



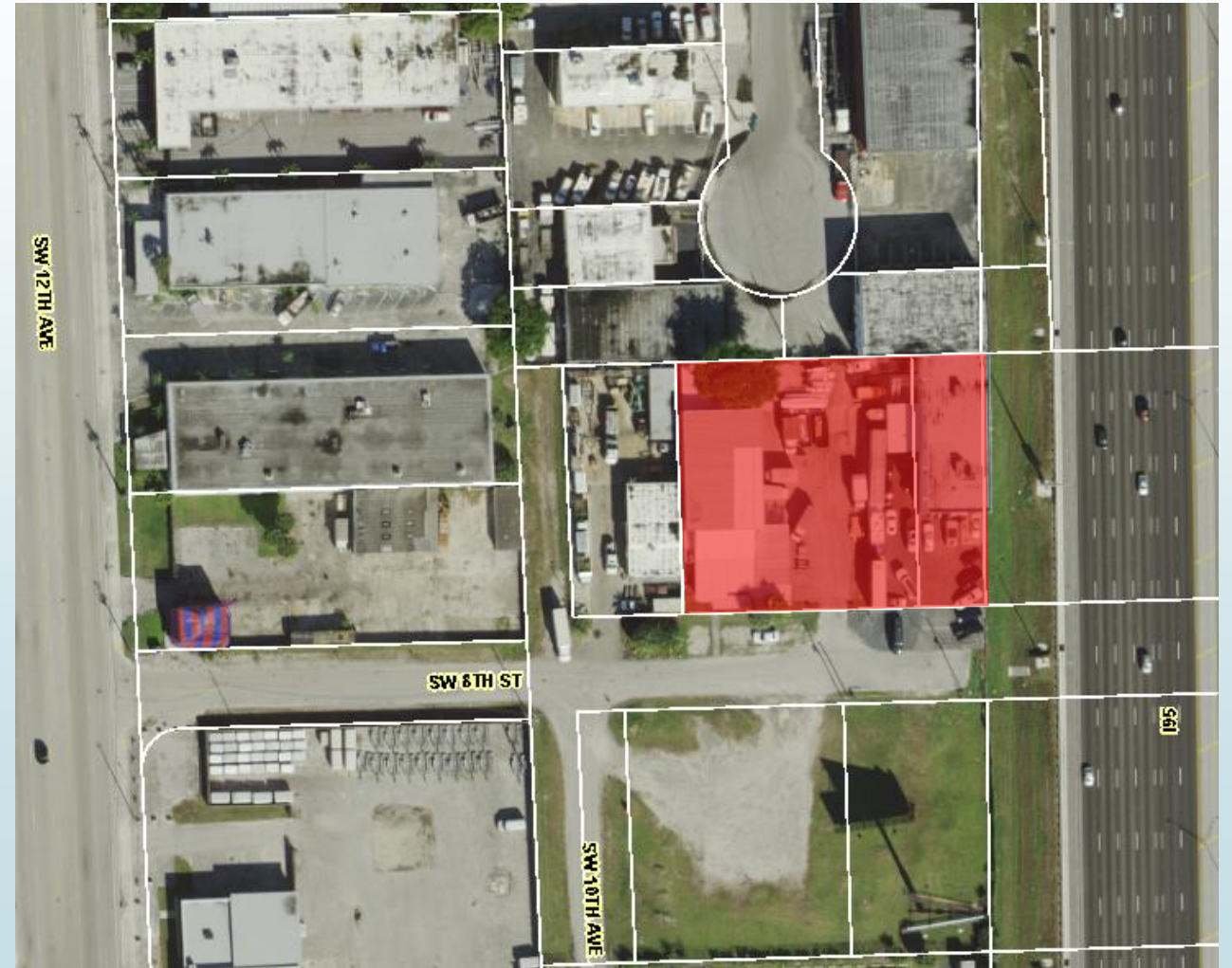
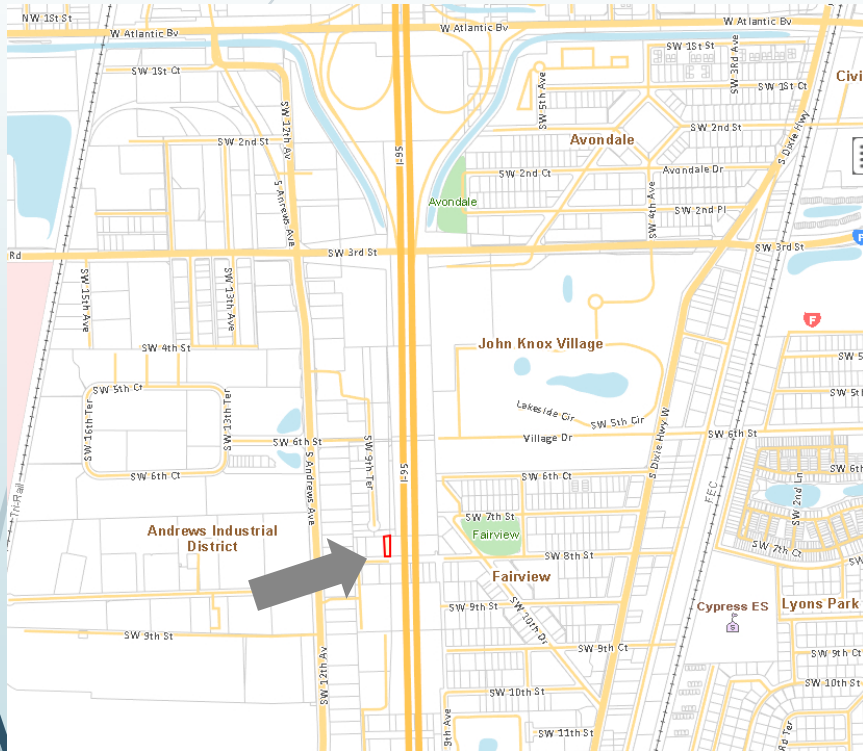
The New Auto Toy Store

