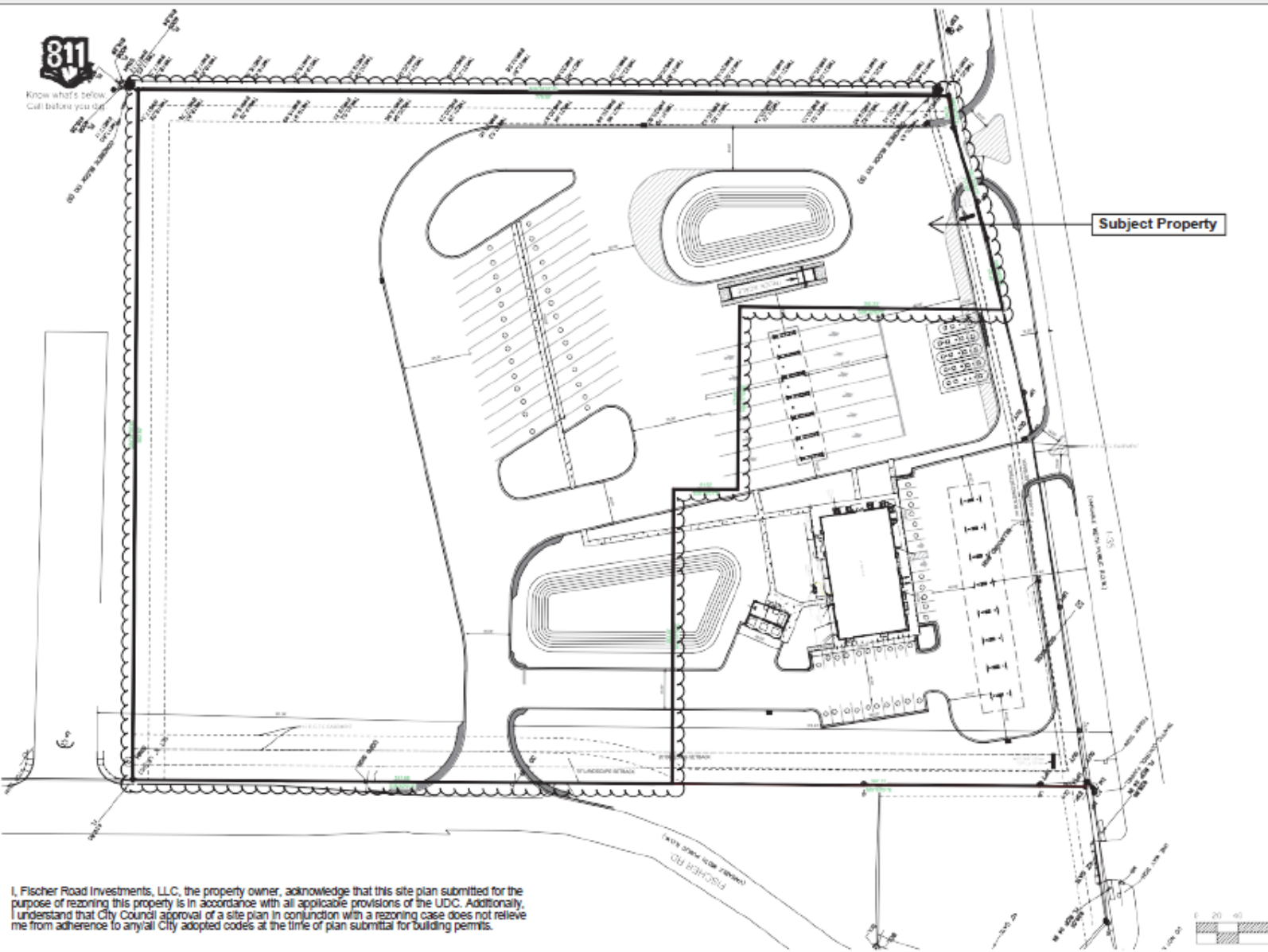


Z-2024-10700174

11893 Fischer Road



Legal Description: CB 4301 P-45C (12,998 AC) ABS 6

Area: +/- 9.473 ac (412,643.88 sq. ft.)

Current Zoning: MF-33

Requested Zoning: C-2 CD with use for Truck Stop and/or Laundry Setbacks: Side - 10'; Rear - 30'

Landscaping: Type B Bufferyard

Impervious Cover: 412,643.88 sq. ft. (100%)

Building Area: 9,600 sq. ft.

Parking: 1 space per 500 sq. ft. GFA including service bays, wash tunnels and retail areas

Building Height: Not to exceed 25'