

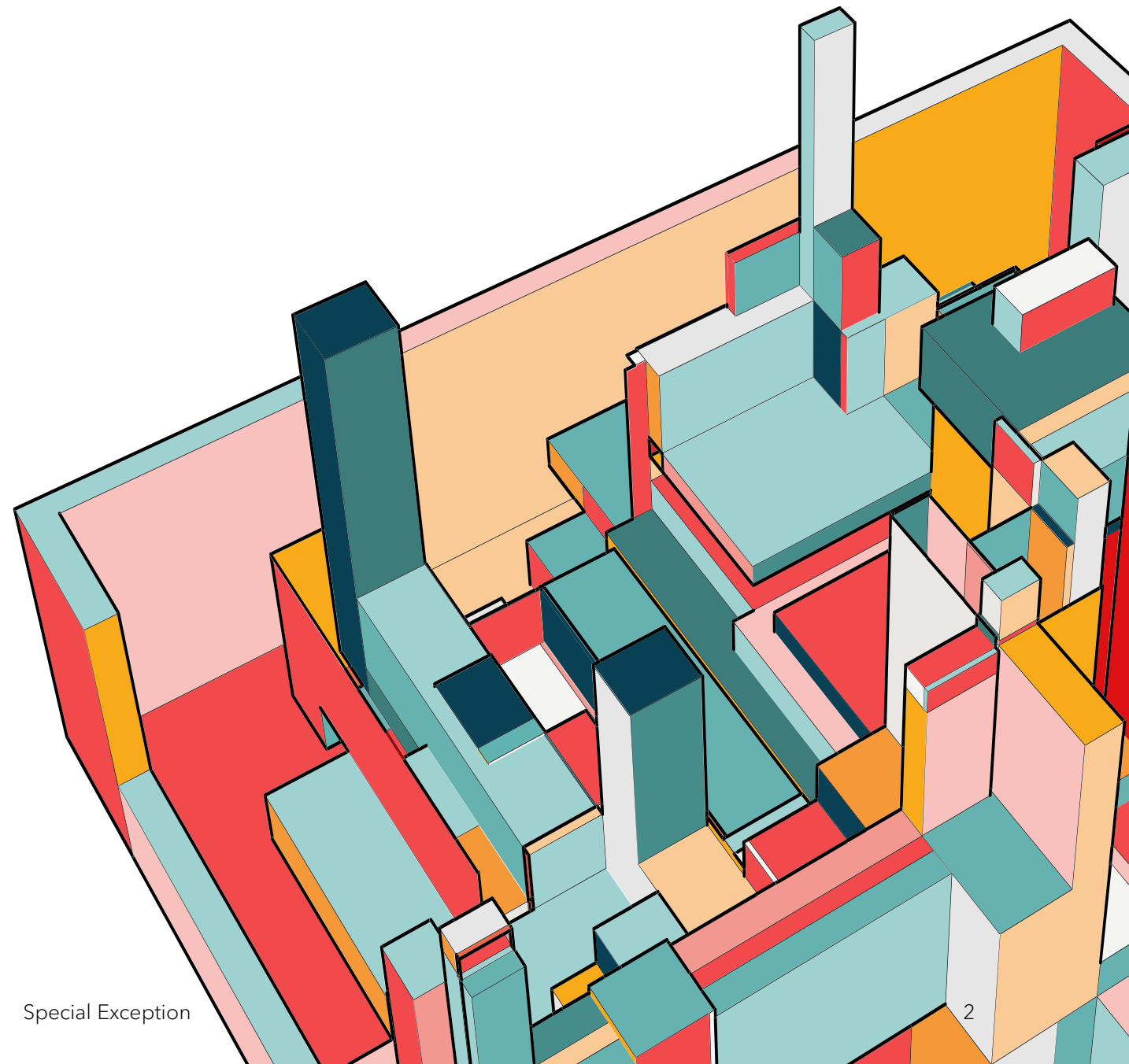
WHITE CITY PLANNING COMMISSION

February 23, 2023



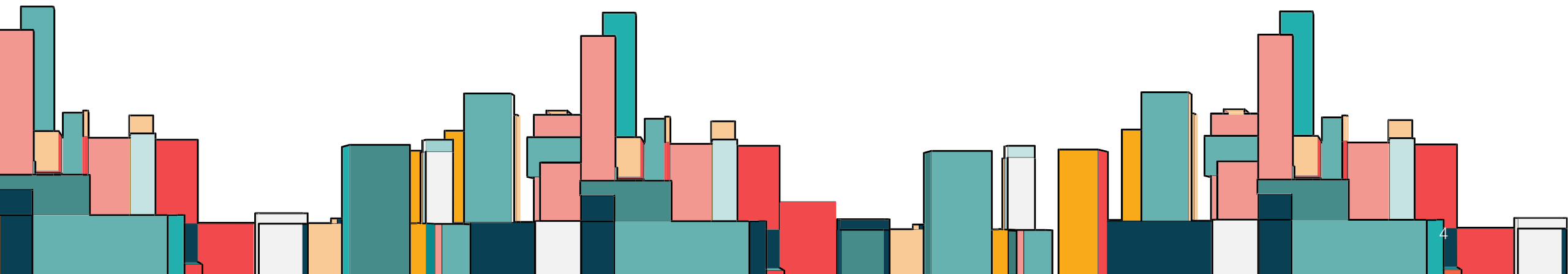
EXP2022-000765

- Quentin Rollins (Rollins Landscaping, Inc.) is requesting a special exception for nonconforming use, for