Special Exception Request PZ# 20-17000009

Agent: Paola A. West (PlanW3st LLC)

Applicant: Pamela Hensley / Jonathan Frank

Subject Property



Surrounding Zoning & Uses

North: I-1, Warehouses

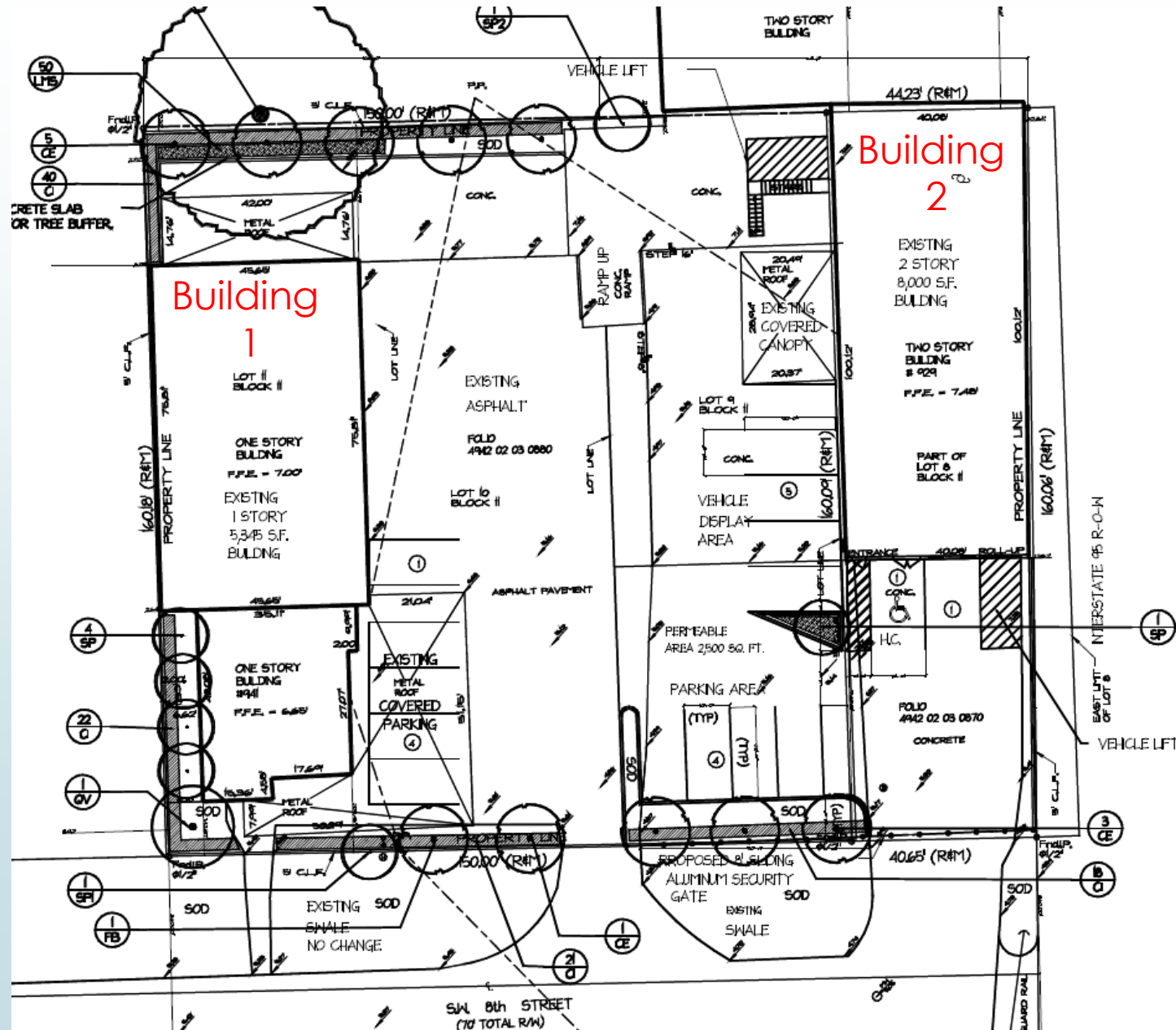


East: T, I-95

West: I-1,
Warehouses

South: I-1, SW 8th Street & Vacant Lots

Request: Special Exception





Standard 1: Is consistent with the comprehensive plan

- Goal 01.00.00 The attainment of a living environment which provides the maximum physical, economic and social wellbeing for the City and its residents through the thoughtful and planned use and control of the natural and man-made environments that discourages urban sprawl, is energy efficient and reduces greenhouse gas emissions.
- Policy 01.01.02 Review all proposals for development or redevelopment and base the approval of same on the continued maintenance of all adopted Level of Service Standards.
- Policy 01.03.01 Eliminate or reduce nonconforming uses which are inconsistent with the land development regulations and the designations of the Future Land Use Plan map.



Standard 2: Complies with all applicable zoning district standards

- The proposed use will meet all required standards in the 1-1 zoning district.
- The building and property does have a variance for the number of required parking spaces


Standard 3: Complies with all applicable use-specific standards in Article 4: Use Standards

- 1. Motor Vehicle Sales and Service uses that include the sale or rental of new or used vehicles, trucks, and trailers shall comply with the following standards:
 - a. Vehicle, truck, and trailer display pads may be located within a perimeter buffer provided they comply with the following standards:
 - i. The use shall not have more than one display pad for every 100 feet of street frontage. **The property does not propose any display pads and no buffers are required.**
 - ii. The display pads shall not exceed 500 square feet in area and may be elevated up to two feet above adjacent displays or grade level. **The property does not propose any display pads within buffers.**
 - b. No vehicle, truck, and trailer shall be displayed on the top of a building. **The property does not propose any vehicle, truck, or trailer on top of a building.**
