

# **LTC RANCH TOTAL TRUCK PARTS**

Special Exception Use Application

Project No. P20-169

City Council

November 23, 2020



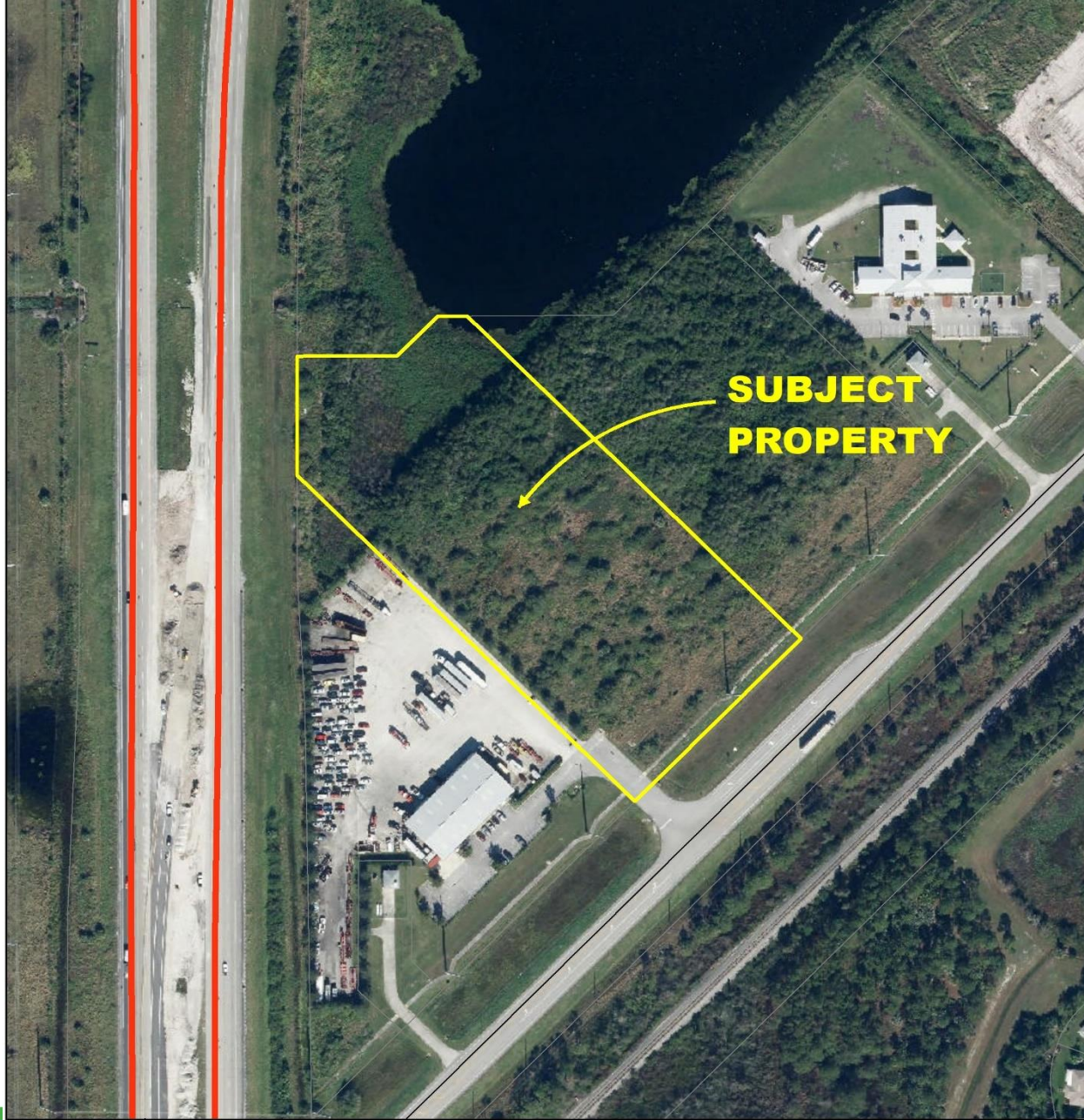
# Request Summary

- Applicant/Agent: Bradley Currie, EDC
- Owner: White Aluminum Fabrication, Inc.
- Request: A Special Exception Use (SEU) request to allow the use of a truck repair shop in the heavy industrial section of the LTC Ranch PUD, Section VI(B)(19).
- Section VI(B)(19): Other heavy industrial development not listed above but that are considered to have high intensity use with potential impact on surrounding land uses and to be located within heavy industrial land use districts as approved through a special exception use.



