

DISCOUNT TIRE

Special Exception Use Request (P21-045)

Planning and Zoning Board
Laura H. Dodd, Planner II

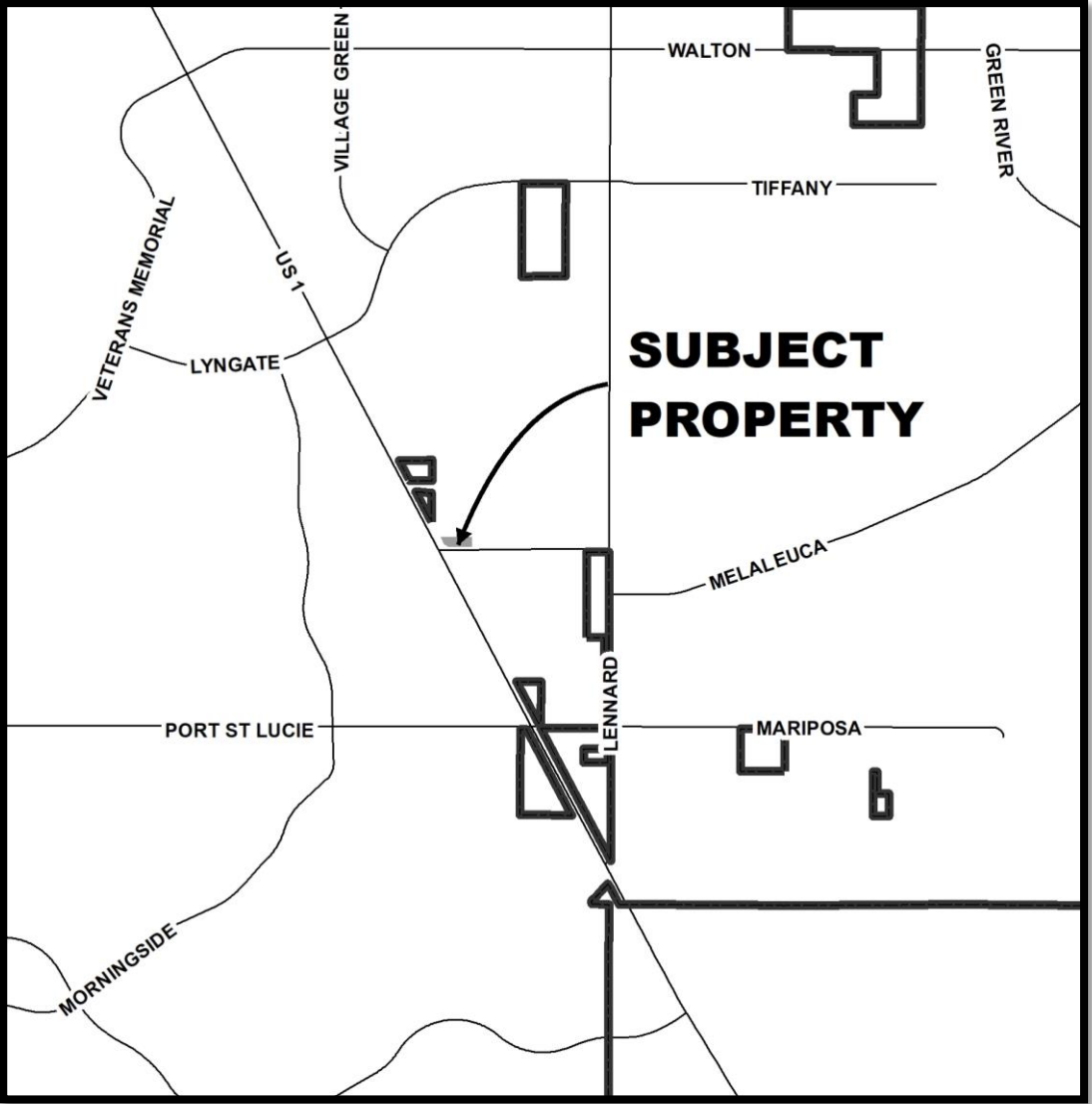


- The purpose of this request is to provide for the special exception use to allow Discount Tire store to sell, install and service automotive tires and wheels. The existing site is zoned General Commercial which allows the retail sales of tires however, the “installation, service and repair of tires” will require a Special Exception Use and will be classified under “repair and maintenance of vehicles” per Section 158.124(c)(10) of the land development regulations.

