



LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA
PETITION FOR VARIANCE

DOCKET #: _____

ADDRESS OF PREMISES AFFECTED: 4700 N Post Road Lawrence IN 46226
STREET ADDRESS CITY STATE ZIP

NAME OF PETITIONER(S): AutoZone Development, LLC Attn: Sarah Cavallo PHONE: 901-495-6051

PETITIONER(S) E-MAIL: Sarah.Cavallo@AutoZone.com

PETITIONER(S) ADDRESS: 123 S Front Street, 3rd Floor Memphis TN 38103
STREET ADDRESS CITY STATE ZIP

AGENT: Prism Engineering & Design Group, LLC, Attn: Jason L. Hall, PE PHONE: 502-888-3211

AGENT E-MAIL: Jason@Prism-Civil.com

AGENT ADDRESS: 2309 Watterson Trail, Suite 200 Louisville KY 40299
STREET ADDRESS CITY STATE ZIP

NAME OF OWNER(S): CAG Property Group LLC PHONE: _____
IF DIFFERENT FROM PETITIONER(S)

OWNER(S) E-MAIL: Cory@graystoneindy.com

OWNER(S) ADDRESS: 8709 Santana Lane Indianapolis IN 46278
STREET ADDRESS CITY STATE ZIP

IS/ARE THE PETITIONER(S) THE OWNER(S) OF ONE HUNDRED PERCENT (100%) OF THE ARE INVOLVED IN THE PETITION?

YES [checked] NO []

LEGAL DESCRIPTION (CHECK ONE):

[checked] COMPLETE METES & BOUNDS WITH LEGAL DESCRIPTION ATTACHED

[] PLATTED SITE WITHIN A RECORDED SUBDIVISION WITH COPY OF PLAT MAP ATTACHED

SUBDIVISION NAME: _____ SECTION: _____

LOT NUMBER(S): _____

IS THIS PROPERTY THE SUBJECT OF ANY CODE ENFORCEMENT ACTION? YES [] NO [checked]

WAS THIS PROPERTY THE SUBJECT OF ANY PREVIOUS PETITION(S)? YES [checked] NO []

IF YES, LIST THE DOCKET NUMBER(S): 2020ZON025; 2015UVL007; 2012UVL011

CURRENT ZONING: C-4 TOWNSHIP: Lawrence ACREAGE: 5.535

EXISTING USE OF THE SUBJECT PREMISES: Inactive recreational facility

THE VARIANCE REQUEST IS FOR A VARIANCE OF:

[] USE

[] USE AND DEVELOPMENT STANDARDS

[] ReZoning

[checked] DEVELOPMENT STANDARDS

[] SPECIAL EXCEPTION

PROVIDE A DETAILED DESCRIPTION OF THE PROPOSED USE: STATE THE SPECIFIC ORDINANCE(S), STANDARDS(S), AND/OR REGULATION(S) SOUGHT TO BE MODIFIED (ATTACH ADDITIONAL PAGES, IF NECESSARY).

A Variance from development standards of Chapter 744 of the Zoning Ordinance is requested to provide for the redevelopment of an existing developed property that would allow for the construction and operation of a 32,500 AutoZone facility for the retail sale of automotive parts. The proposed development does not conform to the following Transit-Oriented Development overlay district design standards shown in Chapter 744, Table 744-702-3 "Private Frontage Design Standards", for which relief is being sought:

- i. Driveway Width - 24 feet allowed. Variance approval requested to allow existing shared driveway width of 36 feet to remain. No modifications to the existing driveway are proposed and no new driveways are proposed.
ii. Surface Parking Limits - The required parking frontage limit of 40% along the front building line will be exceeded. The proposed parking frontage width is 70%, therefore, relief is being sought for exceeding the allowable parking frontage.
iii. Front Building Line - 0 feet to 25 feet setback is allowed with 60% front building line coverage. Variance approval is being sought to allow the proposed building to be setback 95.5 feet at the southwestern building corner and 105.4 feet at the northwestern building corner, from the front property line. In addition, relief from the requirement of 60% front building line coverage is requested.

9001 E 59th St, Suite 205
Lawrence, IN 46216
317-545-8787



THE ABOVE INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

SIGNATURE(S) OF PETITIONER(S) OR AGENT

SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER

[Handwritten signature]

STATE OF INDIANA, COUNTY OF MARION, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF September, 2021

NOTARY PUBLIC *[Handwritten signature]*

PRINTED NAME Abigail Meaden

MY COMMISSION EXPIRES 10/12/2031

COUNTY OF RESIDENCE Marion

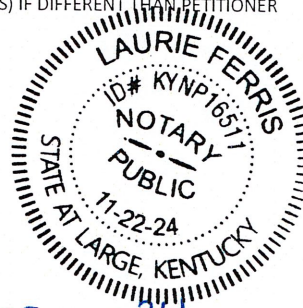
ABIGAIL L MEADEN
NOTARY PUBLIC
SEAL
STATE OF INDIANA
Commission Number NP0752167
My Commission Expires 10/12/2031



THE ABOVE INFORMATION, TO MY KNOWLEDGE AND BELIEF, IS TRUE AND CORRECT.