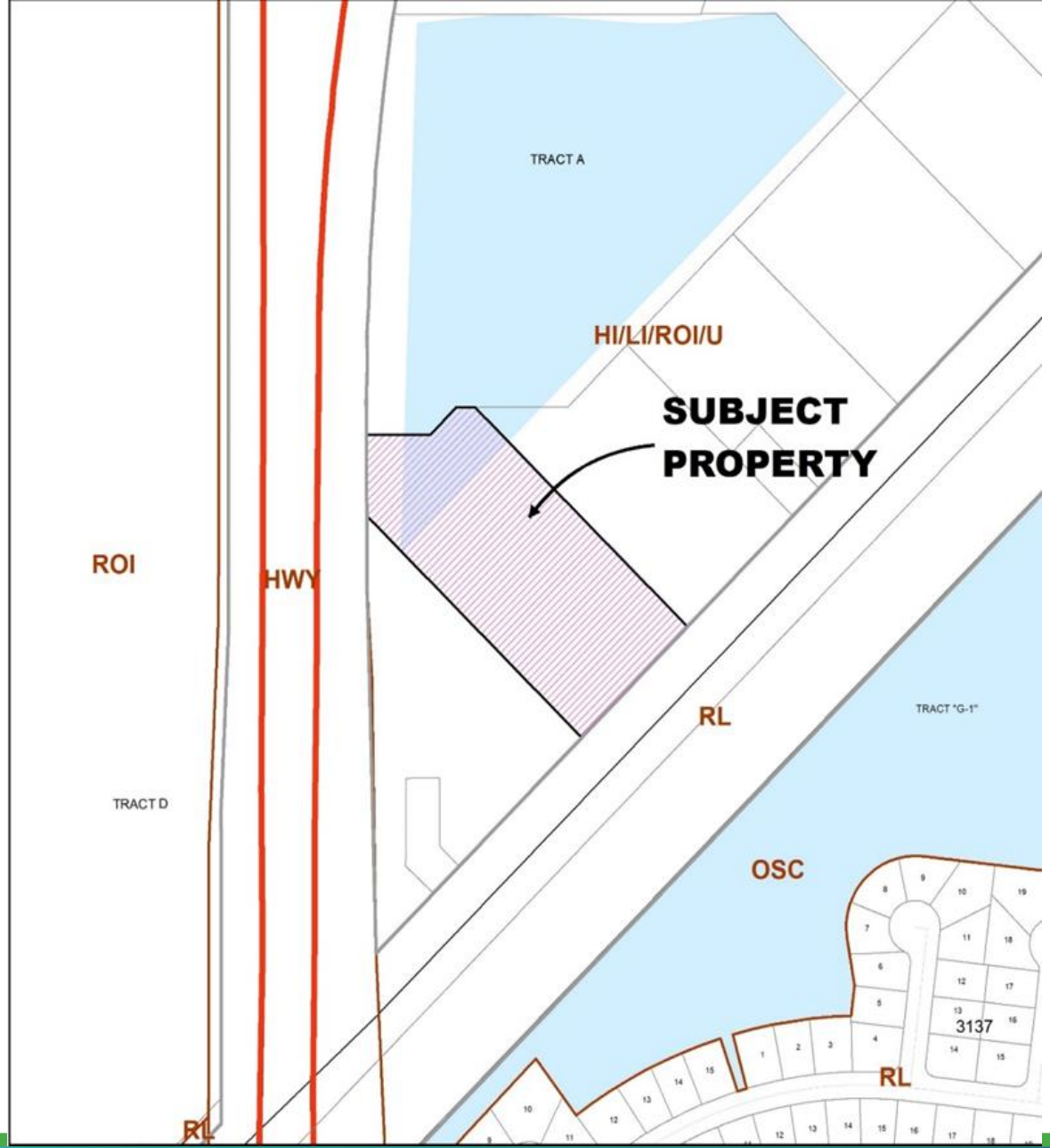
# Aerial

East of I-95 and north of Glades Cut Off Road



