

Take 5 Oil Change PSL

Special Exception Use Application

(P21-031)

City Council Meeting January 10, 2022

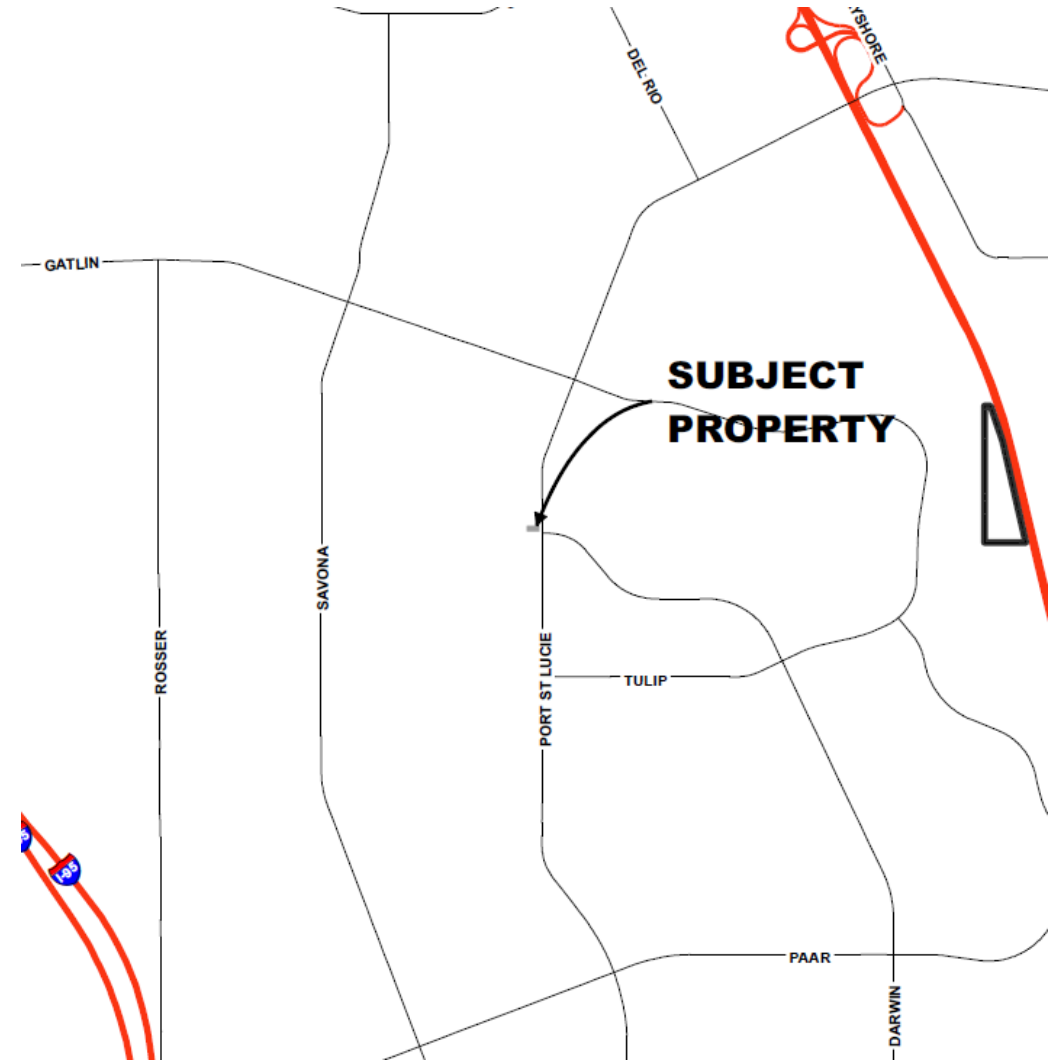


Requested Application:

