



BULLITT COUNTY VARIANCE STAFF REPORT

Docket No:	2026CU-04
Owner:	SPP LLC
Applicant:	Bradford Equities LLC
Location:	Spring Place Dr
PVA #:	077-000-00-036A located in the city of Mt Washington
Request:	Operation of tire sale and installation
Zone:	B-2

REQUEST: To consider a request for Auto Trei sales and installation.

Current Land Use

The property is **not developed**

SUMMARY: The proposed Conditional Use is for auto tire sales and installation. The business will provide retail tire sales, installation, and related automotive services.

Specifics

The proposed conditional use is an auto tire sales and service facility operated by Plaza Tire with Sun Auto as the corporate tenant. The business will provide retail tire sales, installation, and related automotive services to serve the community.

The primary building includes approximately 1,300 square feet of retail space at the front and approximately 5,200 square feet of indoor tire storage and service bays. A small ancillary structure is proposed to accommodate used tire storage and a trash and recycling enclosure.

The location was selected due to its placement within a planned commercial development that already supports automotive and service-oriented use.

The operation is entirely indoors, minimizing noise, visual impact, and operational disruption to neighboring businesses.

There is two access driveways serving the service bays and customer and employee parking areas. Internal traffic circulation has been engineered to safely and efficiently accommodate vehicle movement. A total of 28 parking spaces are provided.