Applicant – Halle Properties, LLC

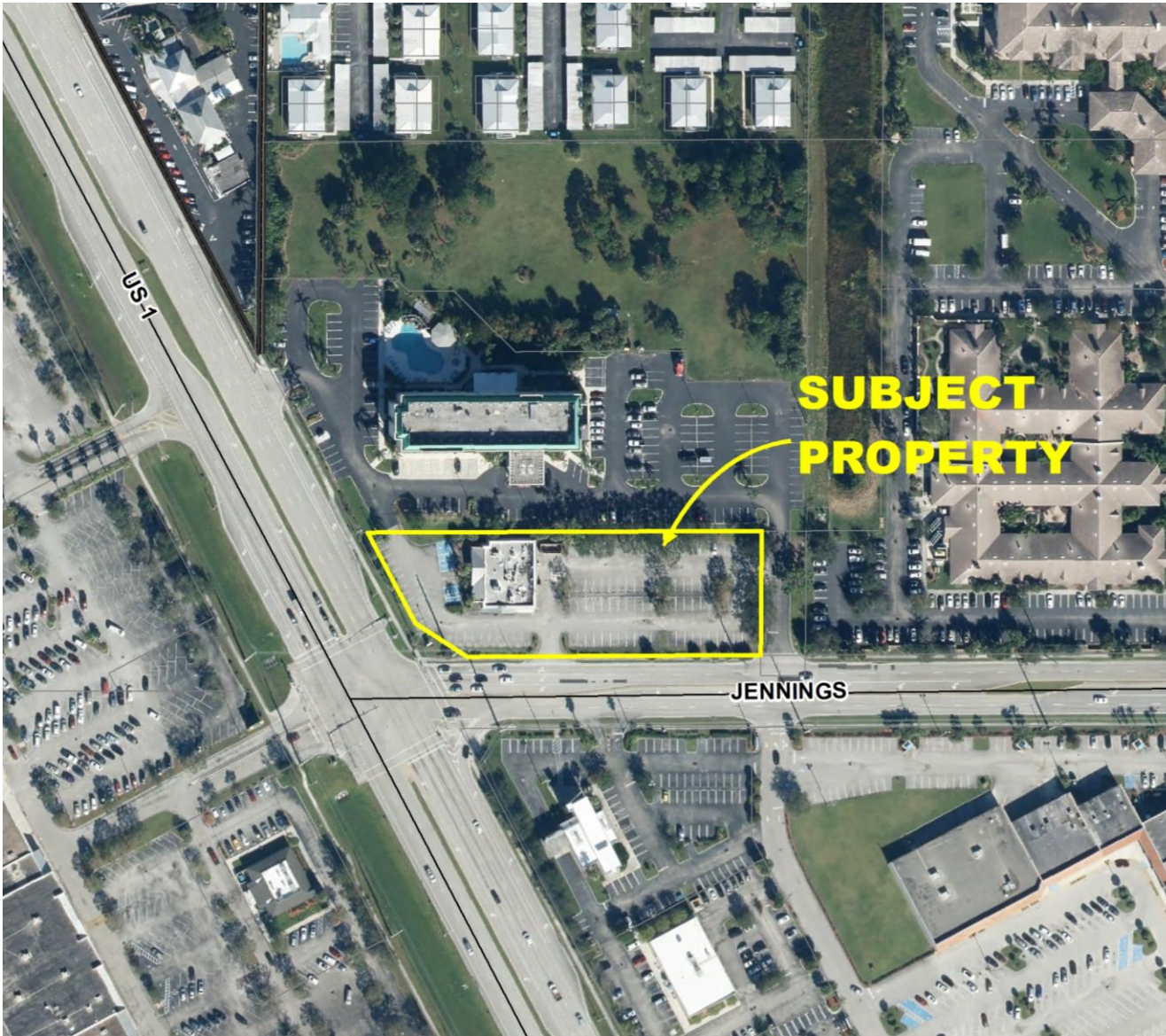
Owner – Dale and Gayle Coyne

Northeast Corner of US HWY 1 and SE Jennings Road



LOCATION MAP