 - c. Vehicles, trucks, and trailers may be displayed in a vehicular use area provided the parking spaces used for display shall not be eligible for compliance with Minimum Off-Street Parking requirements. **Building 1 requires 5 parking spaces, Building 2 requires 3 by variance. The 8 supplemental parking spaces will be used for display.**
 - d. No materials for sale, other than vehicles, trucks and trailers, shall be displayed between the principal structure and the street. **No other materials will be displayed for sale.**




Standard 4: Avoids overburdening the available capacity of existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, storm water management, and police and fire protection

- The outdoor display of high-end, luxury and exotic vehicles will not overburden the existing public facilities. The existing building is already serviced with water and sewer. The property is also located on a dead-end street.
- Drainage improvements proposed with the site plan will benefit the property's ongoing flooding issues, which are caused by some of the properties on SW 8th Street draining toward the dead end and by consequence the subject property.



Standard 5: Is appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district(s) of surrounding lands

- The use is currently approved at this location, limited to indoor display.
- The use is compatible with the surrounding lands and is a permitted use in this zoning district.
 - The site abuts Interstate 95
 - The site is surrounded on all other sides by the same industrial zone
 - The property is located on a dead-end street



Standard 6: Avoids significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements

- The outdoor display of high-end, luxury and exotic vehicles will not create any adverse odor, noise glare or vibration on surrounding properties. The vehicles will be parked for display and do not general traffic the way a parking lot would.
 - Never more than 2 customers at a time on-site.
 - 80% of business is conducted out of the state (online).
- More noise and vibration is generated by the abutting Interstate 95 than from the parked vehicles on the site.



