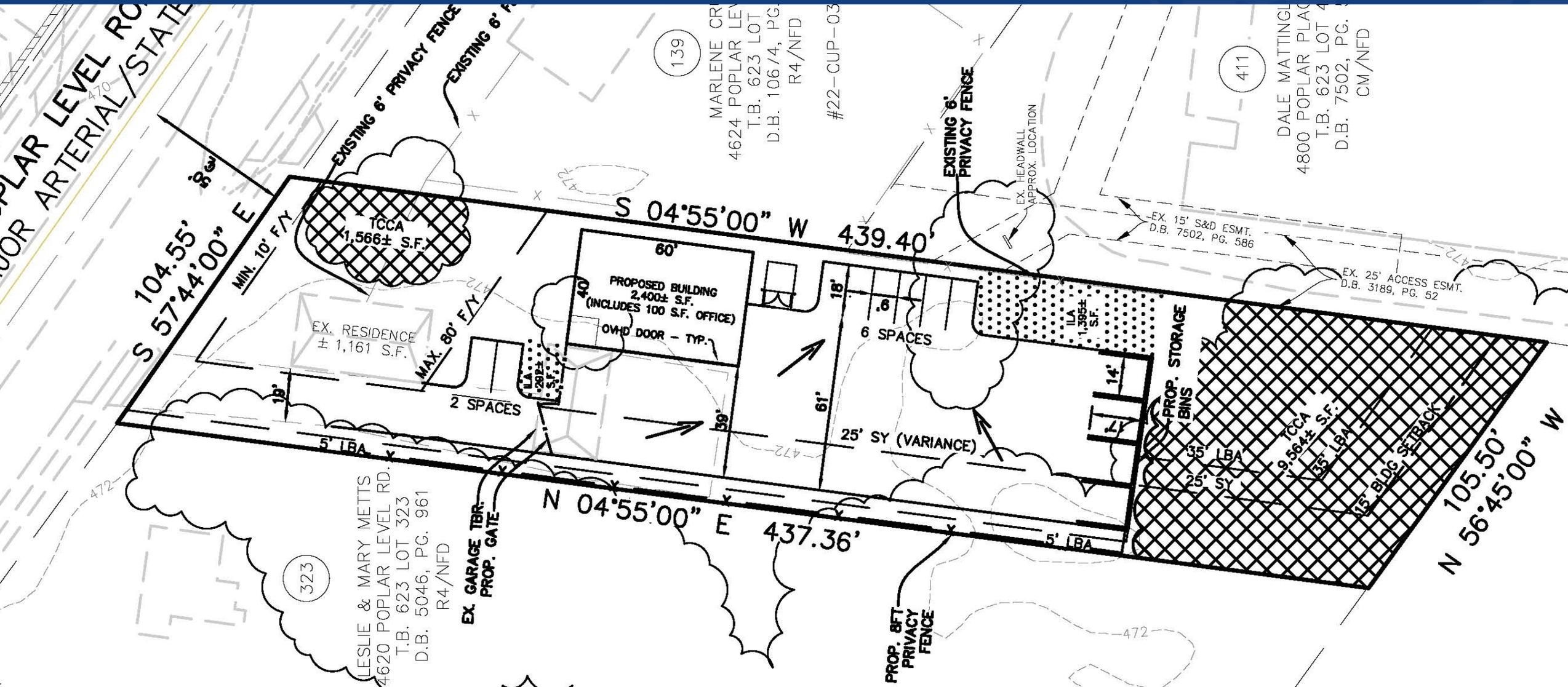


# CASE SUMMARY

- Site currently developed with a single-family residence to be preserved
- Proposed contractors shop with pole barn
- Screened by a fence facing Poplar Level Road
- Enforcement case active



# DEVELOPMENT PLAN



# BUILDING ELEVATION/RENDERING



23-ZONE-0015

# SITE PHOTOS – SUBJECT PROPERTY



# SITE PHOTOS – SUBJECT PROPERTY



23-ZONE-0015

# SITE PHOTOS – ADJACENT PROPERTY

Site to south (CUP for daycare)



Residential and institutional to north



# SITE PHOTOS – ADJACENT PROPERTY

Non-residential across  
Poplar Level Road  
(industrial)



Non-residential across  
Poplar Level Road  
(industrial & fire station)



# PUBLIC MEETINGS

- Neighborhood Meeting on December 21, 2022
- LD&T Meeting on April 27, 2023
- Planning Commission Public Hearing on June 1, 2023
  - Motion to recommend approval of the change in zoning from R-4 to C-2 passed by a vote of 7-0.