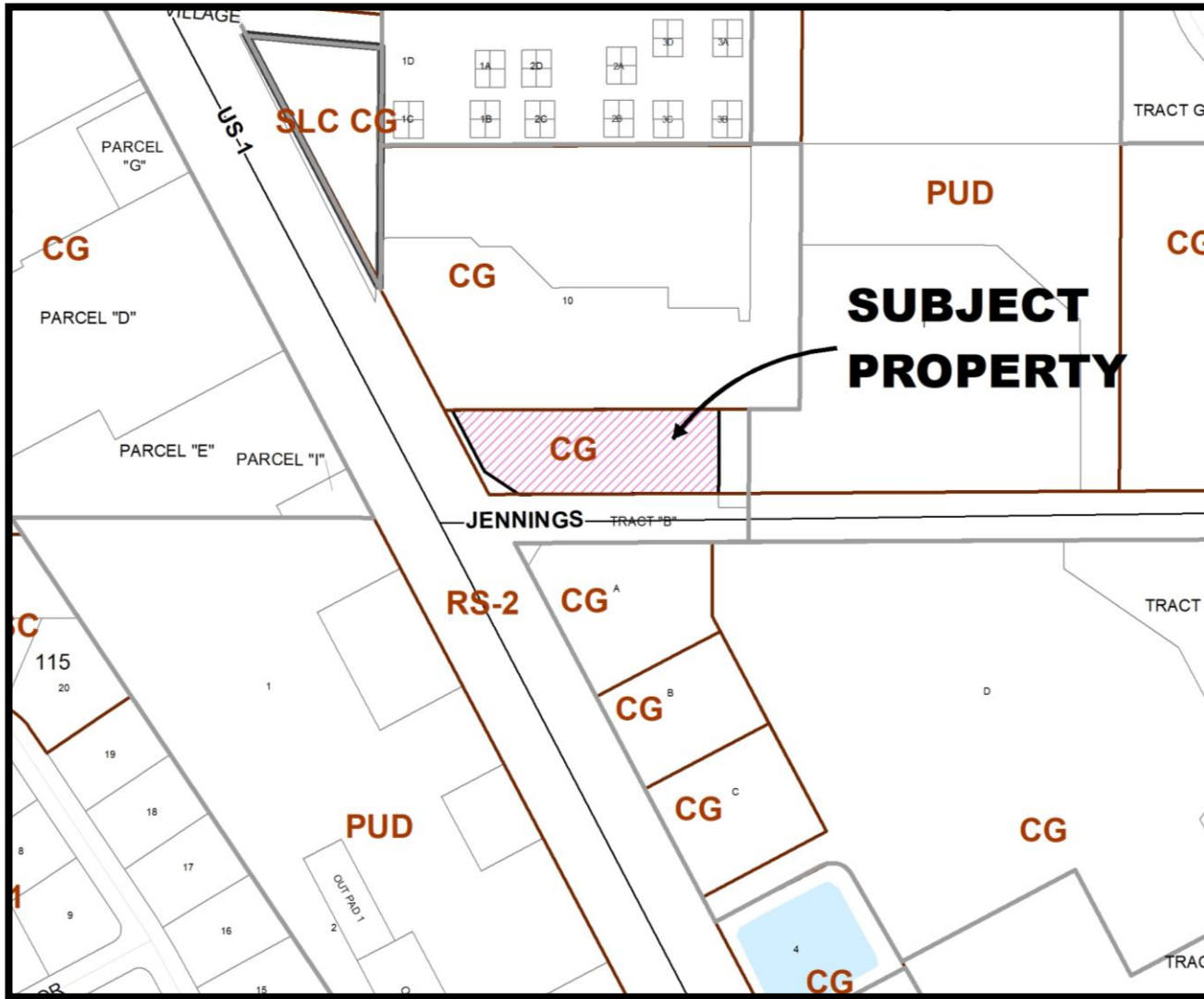


Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Holiday Inn
South	CG	CG	General commercial use
East	CG	PUD	Life Care Center PUD
West	CG	CG	Shopping Center