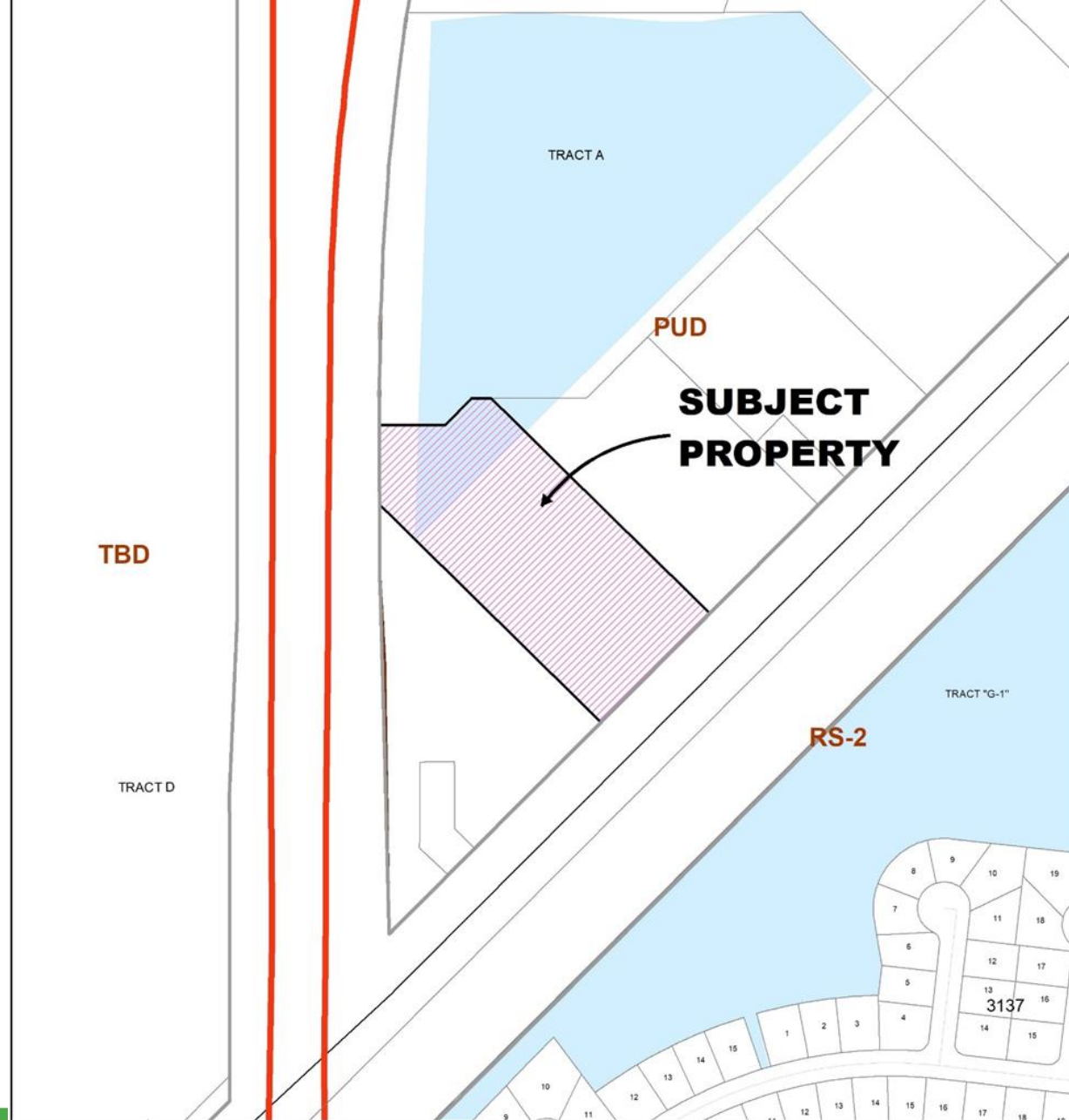
# Land Use

HI/LI/ROI/U (Heavy Industrial)