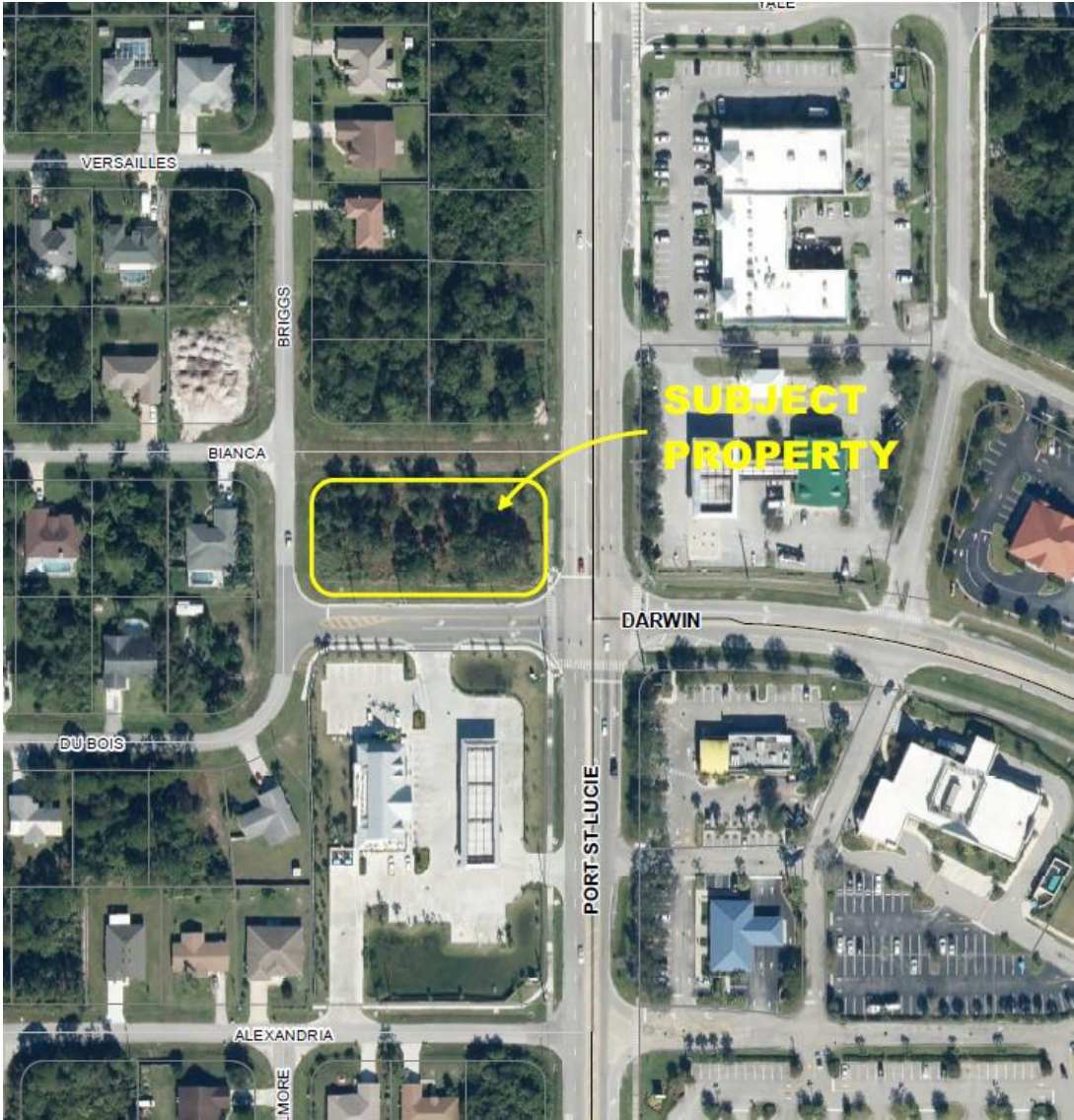
This is a request to grant a special exception use for a Repair & Maintenance of Vehicles per the Section 158.260 of the City of Port St. Lucie Code of Ordinance.



