

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-CZN-828 / 2023-CVR-828 (Amended)
Address: 3416, 3420 and 3520 South Post Road (approximate address)
Location: Franklin Township, Council District #18
Petitioner: Quicktrip Corporation, by J. Murray Clark
Request: Rezoning of 12.269 acres from the C-S and C-7 districts to the C-7 district to provide for a truck stop.

Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for no street trees along the northern portion of the Post Road frontage (street trees required), no planting beds/shrubs along the entire Post Road frontage (landscaping required), three parking lot trees (17 required), to provide for a 50-foot tall, 391-square-foot pole sign (maximum 20-foot tall, 300 square foot pole sign permitted), to provide for a 23-foot tall, 109-square-foot freestanding incidental sign (maximum eight-foot tall, 32 square feet permitted) and to provide for a truck stop located within 425 feet of a protected district (500-foot separation required).

The Hearing Examiner continued these petitions from the October 26, 2023 hearing, to the January 11, 2024 hearing, and to the February 29, 2024, at the request of the petitioner's representative to provide additional time to address some issues. The petitioner's representative has stated that this **request is being withdrawn**. This will require acknowledgement by the Hearing Examiner.

The petitioner's representative has requested a continuance from the October 26, 2023 hearing, to the November 16, 2023 hearing, to provide additional time to review the Traffic Operations Analysis (TOA) and research right-of-way jurisdiction at Post Road / Interstate 74 interchange.

The Hearing Examiner continued these petitions from the August 24, 2023 hearing, to the October 26, 2023 hearing, at the petitioner's representative request to provide time for completion of the TOA and continued discussions with the neighborhood organization. Staff would have no objection to the continuance.

The Hearing Examiner continued these petitions from the July 27, 2023 hearing, to the August 24, 2023 hearing, at the request of staff to provide additional time for a Traffic Operations Analysis (TOA) to be conducted and submitted for review.

The Hearing Examiner acknowledged the timely automatic continuance filed by a registered neighborhood organization that continued these petitions from the June 29, 2023 hearing, to the July 27, 2023 hearing.

The Hearing Examiner continued these petitions from the from the June 15, 2023 hearing, to the June 29, 2023 hearing to provide additional time to amend the variance request and provide required notice.