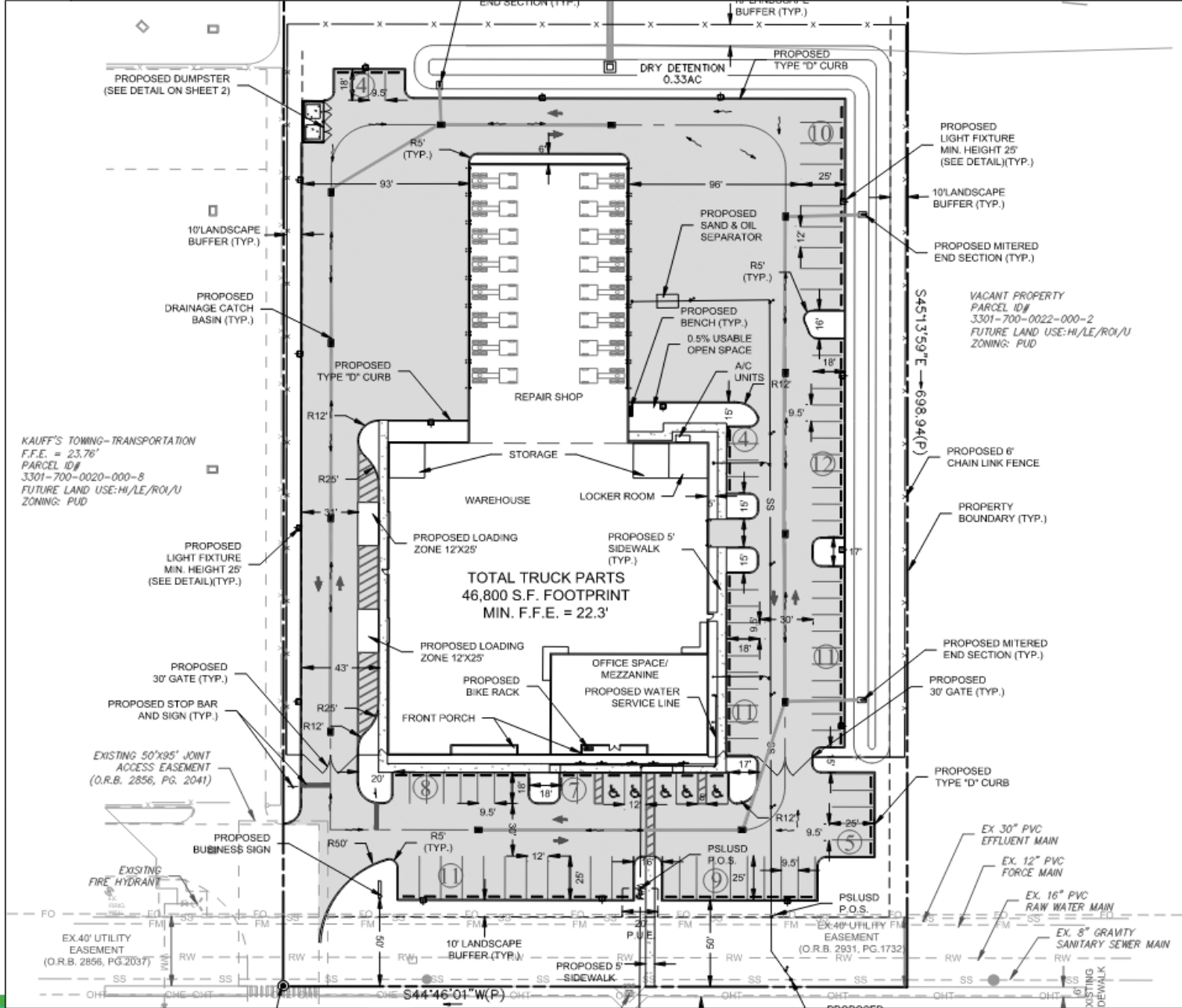
# Zoning

PUD (Planned Unit Development)



<b><u>Evaluation of SEU CRITERIA</u></b> <b><u>(Section 158.260)</u></b>	<b><u>FINDINGS</u></b>
<b>ADEQUATE INGRESS AND EGRESS</b> <b>(§ 158.260 (A))</b>	The joint access easement with Kauff’s Towing & Transportation does provide for adequate ingress and egress from the site. The proposed 5-foot sidewalk that connects the site to the existing 6-foot sidewalk provides for pedestrian safety and convenience.
<b>ADEQUATE OFF-STREET PARKING AND LOADING AREAS (§ 158.260 (B))</b>	The required parking equates to 102 parking spaces, of which 5 must be ADA compliant. The applicant is proposing 108 spaces and 5 ADA spaces and is therefore, compliant.
<b>ADEQUATE AND PROPERLY LOCATED UTILITIES</b> <b>(§ 158.260 (C))</b>	Sufficient utilities are available to service the proposed development.
<b>ADEQUATE SCREENING OR BUFFERING</b> <b>(§§ 158.260 (D) (F))</b>	Screening of on-site improvements (e.g. dumpster, bound parking areas, etc). shall be accomplished through landscaping as shown on Landscape Plan. Buffering of intensity shall not be required per the Surround Uses chart.
<b>SIGNAGE AND EXTERIOR LIGHTING</b> <b>(§158.260 (E))</b>	Outdoor lighting complies with the requirements of City Zoning Code Section 158.221. Any outdoor signs shall comply with the Midway Business Park Master Sign Program.
<b>COMPATIBILITY WITH SURROUNDING USES</b> <b>(§§ 158.260 (H) (I) (J))</b>	The Traffic Impact Analysis submitted with this application indicates 222 net new daily trips, 25 net new AM peak hour trips, and 29 net new PM peak hour trips. Therefore, the project is not expected to adversely impact the current road network.

