

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

April 5, 2023

Honorable Mayor and Councilors  
City Manager  
City Attorney  
Clerk of Council

**Subject: (EXCP-02-23-0219) Special Exception Use request to allow for Auto/Truck sales, new and used in excess of one-half (0.5) acre but less than two (2) acres located at 1300 5<sup>th</sup> Avenue.**

**Auto/Truck Sales, New and Used**

Ed Adams has submitted an application for the Special Exception Use cited above. The property is located in a GC (General Commercial) zoning district. The site for the proposed Auto/Truck sales, new and used in excess of one-half (.5) acre but less than two (2) acres located at 3072 Victory Drive. The purpose of the Special Exception Use is to allow for the operation of a Auto/Truck sales, new and used in excess of one-half (.5) acre but less than two (2) acres located within the GC (General Commercial) zoning district:

**(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?**

13<sup>th</sup> Street is a principal arterial. 5<sup>th</sup> Avenue is a major collector. 14<sup>th</sup> Street is a local street. It will provide adequate free flow movement.

**(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?**

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

**(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?**

Services such as water, utilities, police, and fire protection are adequate.

**(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

The property is surrounded by GC. Noise, light, flare and odor should be limited due to the nature of the equipment.

**(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?**

The hours of operation for this use will not have an adverse impact on the neighboring properties in the area.

**(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?**

This structures height, size and location should match the uses found in other GC (General Commercial) properties.

**Council District:** District 7 (Cogle)

**Thirty (30)** property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval:** 0 Reponses

**Opposition:** 0 Responses

The Planning Advisory Commission recommended ***approval*** and the Planning Department recommended ***approval***.

