

**SPECIAL USE PERMIT**

Case Coordinator: Michael McCauley

---

**GENERAL PROJECT INFORMATION**

**SITE ZONING:** (LI) Light Industrial District

	<b><u>SURROUNDING ZONING</u></b>	<b><u>SURROUNDING LAND USES</u></b>
NORTH	(LI) Light Industrial District	Belt Line Road
SOUTH	(LI) Light Industrial District	Warehouse
EAST	(LI) Light Industrial District	Warehouse
WEST	(LI) Light Industrial District	Valwood Improvement Authority Drainage Channel

**REQUEST:** Approval of an amendment to SUP 405 to allow the expansion of the site; the expansion includes additional outdoor display of used vehicles, expanding the office and showroom area of the building, and install above ground 1,000 gallon gas tank.

**PROPOSED USE:** Expansion to a used car dealership (with outdoor display)

**ACRES/LOTS:** Approximately 3.3 acres / 2 Lots

**LOCATION:** West side of Hutton Drive just south of Belt Line Road.

**HISTORY:**

- The current zoning on the property was established in September 1968.
- The property has never been subdivided.
- The existing building was constructed in 1981.
- SUP 405 (Ordinance No. 3547) was approved in 2013 and allows the used car dealership. The building and site has since been improved.
- SUP 405 was amended to allow a paint and body shop as an ancillary use to the used car dealership.

**COMPREHENSIVE PLAN:** Industrial Uses

**TRANSPORTATION PLAN:** Hutton Drive is designated as a (A4D) Four-Lane Divided Arterial. Belt Line Road is designated as a (A6D) Six-Lane Divided Arterial.

**OWNER:** Kami Akhaveissy

**REPRESENTED BY:** Kami Akhaveissy / Certified Autoplex

## **STAFF ANALYSIS**

### **PROPOSAL**

Request to amend a Special Use Permit (SUP 405) to allow main building expansion and expansion for outdoor vehicle display.

### **HISTORY**

In 2013, SUP 405 was approved allowing a used car dealership with an accessory repair shop.

In 2014, SUP 405 was amended to allow accessory garage and a paint and body shop.

### **CONCLUSION**

In an effort to be more consistent with the site development of the existing facility, the Commission and staff supported not having landscaped parking islands and relocating the lost landscaping onto the northern portion of the proposed site. The applicant requested this to eliminate the damage the raised vertical curbs around the islands could cause to the vehicle's tires when customers maneuver the vehicles around the site. Further, the applicant is requesting to place all landscaping generally required in the 15 ft. on-site buffer between the Hutton right-of-way and the development site within the right-of-way as shown on the landscape plan. The Commission and staff supported this request as part of the applicant's amended SUP.

Staff believes the expansion is suitable for this site with the Commission's recommended stipulations.