an existing business. **Acreage:** 1.37 acres. **Location:** 1270 East 10600 South. **Zone:** A-2 (Low-Density Residential/Agriculture Zone). **Planner:** Jeff Miller (Motion/Voting)



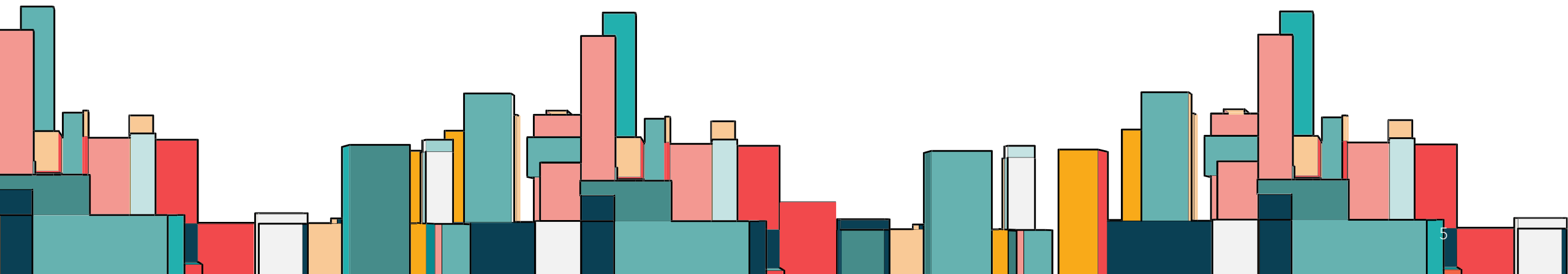
19.88.140 (SPECIAL EXCEPTION)

