



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 [] DEVELOPMENT STANDARDS
[] USE AND DEVELOPMENT STANDARDS [checked] SPECIAL EXCEPTION
[] ReZoning

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 Special Exception 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 an Extra Large Retail Sales/Service Facility (retail sales greater than 20,000 sq. ft.) per Chapter 742, Section 07, Table 742-207-1 "Commercial and Industrial Use Limitations". AutoZone Development, LLC, proposes to construct a 32,500 facility for the sale of automotive parts.



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

SIGNATURE(S) OF PETITIONER(S) OR AGENT

Abigail Meaden

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

STATE OF INDIANA, COUNTY OF MARION, SS:

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th DAY OF September, 2020
NOTARY PUBLIC *Abigail Meaden* PRINTED NAME Abigail Meaden
MY COMMISSION EXPIRES 10/12/2031 COUNTY OF RESIDENCE Marion

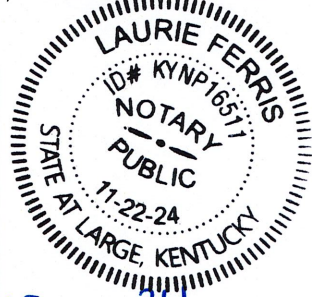
ABIGAIL L MEADEN
NOTARY PUBLIC
SEAL
STATE OF INDIANA
Commission Number NP0752167
My Commission Expires 10/12/2031



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

[Signature] _____
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



Kentucky Jefferson
STATE OF ~~INDIANA~~, COUNTY OF ~~MARION~~, SS:

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

NOTARY PUBLIC [Signature] 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



**CITY OF LAWRENCE
BOARD OF ZONING APPEALS
OF MARION COUNTY, INDIANA**

**PETITION FOR SPECIAL EXCEPTION
FINDINGS OF FACT**

1. The proposed use meets the definition of that use because
 - a. **Retail sales facilities are permitted within the Transit-Oriented District overlay for building floor areas up 20,000 square feet.**
 - b. **The proposed use is consistent and compatible with existing uses in the area.**

2. The proposed use will not injure or adversely affect the adjacent area or property values in that area 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 for building floor areas up 20,000 square feet.**
 - c. **The proposed use is consistent with existing uses in the area.**
 - d. **The total floor area that exists at the subject site currently totals approximately 26,606 square feet. Therefore, the current floor area on the property exceeds the special exception threshold of 20,000 square feet in the current conditions.**
 - e. **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 adjacent area or property values.**

3. The grant will not materially and substantially interfere with the lawful use and enjoyment of adjoining properties 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 is less intense and will not materially or substantially interfere with the use and enjoyment of adjoining properties.**
 - c. **The total floor area that exists at the subject site currently totals approximately 26,660 square feet. Therefore, the current floor area on the property exceeds the special exception threshold of 20,000 square feet in the current conditions.**

4. The proposed use will be compatible with the character of the district, land use authorized therein and the Comprehensive Plan for Marion County 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. The proposed use is permitted in a C-4 zoning district and is a less intense use than the existing use.**



5. The proposed use conforms to the development standards applicable to the zoning district in which it is located because
- a. **The proposed use conforms to the development standards applicable to the 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**
 - b. **For the Transit-Oriented Development overlay district requirements, the proposed development does not conform to the following overlay district development standards shown in Chapter 744, Table 744-702-3 “Private Frontage Design Standards”, for which relief (by variance petition) is also being sought:**
 - i. **Driveway Width – 24 feet allowed. Variance approval requested to allow existing shared driveway width of 36 feet to remain. No new driveways are proposed.**
 - ii. **Surface Parking Limits – The required parking setback of 25 feet will be met, however, the parking frontage limit of 40% along the front building line will be exceeded due to the existing geometry of the lot. 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 allowed with 60% front building line. Variance approval is being sought to allow the proposed building to be setback between 95.5 feet and 105.4 feet from the front property line. In addition, relief from the requirement of 60% front building line is being sought in conjunction with the related variance requests.**
6. The proposed use conforms to all provisions of the Zoning Ordinance development standards applicable to the zoning district in which it is located because
- a. **The proposed use conforms to the Chapter 744 development standards applicable to the 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**



City of
Lawrence
Indiana

- ix. Exterior lighting
 - x. Sidewalks
 - xi. Landscaping and Screening
- b. For the Transit-Oriented Development overlay district requirements, the proposed development does not conform to the following overlay district development standards shown in Chapter 744, Table 744-702-3 “Private Frontage Design Standards”, for which relief (by variance petition) is also being sought:
- i. Driveway Width – 24 feet allowed. Variance approval requested to allow existing shared driveway width of 36 feet to remain. No new driveways are proposed.
 - ii. Surface Parking Limits – The required parking setback of 25 feet will be met, however, the parking frontage limit of 40% along the front building line will be exceeded due to the existing geometry of the lot. 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 allowed with 60% front building line. Variance approval is being sought to allow the proposed building to be setback between 95.5 feet and 105.4 feet from the front property line. In addition, relief from the requirement of 60% front building line is being sought in conjunction with the related variance requests.
- c. With regard to Chapter 740, the proposed use conforms to the general requirements of zoning district. The proposed use is categorized as “Retail Sales and Service” and “Extra-large retail sales and service” with floor area greater than 20,000 square feet.
7. The proposed use conforms to all of the use specific standards for that use, including and Special Exception standards for that use because
- a. The proposed use is not a use listed in Table 743-208-1 for “Uses Prohibited In Non-SU Districts”.
 - b. Retail sales is a permitted use per Table 743-1 – “Use Table”.
 - c. Per Table 743-1, retail sales facilities are subject to Article III – Use Specific Standards. The proposed use conforms to the use specific standards, where applicable.