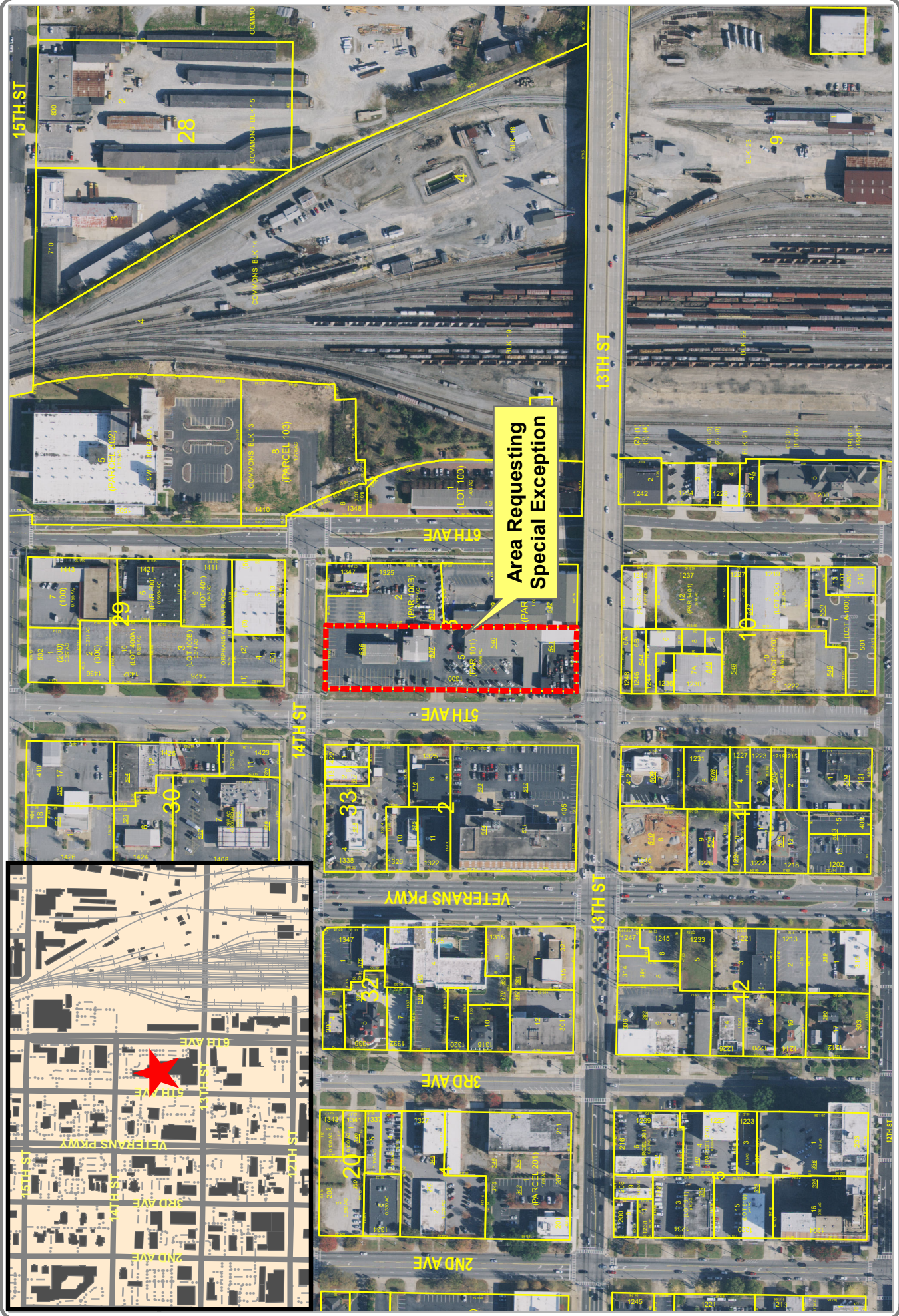
**Additional Information:** N/A

Respectfully,

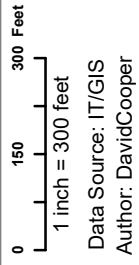
Will Johnson  
Planning Department Director

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Site Plan  
Traffic Report



Area Requesting Special Exception



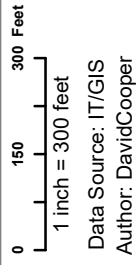
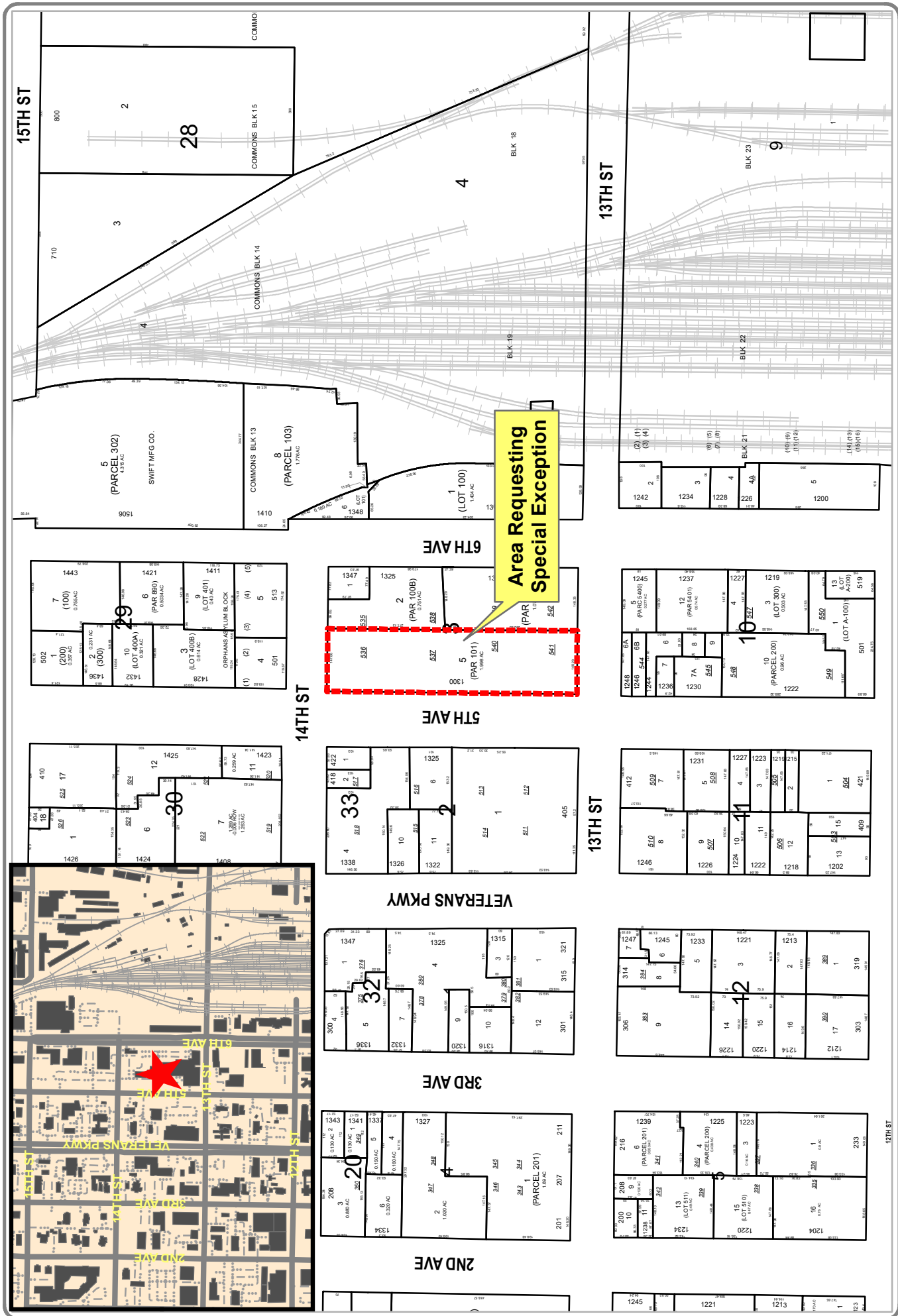
Data Source: IT/GIS  
 Author: DavidCooper