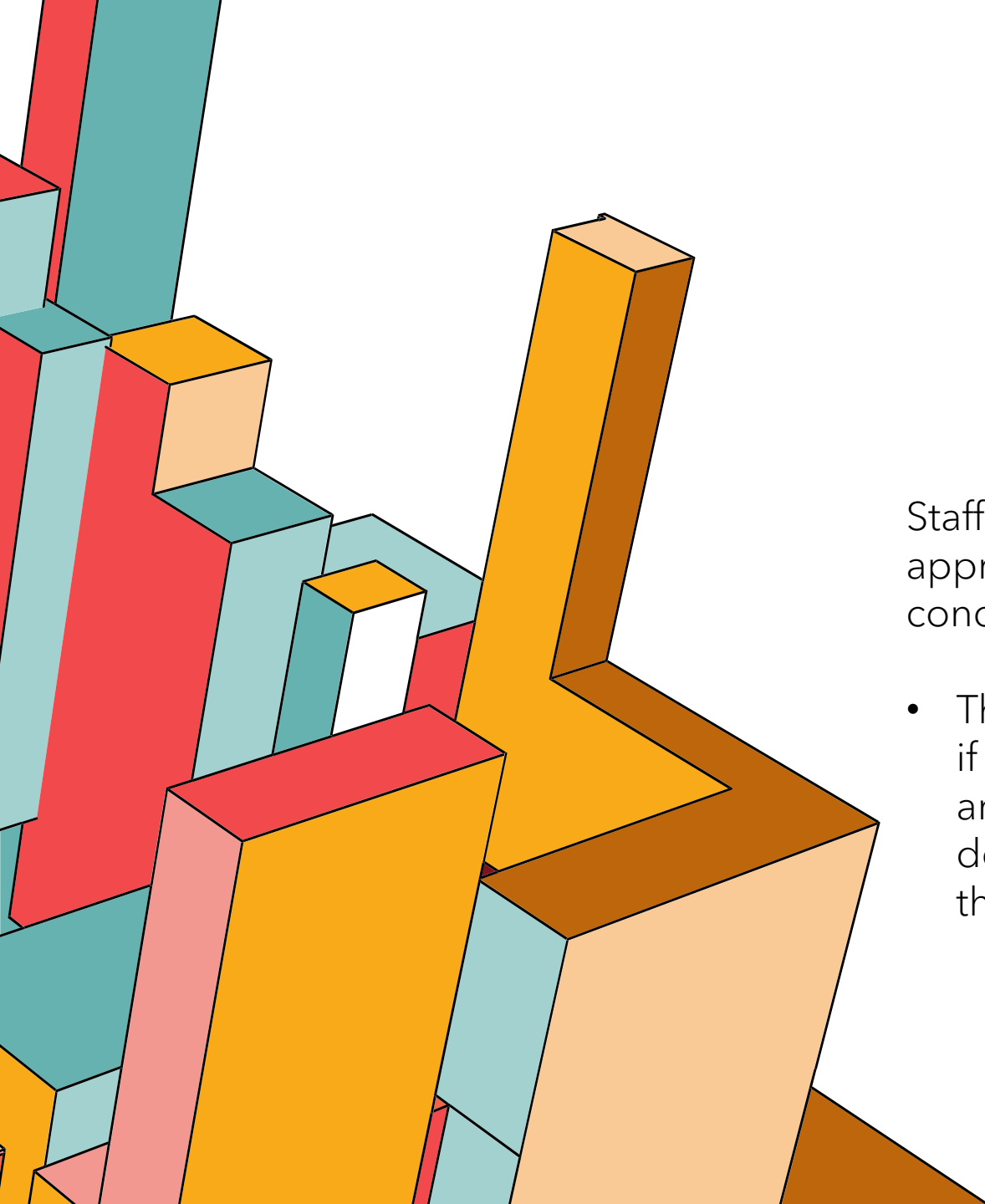
- **Findings of Fact:** Rollins Landscaping, Inc. has been in continuous operation on the property since 2008, with the property being zoned A-2 during this entire time.
- **Findings of Fact:** There have been no complaints made to planning and development services regarding the use violation during the period of time (exceeding ten years).
- **Findings of Fact:** The subject property is located immediately adjacent to existing commercial uses in the immediate vicinity. Additionally, the residential uses in the A-2 zone are located on larger lots, which wouldn't be as impacted as smaller residential lots, by the continued use of the property for commercial purposes. The continued use of this property for commercial uses, does not have a detrimental effect on the health, safety or welfare of persons or property in the vicinity.



DOCUMENTED EVIDENCE

- **Findings of Fact:** The applicant has provided their current business license for Rollins Landscaping, Inc. at the property address.
- **Findings of Fact:** The applicant has provided some invoices from 2011, which shows the business in operation at the property address. In addition, the applicant has provided a Google Streetview photo showing the business in operation in 2011.
- **Findings of Fact:** The applicant has provided a letter of support from J & L Contracting, indicating that they have worked with Rollins Landscaping on some of their projects over the past 15 years.