AERIAL

CityofPSL.com

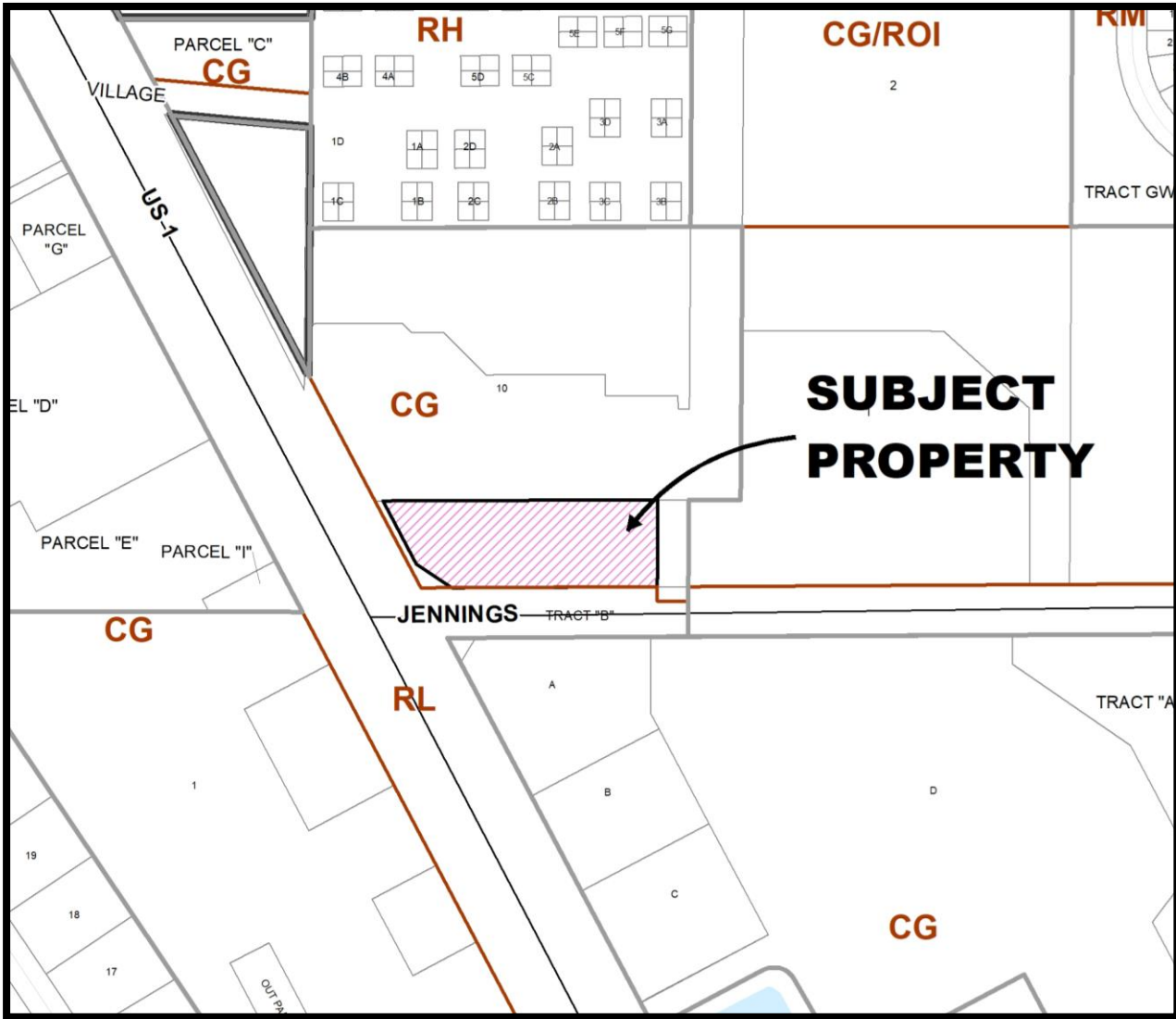




Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Holiday Inn
South	CG	CG	General commercial use
East	CG	PUD	Life Care Center PUD
West	CG	CG	Shopping Center