Aerial Map for EXCP 02-23-0219  
 Map 018 Block 003 Lot 005  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Date: 2/10/2023



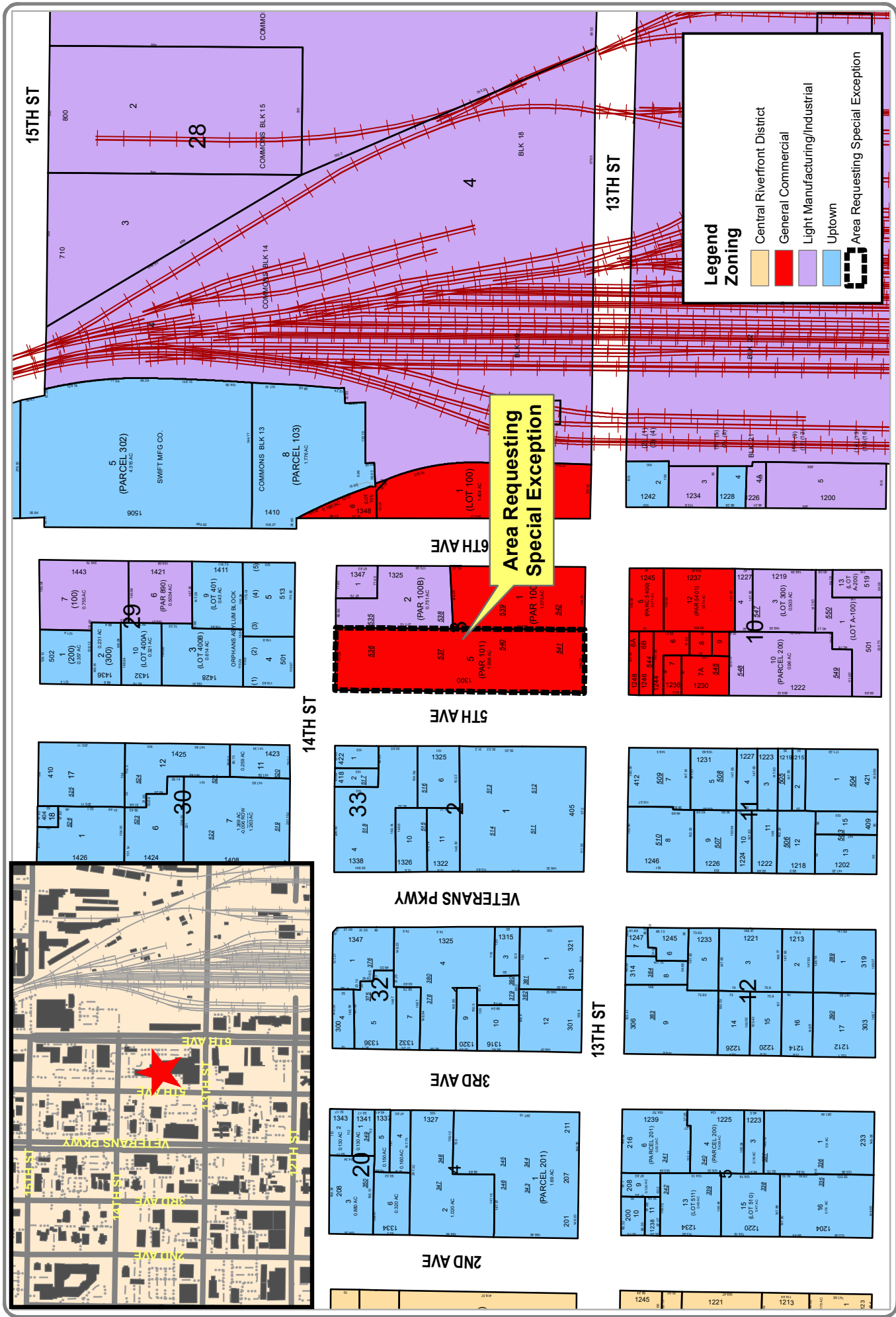
Location Map for EXCP 02-23-0219  
Map 018 Block 003 Lot 005  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Date: 2/10/2023