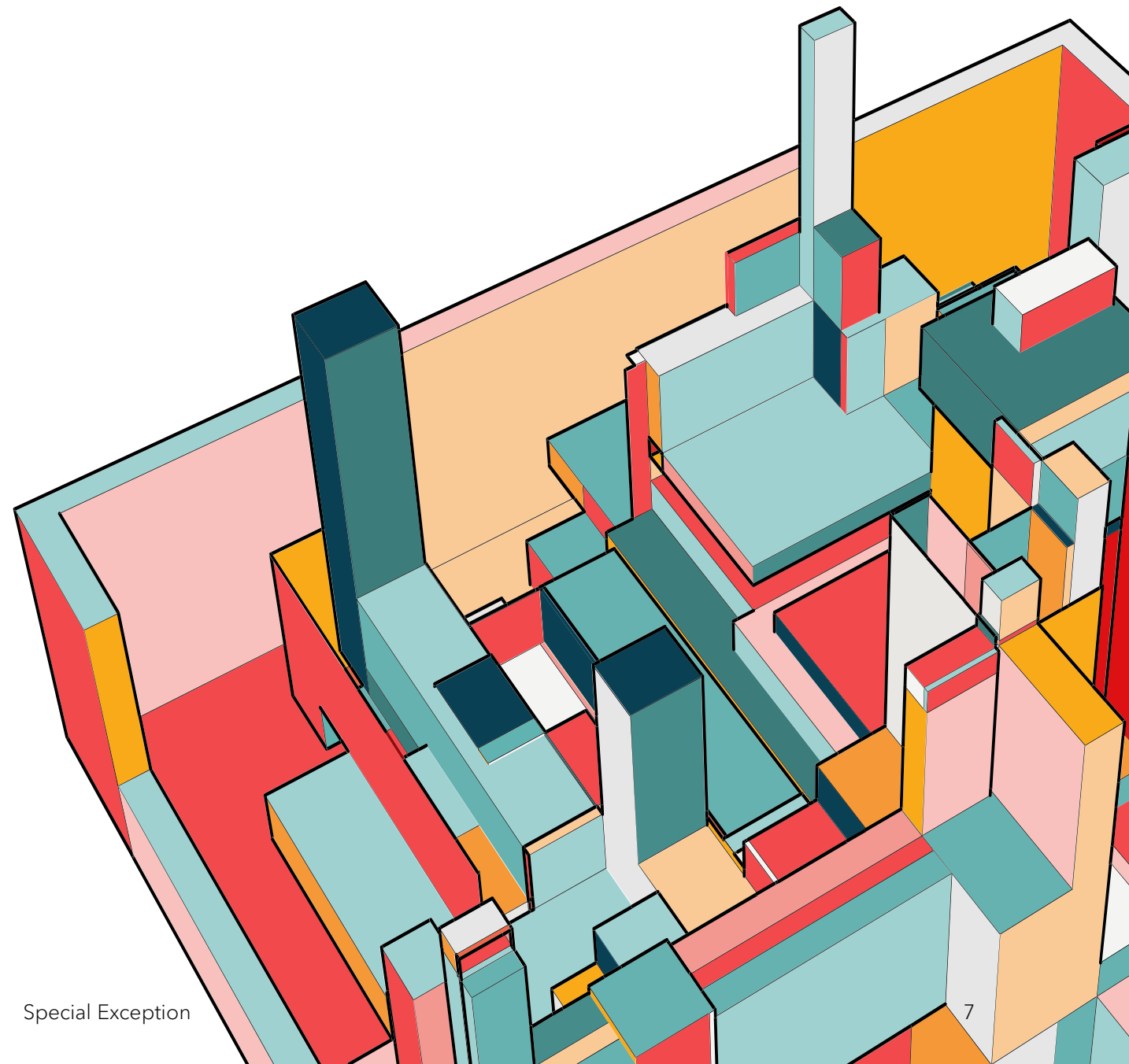
RECOMMENDATION

Staff recommends that the White City Planning Commission approves the requested exception, subject to the following condition of approval:

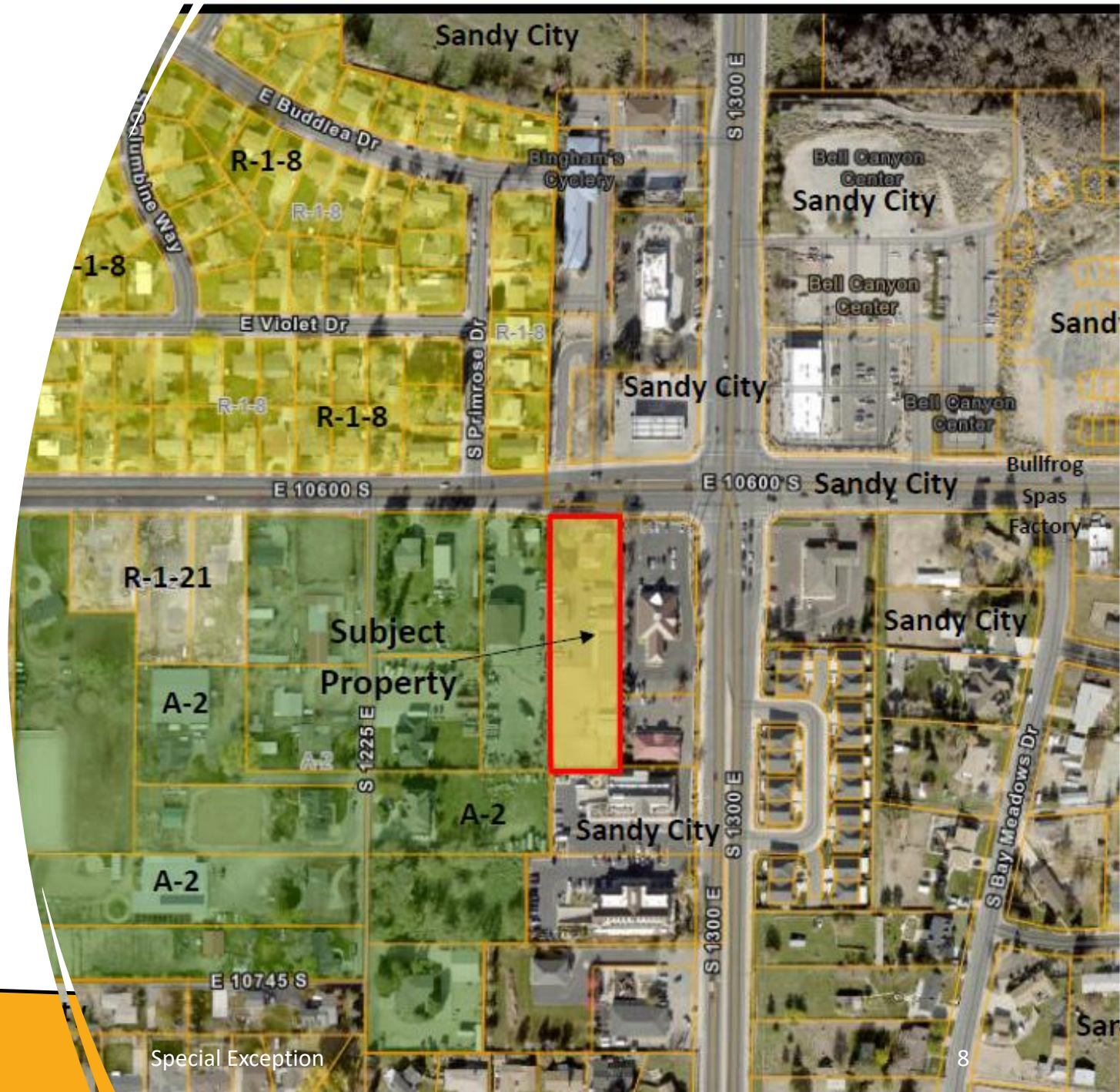
- The applicant must notify planning and development services, if the commercial use of the property changes in the future to another commercial or residential use, so that it may be determined if the use is appropriate and can be approved for the subject property.