Standard 7: Adequately screens, buffers, or otherwise minimizes adverse visual impacts on adjacent lands

- The site is existing and nonconforming but the applicant is proposing to include landscaping for buffering as well increase the site's pervious area toward compliance as much as possible.
- The conceptual landscape plan included with the application (and DRC submittal) shows a buffer proposed along the site perimeters where there is no buildings or site constraints. The applicant is not required a buffer but is proposing one anyway.




Standard 8: Avoids significant deterioration of water and air resources, scenic resources, and other natural resources

- There will be no affect to air, natural, or scenic resources.
- The drainage will be improved, which is a benefit to the project and the area surrounding the project as it floods regularly.




Standard 9: Maintains safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site

- The property is located on an under-utilized dead-end roadway which has access to Andrews Avenue.
- The site/building already has access and traffic flow to the public right-of-way (SW 8th Street).
- Will conform with any site circulation conditions of the DRC if they arise.



Standard 10: Allows for the protection of property values and the ability of neighboring lands to develop uses permitted in the zoning district

- The applicant proposes to make significant improvements to the site and building as part of this and the DRC applications.
- These improvements will protect and enhance neighboring property values.
- The use is allowed in the zoning district by right, the only thing needing the Special Exception is the outdoor display, which we are buffering.



Standard 11: Fulfills a demonstrated need for the public convenience and service of the population of the neighborhood for the special exception use with consideration given to the present availability of such uses

- Sales of high-end, luxury and exotic vehicles with outdoor display is a use not found in the immediate area or neighborhood.
- The use is permitted with a Special Exception requiring compliance with standards 1-13.
- The use is currently approved and at the location, except for the outdoor display.

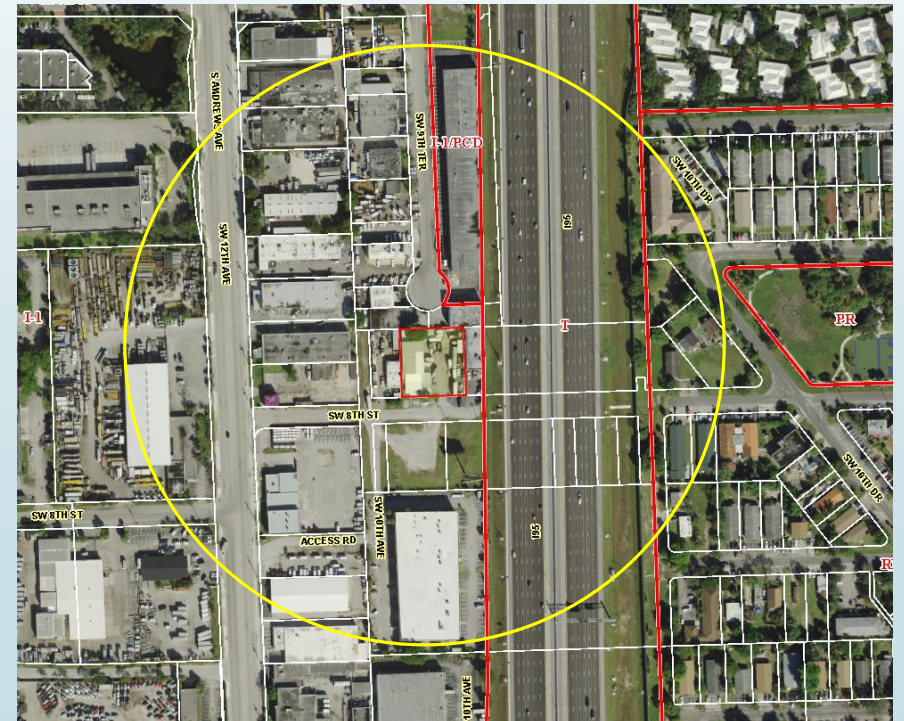


Standard 12: Complies with all other relevant city, state and federal laws and regulations.

- The proposed use and site will comply with all relevant city state and federal laws and regulations.
- The applicant has submitted to DRC and will comply with any staff conditions if or when they arise.
- The property has an existing variance for the required number of parking spaces.

Standard 13: For purposes of determining impacts on neighboring properties and/or the neighborhood, the terms neighboring properties and neighborhood shall include the area affected by the requested special exception, which is typically an area of 500 feet to a one-half mile radius from the subject site.

- The image shows the extents if the neighboring properties. The entire area to the west, north, and south is I-1 zoned and to the east is I-95.





Questions?



Thank you!