SIGNATURE(S) OF PETITIONER(S) OR AGENT _____ SIGNATURE(S) OF OWNER(S) IF DIFFERENT THAN PETITIONER _____

Jason L. Hall, PE
Prism Engineering + Design Group, LLC



STATE OF Kentucky, COUNTY OF Jefferson, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10TH DAY OF September, 2024

NOTARY PUBLIC Laurie Ferris PRINTED NAME LAURIE FERRIS

MY COMMISSION EXPIRES 11-22-24 COUNTY OF RESIDENCE Jefferson



City of
Lawrence
Indiana

PETITION NO: _____

LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

CONSENT FORM

The undersigned, CAG Property Group LLC, being the owner(s) of the property commonly known as 4700 N Post Road, hereby authorize(s) AutoZone Development, LLC to file land development petitions necessary for the aforementioned address.

This consent shall:

remain in effect until revoked by a written statement filed with the Lawrence Board of Zoning Appeals.

OR

remain in effect until _____, 20_____.

[Signature]
Property Owner

[Signature]
Property Owner

Date: 9/10/2024

Date: 9/10/2024

STATE OF INDIANA)
COUNTY OF Marion) SS.

Before me, a Notary Public in and for said County and State, appeared the Property Owner(s) herein, who acknowledged the execution of the foregoing as his/her/their voluntary act and deed for the uses and purposes expressed therein.

Witness my hand and notarial seal this 10th day of September, 2024.

My commission expires: 10/12/2031

[Signature]
NOTARY PUBLIC

Marion
County of Residence:

Abigail L Meaden
Printed Name

ABIGAIL L MEADEN
NOTARY PUBLIC
SEAL
STATE OF INDIANA
Commission Number NP0752167
My Commission Expires 10/12/2031



LAWRENCE BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA

VARIANCE OF DEVELOPMENT STANDARDS
FINDINGS OF FACT

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS AND GENERAL WELFARE OF THE COMMUNITY BECAUSE:
 - a. The proposed use is consistent with the Comprehensive Plan Proposed Base Land Use designations for this site – “Heavy Commercial” and “Office Commercial”.
 - b. Retail sales facilities are permitted in C-4 zones and within the Transit-Oriented District overlay district.
 - c. The proposed use is consistent with existing uses in the area.
 - d. The existing use of “Outdoor Recreation and Entertainment” is not permitted in the C-4 zoning district. Therefore, the proposed use is less intense and will not adversely affect the community.
 - e. The proposed development conforms to the development standards applicable to the C-4 zoning district, including the following:
 - i. Minimum street frontage
 - ii. Minimum front yard setback
 - iii. Minimum side and rear yard setbacks
 - iv. Maximum building height
 - v. Off-street required parking spaces
 - vi. Bicycle parking spaces
 - vii. ADA parking requirements
 - viii. Loading space requirements
 - ix. Exterior lighting
 - x. Sidewalks
 - xi. Landscaping and Screening
 - f. The proposed development does not conform to the following Transit-Oriented Development overlay district design standards shown in Chapter 744, Table 744-702-3 “Private Frontage Design Standards”, for which relief is being sought:
 - i. Driveway Width – 24 feet allowed. Variance approval requested to allow the existing shared driveway width of 36 feet to remain. No modifications to the existing driveway are proposed and no new driveways are proposed.
 - ii. Surface Parking Limits – The required parking frontage limit of 40% along the front building line will be exceeded. The proposed parking frontage width is 70%, therefore, relief is being sought for exceeding the allowable parking frontage. Due to the irregular geometry of the lot, the proposed parking distribution is necessary to provide adequate parking along the western



City of
Lawrence

Indiana

façade of the proposed building for the public entrances on that side of the building.

- iii. **Front Building Line** – 0 feet to 25 feet setback is allowed with 60% front building line coverage required. Variance approval is being sought to allow the proposed building to be setback 95.5 feet at the southwestern building corner and 105.4 feet at the northwestern building corner, from the front property line, with parking located between the building and the street, as noted above. In addition, relief from the requirement of 60% front building line coverage, so that adequate and convenient parking can be provided along the western façade of the building for the public entrances on that side of the building.

2. THE USE OR VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE:

- a. The proposed use is consistent with the Comprehensive Plan Proposed Base Land Use designations for this site – “Heavy Commercial” and “Office Commercial”.
- b. The existing use of “Outdoor Recreation and Entertainment” is not permitted in the C-4 zoning district. Therefore, the proposed use, which is permitted in a C-4 zoning district is less intense and will not materially or substantially interfere with the use or value of adjoining properties.

3. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE WILL RESULT IN PRACTICAL DIFFICULTIES IN THE USE OF THE PROPERTY BECAUSE

Due to the geometry of the lot, without relief from the ordinance requirements, adequate parking cannot be provided along the western façade of the building to serve the public entrances. If the building is pulled forward to the maximum setback of 25 feet, the majority of the parking spaces would be located northeast of the building and would not be located near either of the public entrances. The public entrance along the southern end of the west facade will be without any parking, which will require customers to park on the north side of the building and walk a minimum of 125 feet to the southern entrance door from the nearest parking space, with some spaces located in excess of 300 feet from the entrance door.



City of
Lawrence
Indiana

DECISION

IT IS THEREFORE THE DECISION OF THIS BODY THAT THIS VARIANCE PETITION IS GRANTED, SUBJECT TO ANY CONDITIONS STATED IN THE MINUTES (WHICH CONDITIONS ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DECISION).

Adopted this _____ day of _____, 20_____

Chairman

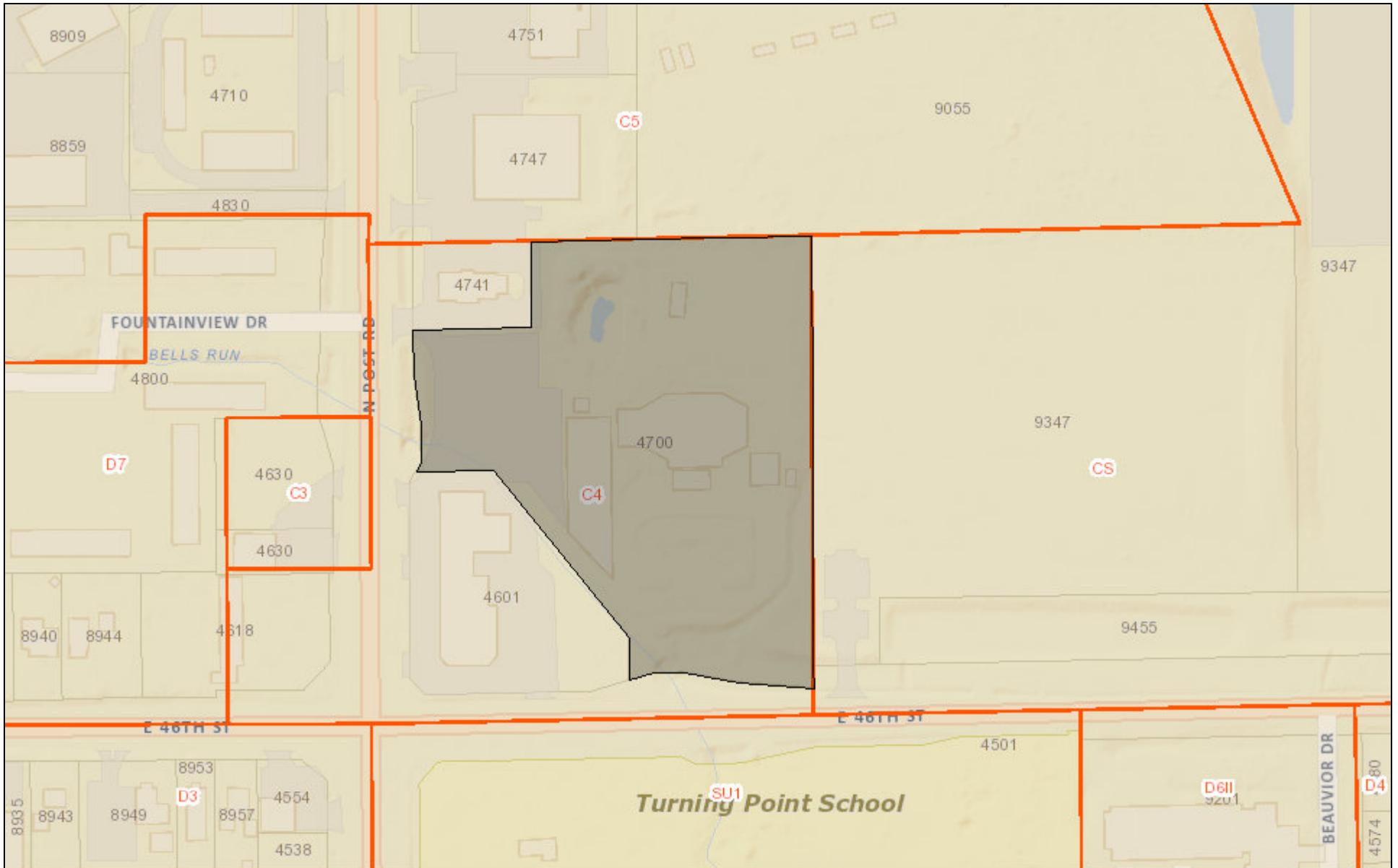
Vice-Chairman

Member


Member

Member

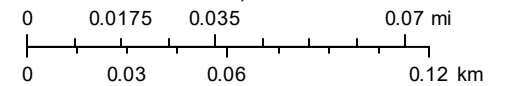
4700 N Post Road



9/10/2024

 Zoning

1:2,257



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),