EXP2022-000774

- Milan Swilor (J & L Contracting) is requesting a special exception for nonconforming use, for an existing business.
Acreage: 1.35 acres. **Location:** 1272 East 10600 South.
Zone: A-2 (Low-Density Residential/Agriculture Zone).
Planner: Jeff Miller (Motion/Voting)

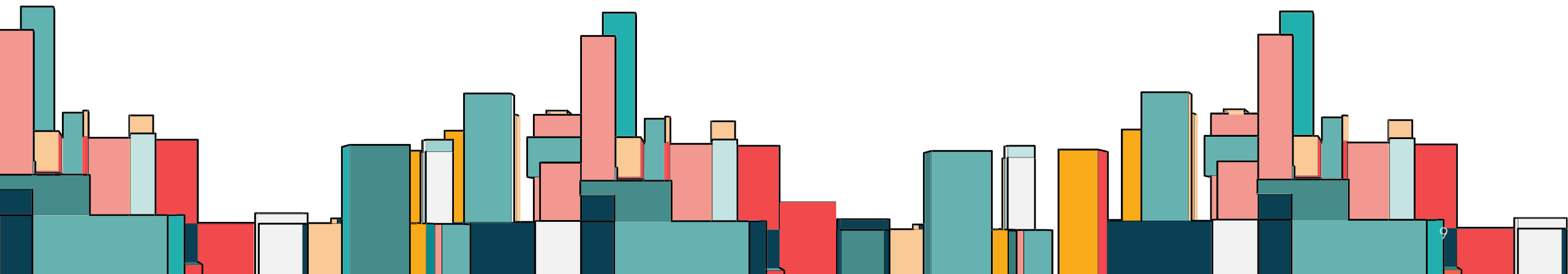


AERIAL MAP



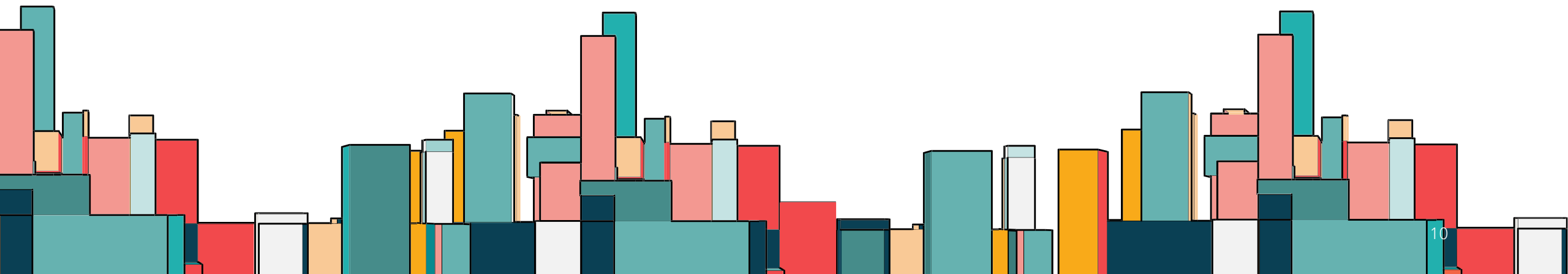
19.88.140 (SPECIAL EXCEPTION)