# Concept Plan



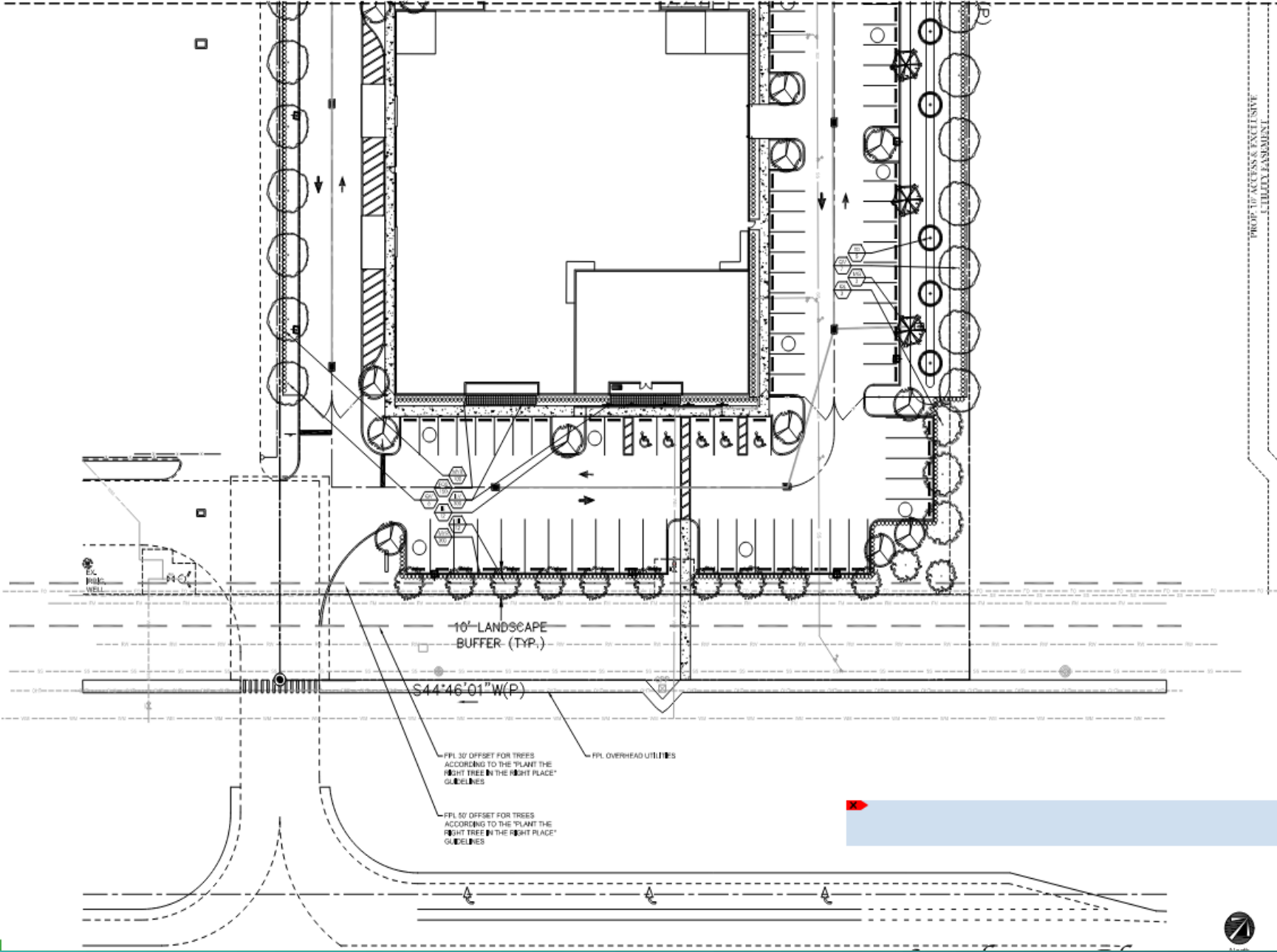
KAUFF'S TOWING-TRANSPORTATION  
F.F.E. = 23.76'  
PARCEL ID#  
3301-700-0020-000-8  
FUTURE LAND USE: HI/LE/ROI/U  
ZONING: PUD