City of
Lawrence
Indiana

DECISION

IT IS THEREFORE the decision of this body that this SPECIAL EXCEPTION petition is APPROVED.

Adopted this _____ day of _____, 20 _____

Board Chairman

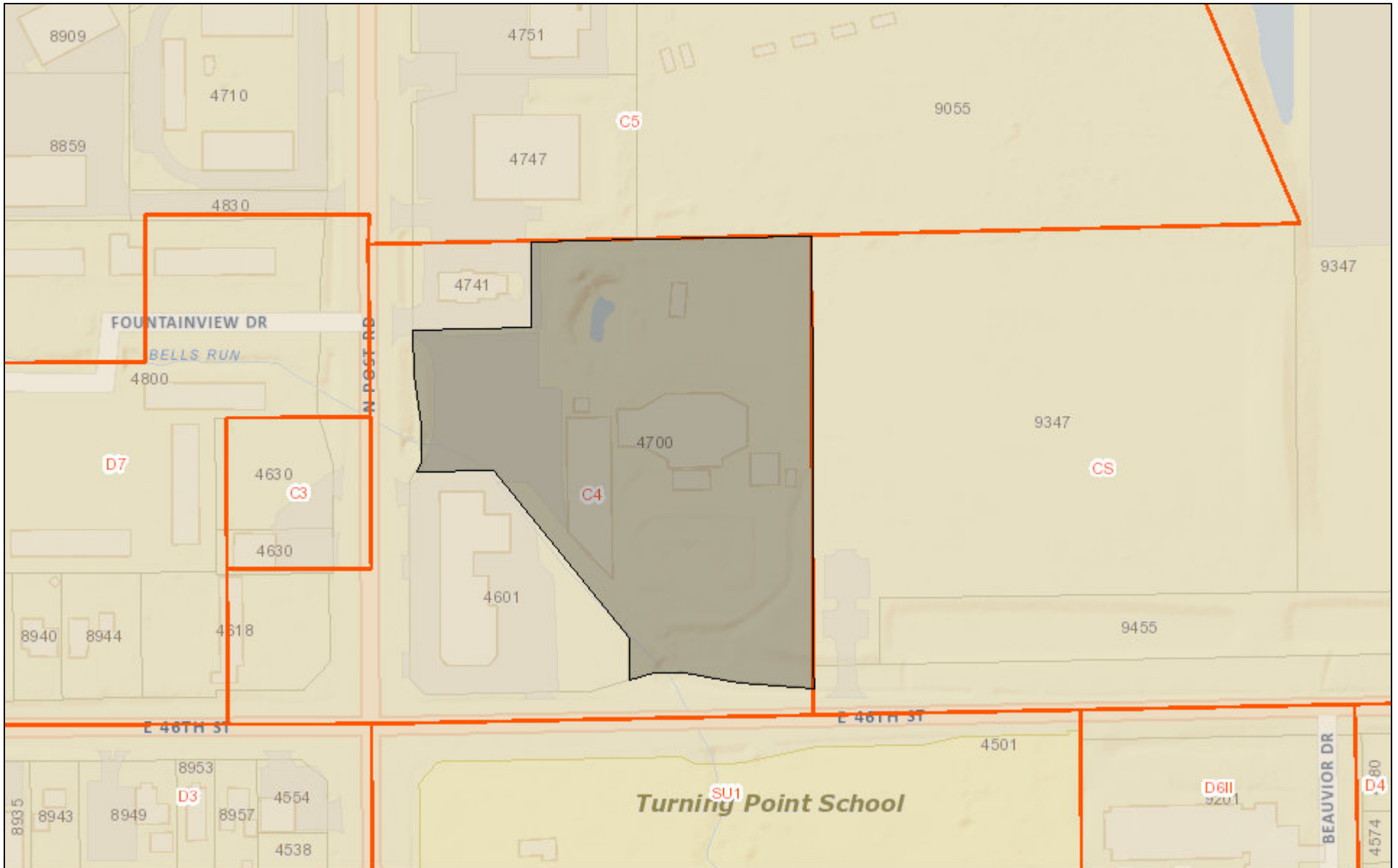
Vice-Chairman

Member


Member

Member

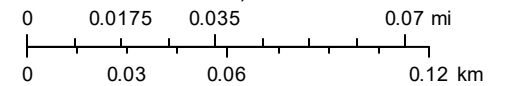
4700 N Post Road



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),