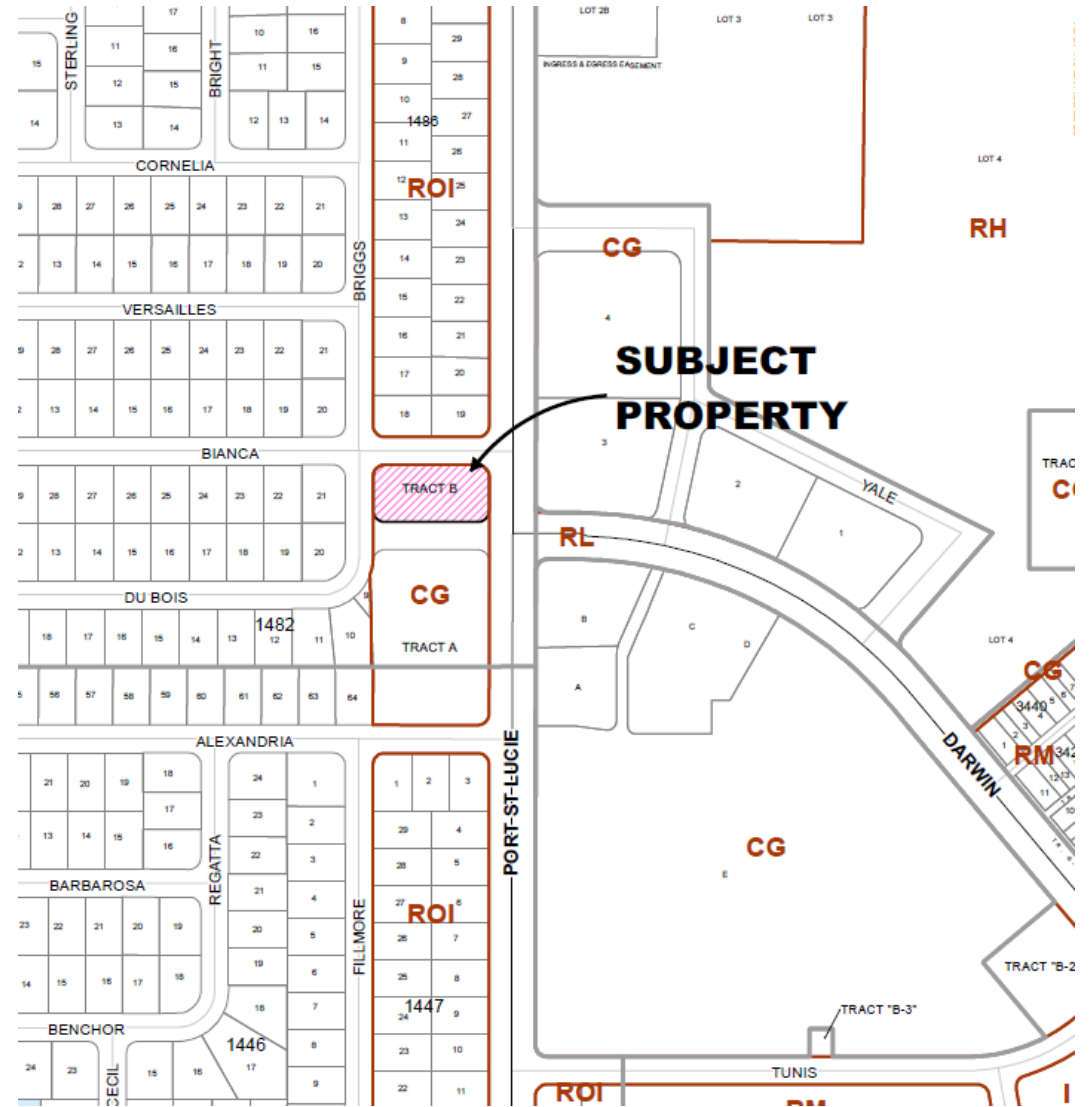
Subject property



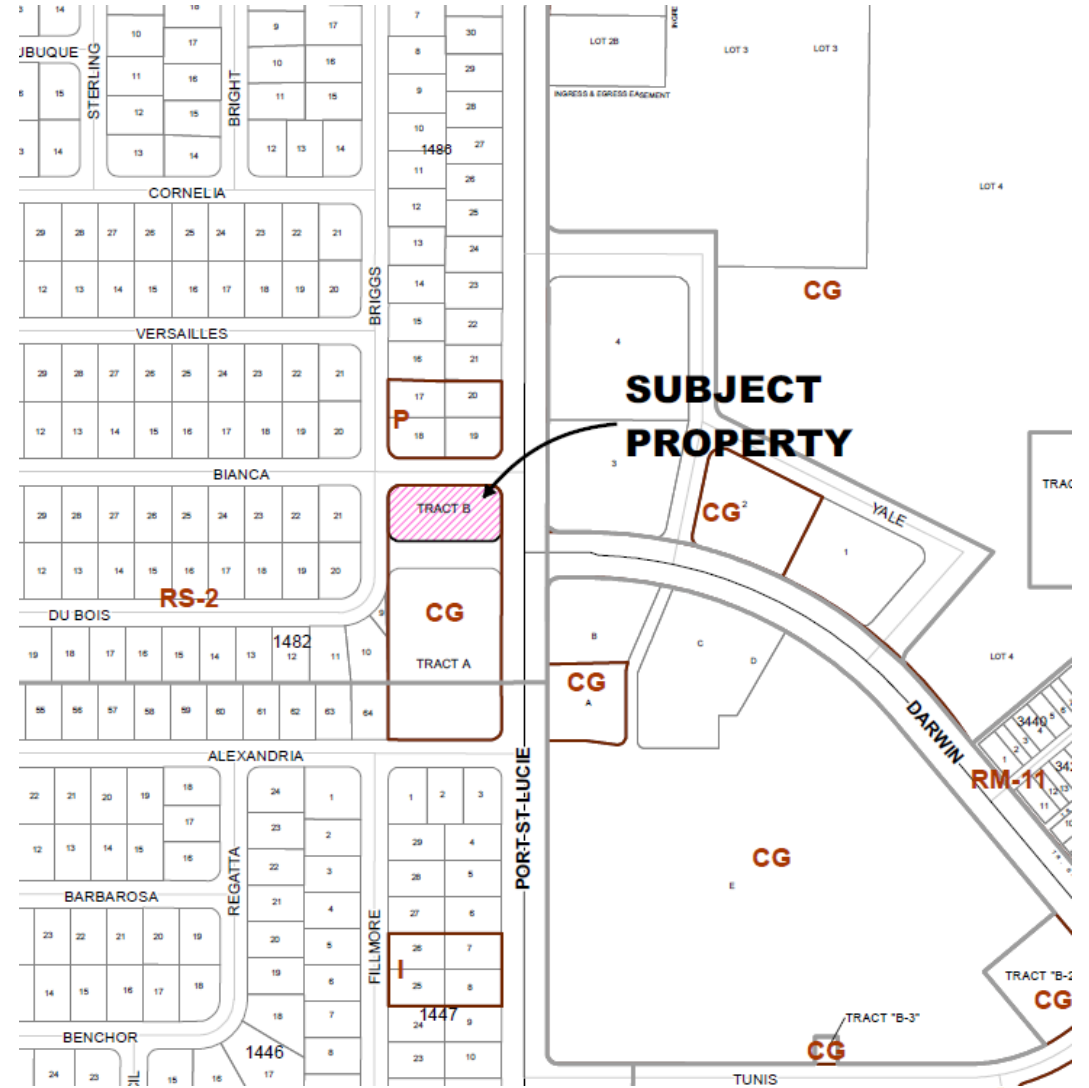
Aerial



Land Use



Zoning



Project Analysis

The subject property is currently vacant. The application is for approval of a future repair and maintenance of vehicles in the CG (General Commercial) Zoning District per Section 158.124 (C) (10) of the Zoning Code



Conceptual Elevation



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Facing Port St Lucie Boulevard

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Traffic Impact Statement

- The Traffic Impact Analysis received in October 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 proposed use will result in a total of 14 PM Peak Hour trips.
- The Queuing Analysis provided space for 7 vehicles, however their calculations showed only 4 were needed.



Recommendation

The Planning and Zoning Board unanimously recommended approval of the Special Exception Use at their meeting of December 7, 2021.