VACANT PROPERTY  
PARCEL ID#  
3301-700-0022-000-2  
FUTURE LAND USE: HI/LE/ROI/U  
ZONING: PUD

**TOTAL TRUCK PARTS**  
46,800 S.F. FOOTPRINT  
MIN. F.F.E. = 22.3'

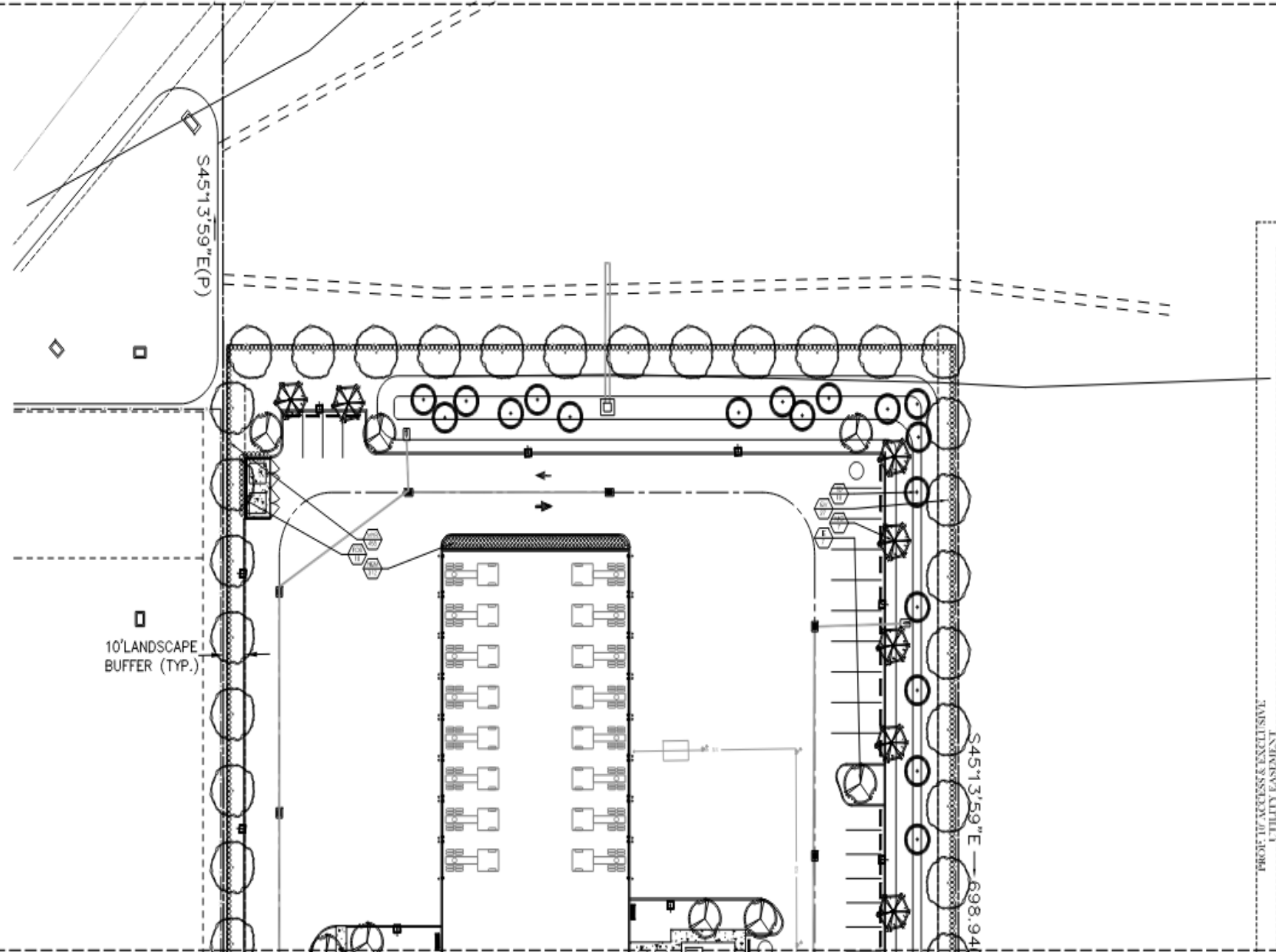


# Landscape Plan (Page 1)





# Landscape Plan (Page 2)



# Surrounding Uses

Direction	Future Land Use	Zoning	Existing Use
North	HI/LI/ROI/U	PUD	Lake
South	HI/LI/ROI/U	PUD	Transport/Towing Business
East	HI/LI/ROI/U	PUD	Vacant land
West	HWY	RS-2	I-95

HI=Heavy Industrial

LI=Light Industrial

ROI=Residential-Office-Institutional

U=Utility

PUD=Planned Unit Development

HWY=Highway

RS-2=Single Family Residential



# Planning and Zoning Board Recommendation

- The Planning and Zoning Board recommended approval of the Special Exception Use on November 3, 2020.

