

SPECIAL USE PERMIT

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: (LR-2) Local Retail District with SUP-312 (audio and car alarm accessories and installation)

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(LR-2) Local Retail District	Auto Parts Retail
SOUTH	(LR-2) Local Retail District	Vacant Retail
EAST	(LR-2) Local Retail District	Bank (across Josey Lane)
WEST	PD-21 for the (SF-7/14) Single-Family Residential District	Single-Family Subdivision

REQUEST: Amend a Special Use Permit (SUP-312) to allow an “Automobile, Motor Vehicle, Heavy Load Truck and Watercraft Paint and Body Shop” (vehicle wrapping, window tinting and window replacement)

PROPOSED USE: Vehicle wrapping, window tinting and window replacement

ACRES/LOTS: Approximate 2,000 square-foot space

LOCATION: 3609 N. Josey Lane

HISTORY: The property was developed in 1985.

SUP-312 was approved in 2004 to allow vehicle alarm and audio installation.

COMPREHENSIVE PLAN: Commercial – Low Intensity

TRANSPORTATION PLAN: Josey Lane is classified as an (A6D) Arterial 6-Lane Divided.

OWNER: Atlantic Properties, LLC

REPRESENTED BY: Yugendra Shahi

STAFF ANALYSIS

REQUEST

This is a request for approval to amend a Special Use Permit (SUP-312) to allow an Automobile, Motor Vehicle, Heavy Load Truck and Watercraft Paint and Body Shop (vehicle wrap, window tint and window replacement).

SITE DESIGN AND LANDSCAPING

1. The commercial center has adequate parking, landscaping, and the overhead doors are in the back of the multi-tenant building.

ELEMENTS TO CONSIDER

1. The property abuts a single-family residential subdivision to its rear (west) and is separated by a masonry screening wall and residential alley.
2. Vehicle wrap, window tint and window replacement, is classified as an automobile, motor vehicle, heavy load truck and watercraft paint and body shop. Automobile paint and body shop uses also include collision repair, upholstery shops, and auto restoration shops.
3. No automobile, motor vehicle, heavy load truck and watercraft paint and body shop is located on this corner.
4. SUP-312 was approved in 2004 to allow vehicle alarm and audio installation.
5. All business activity shall be conducted indoors with no outdoor storage.
6. Public comments were received.

PURPOSE OF THE SPECIAL USE PERMIT

The purpose of the Special Use Permit is to authorize and regulate uses which may be beneficial in a specific instance to the general welfare of the community yet ensure that such uses are not detrimental to surrounding property and are consistent with the stated purpose of the zoning district in which such uses are located regarding conditions of operation, location, arrangement, and construction.

CONCLUSION

Staff is concerned that granting a Special Use Permit to allow automobile, motor vehicle, and heavy load truck and watercraft paint and body shop would begin a precedence of allowing heavier automotive repair in the area, which generally generates noise and storage of vehicles.

Therefore, staff believes the proposed use does not conform to the surrounding uses.