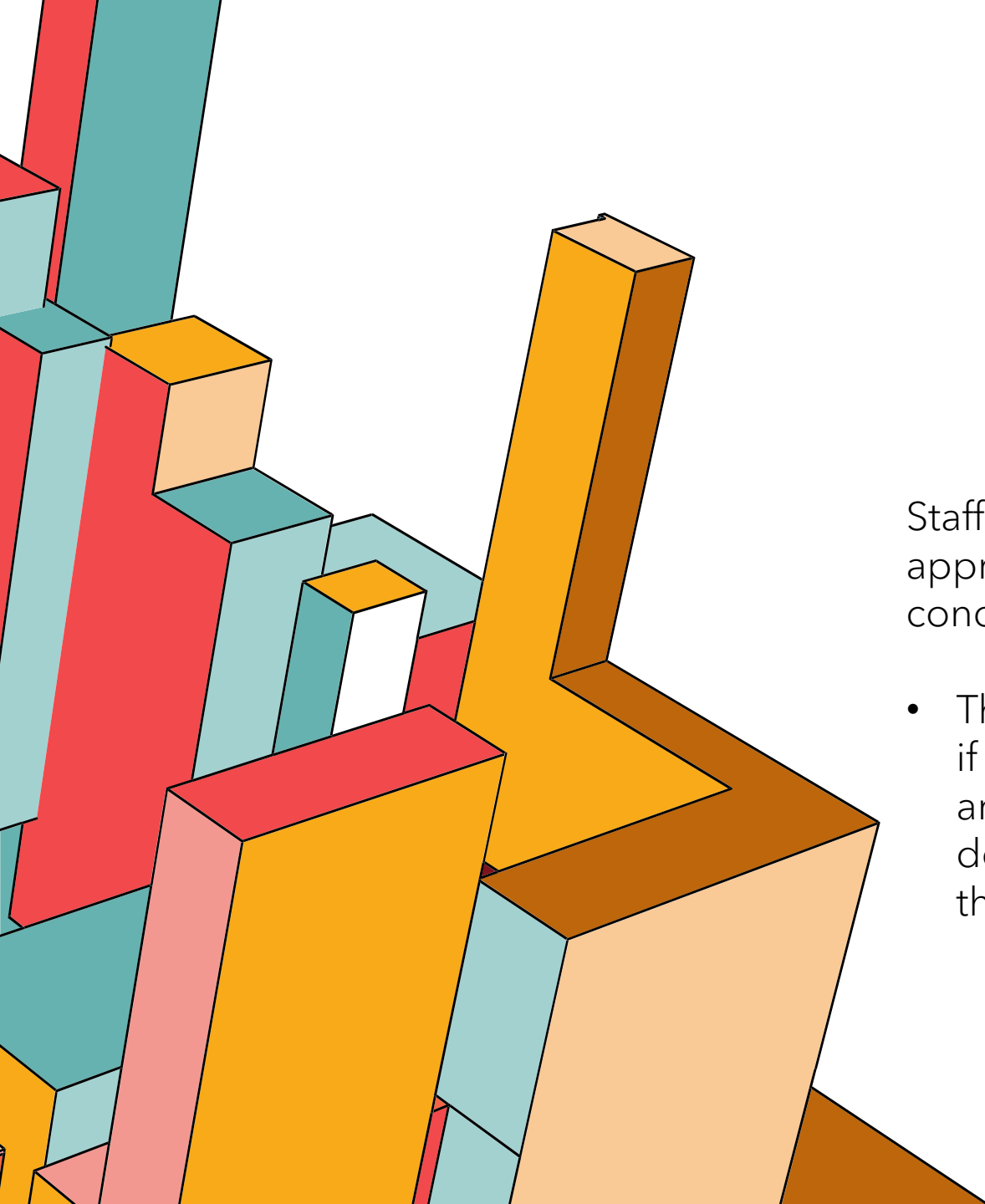
- **Findings of Fact:** J & L Contracting has been in continuous operation on the property since 1988, with the property being zoned A-2 during this entire time.
- **Findings of Fact:** There have been no complaints made to planning and development services regarding the use violation during the period of time (nearly 35 years).
- **Findings of Fact:** The subject property is located immediately adjacent to existing commercial uses in the immediate vicinity. Additionally, the residential uses in the A-2 zone are located on larger lots, which wouldn't be as impacted as smaller residential lots, by the continued use of the property for commercial purposes. The continued use of this property for commercial uses, does not have a detrimental effect on the health, safety or welfare of persons or property in the vicinity.



DOCUMENTED EVIDENCE

- **Findings of Fact:** The applicant has provided their current business license for J & L Contracting at the property address.
- **Findings of Fact:** The applicant has provided some an employee W-9 from 2007, and a couple of invoices from 2008, which shows the business in operation at the property address. In addition, the applicant has provided aerial photos showing the business in operation, as far back as 2006.
- **Findings of Fact:** The applicant has provided a letter of support from Rollins Landscaping, Inc., indicating that they have worked with J & L Contracting for some minor renovation work over the past 15 years.





RECOMMENDATION

Staff recommends that the White City Planning Commission approves the requested exception, subject to the following condition of approval:

- The applicant must notify planning and development services, if the commercial use of the property changes in the future to another commercial or residential use, so that it may be determined if the use is appropriate and can be approved for the subject property.