ZONING MAP

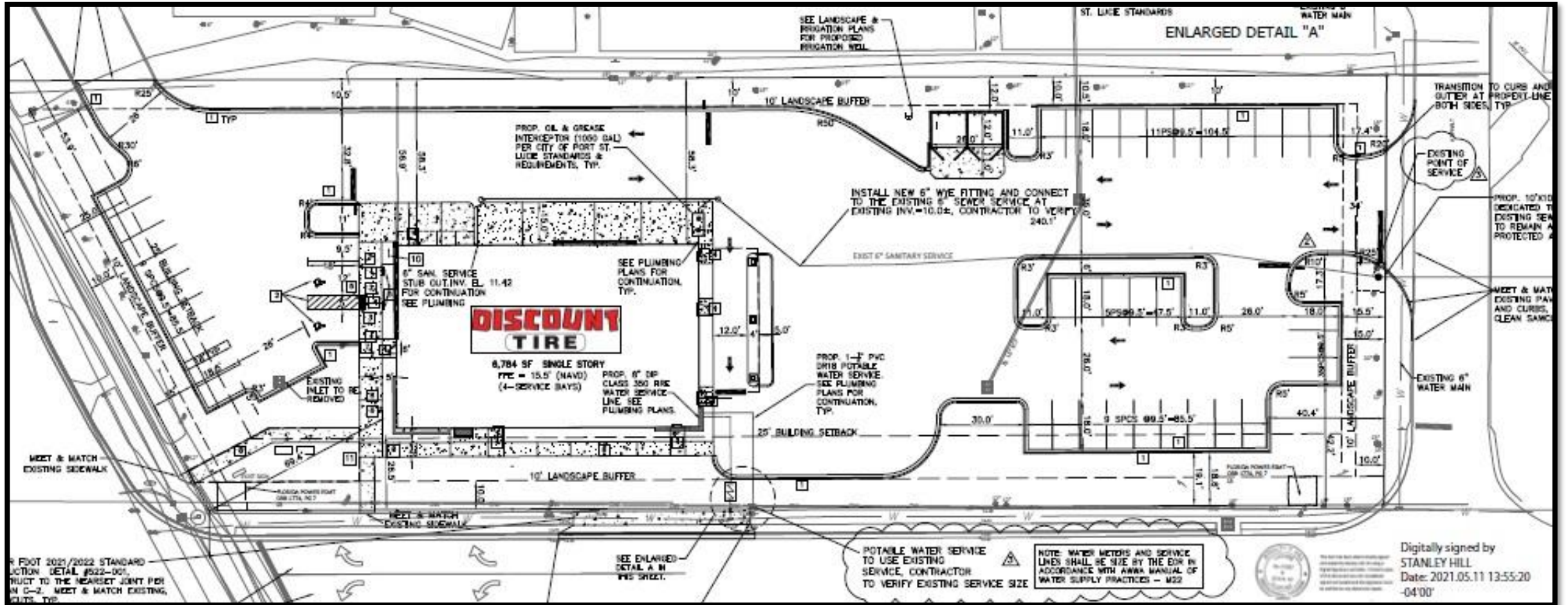




Direction	Future Land Use	Zoning	Existing Use
North	CG	CG	Holiday Inn
South	CG	CG	General commercial use
East	CG	PUD	Life Care Center PUD
West	CG	CG	Shopping Center

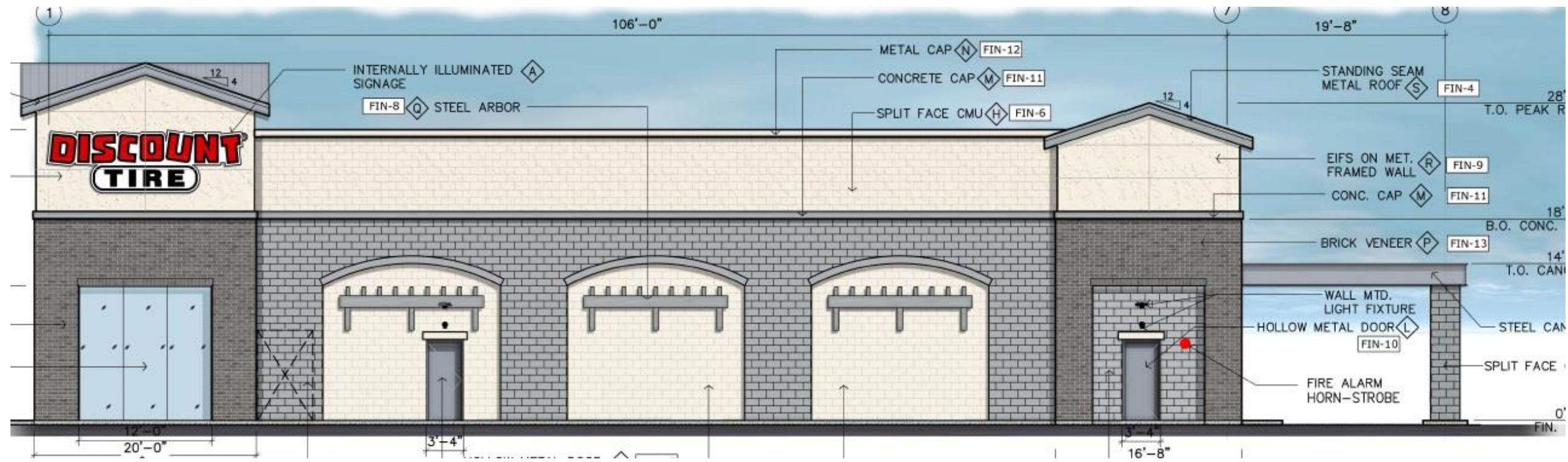
FUTURE LAND USE MAP





CONCEPTUAL SEU PLAN





CONCEPTUAL ELEVATION

Traffic Impact Statement

- The Traffic Impact Statement received in May 2021 was reviewed by City Staff and found to be in compliance with Public Works Policy #19-01
- Per ITE Trip Generation Manual, 10th Edition, this change in use from a Restaurant to Retail Tire Store would result in a net decrease of 25 PM Peak Hour trips.



This special exception use was reviewed and **recommended for approval** by the Site Plan Review Committee on March 10, 2021.

This special exception use was reviewed and **recommended for approval** by the Planning and Zoning Board on June 1, 2021.

RECOMMENDATION

CityofPSL.com

