

Memo

To: Planning Commissioners
From: Bryan Myrkle, Community Development Director
Date: June 1, 2018
Re: Conditional Use Permit – 607 West Lovett Street

On your agenda for June is a request for a Conditional Use Permit that would allow for the establishment of an automobile restoration and sales business at 607 West Lovett Street. Because that site is zoned I-1 Light Industrial, auto repair and sales at the location requires approval for conditional use.

Despite its industrial zoning classification, the building and location appear to be a good fit for this type of use, with large overhead doors and good parking. If approved, the proposal would seem to have little or no negative impact on the surrounding neighborhood.

While there are no specific conditions listed in the zoning code for this use in an industrial district, I have prepared a resolution with basic acknowledgement of community nuisance regulation, signage and parking standards.

The Planning Commission is authorized to impose any further conditions necessary to provide adequate protection to the neighborhood. I would suggest the Commission consider placing a limit on the number of cars that can be displayed for sale outside at any given time. Beyond that, I have no further recommendation for conditions.