

Bayshore Blvd. Plaza – Vehicle Repair & Maintenance

1962 SW Bayshore Blvd.

Special Exception Use

Project: P22-327

Planning and Zoning Board Meeting

Francis Forman, Planner II

March 7, 2023, Meeting



PROJECT SUMMARY

- A special exception use is sought to allow a vehicle repair and maintenance use totaling 2,150 square feet for a proposed retail strip.
- Section 158.124(C)(10) of the General Commercial Zoning Code: Lists a vehicle repair and maintenance as a special exception use that may only be permitted following the review and specific approval by the City Council.



APPLICANT AND OWNER

- Agent – Melissa Corbett, The MilCor Group
- Owner – Jensen MHP, LLC

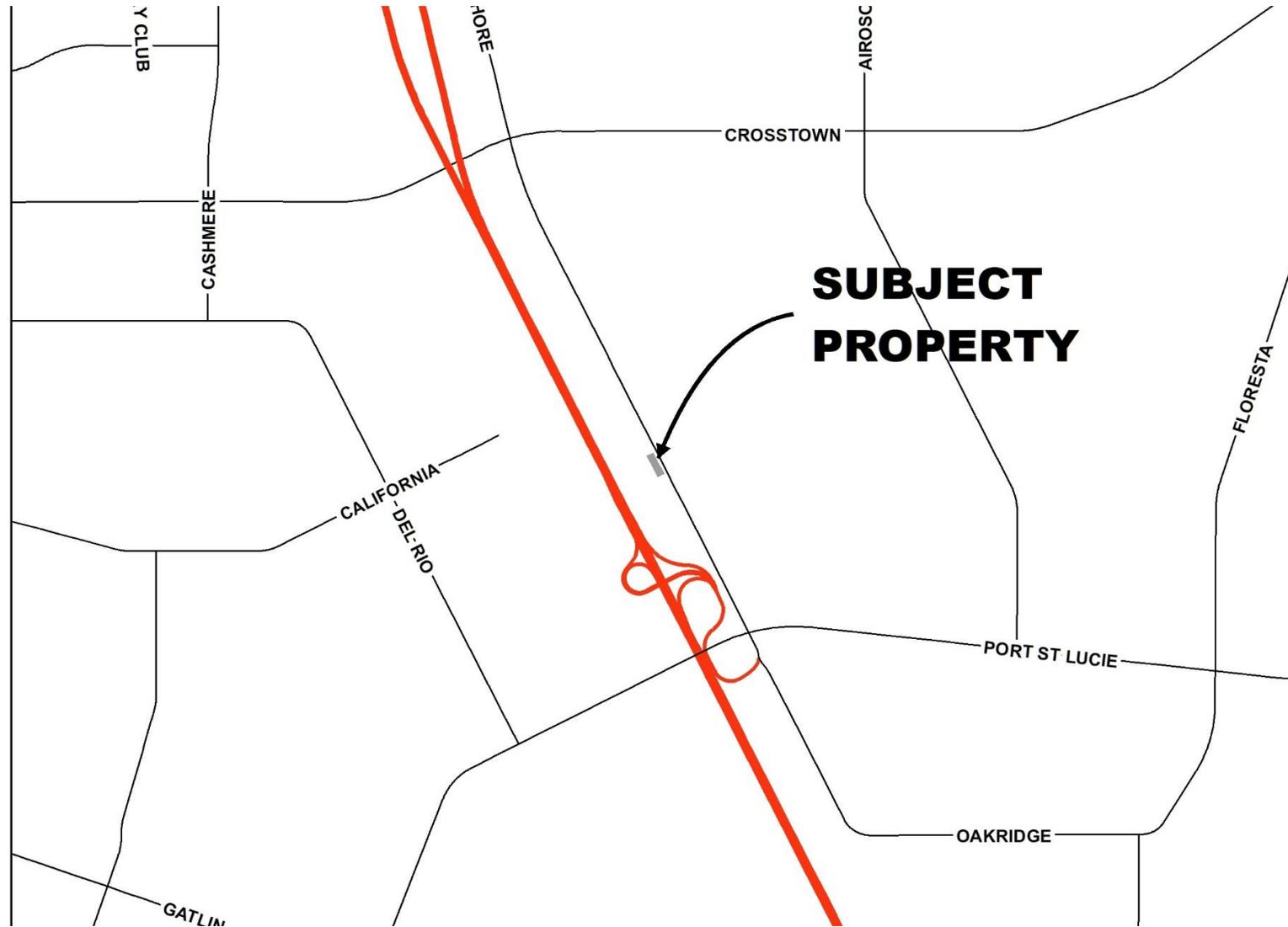


REQUEST

- Review a Special Exception Use to allow the proposed vehicle repair and maintenance use in the General Commercial (CG) Zoning District: for an auto repair shop with one bay.



LOCATION



AERIAL MAP



Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	General Commercial (CG)	General Commercial (CG)	Vacant
South	General Commercial (CG)	General Commercial (CG)	Retail
East	Low Residential (RL)	Single-Family Residential (RS-2)	Residential
West	Light Industrial/Service Commercial (LI/CS)	Service Commercial (CS)	Warehousing

<u>Evaluation of SEU CRITERIA</u> <u>(Section 158.260)</u>	<u>FINDINGS</u>
ADEQUATE INGRESS AND EGRESS (§ 158.260 (A))	The conceptual site plan demonstrates that the site will have adequate ingress and egress for vehicles and will allow for pedestrian safety and convenience.
ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))	Adequate off-street parking is proposed for the use and site. Vehicle repair requires three (3) spaces per service bay area as per Section 158.221(C). The establishment requires 3 spaces. The conceptual site plan provides a total of 33 spaces for the site.
ADEQUATE AND PROPERLY LOCATED UTILITIES (§ 158.260 (C))	Adequate utilities are available to service the development.
ADEQUATE SCREENING OR BUFFERING (§§ 158.260 (D) (F))	There is adequate screening and buffering proposed for this site.
SIGNAGE AND EXTERIOR LIGHTING (§158.260 (E))	Signs and outdoor lighting will comply with the requirements of the City Code.
COMPATIBILITY WITH SURROUNDING USES (§§ 158.260 (H) (I) (J))	The establishment is not anticipated to impair the health, safety, welfare, or convenience of residents and workers in the City. The auto repair facility is not expected to generate noise outside of normal operational hours. The facility is surrounded by retail and warehouse uses which have similar hours of operation and is not expected to adversely affect the surrounding uses. The garage door for the bay will not face Bayshore Blvd.



QUESTIONS OR COMMENTS?

PLANNING AND ZONING BOARD ACTION OPTIONS:

- Make a motion to recommend approval to the City Council
- Make a motion to recommend approval to the City Council with conditions as recommended by staff
- Make a motion to recommend denial to the City Council
- Make a motion to table or continue the hearing or review to a future meeting