Data Source: IT/GIS  
Author: DavidCooper



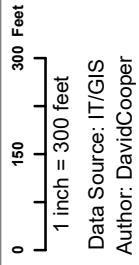
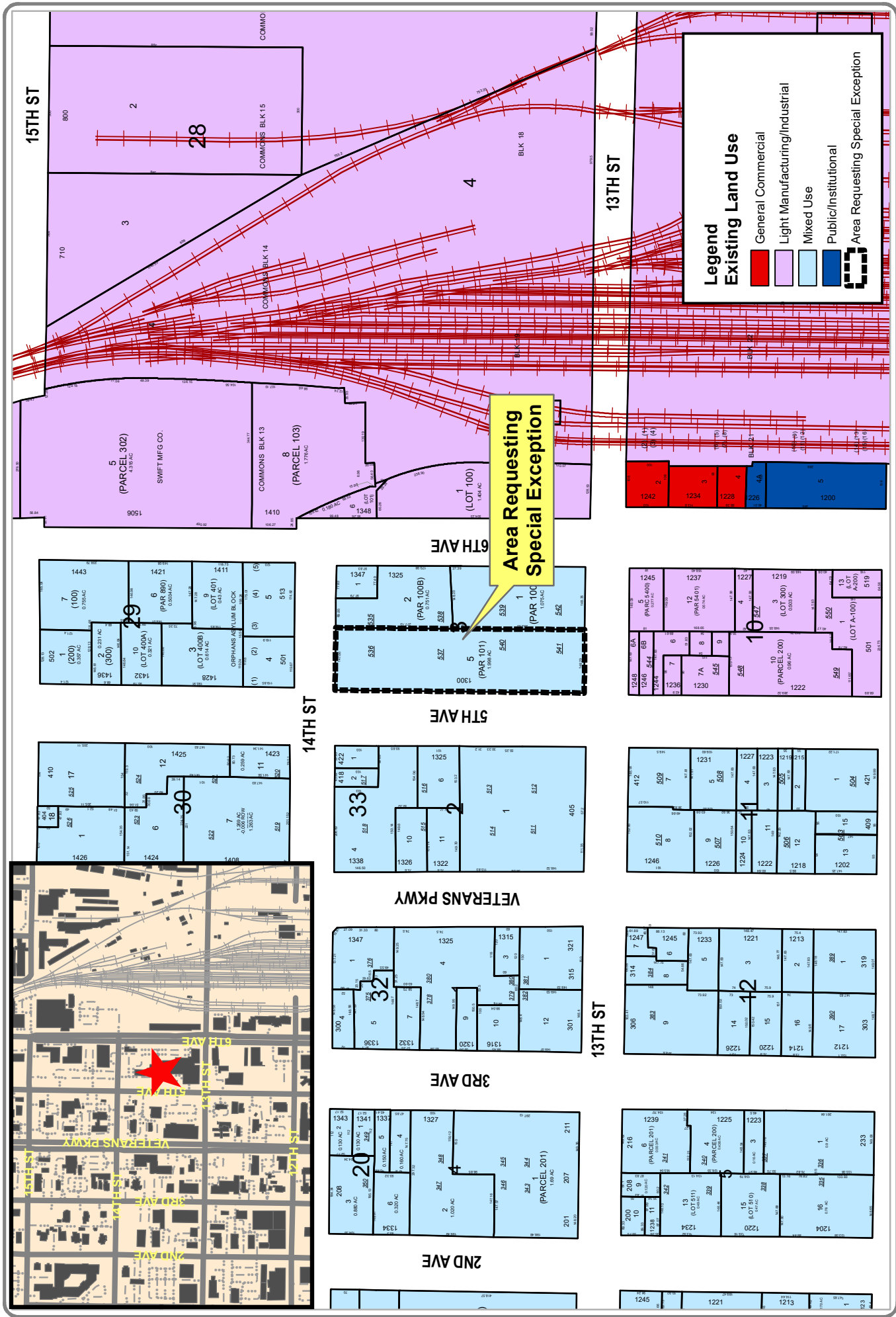
300 Feet  
150  
0  
1 inch = 300 feet  
Data Source: IT/GIS  
Author: DavidCooper

Zoning Map for EXCP 02-23-0219  
Map 018 Block 003 Lot 005  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Date: 2/10/2023



Existing Land Use Map for EXCP 02-23-0219  
Map 018 Block 003 Lot 005

Planning Department-Planning Division  
Prepared By Planning GIS Tech

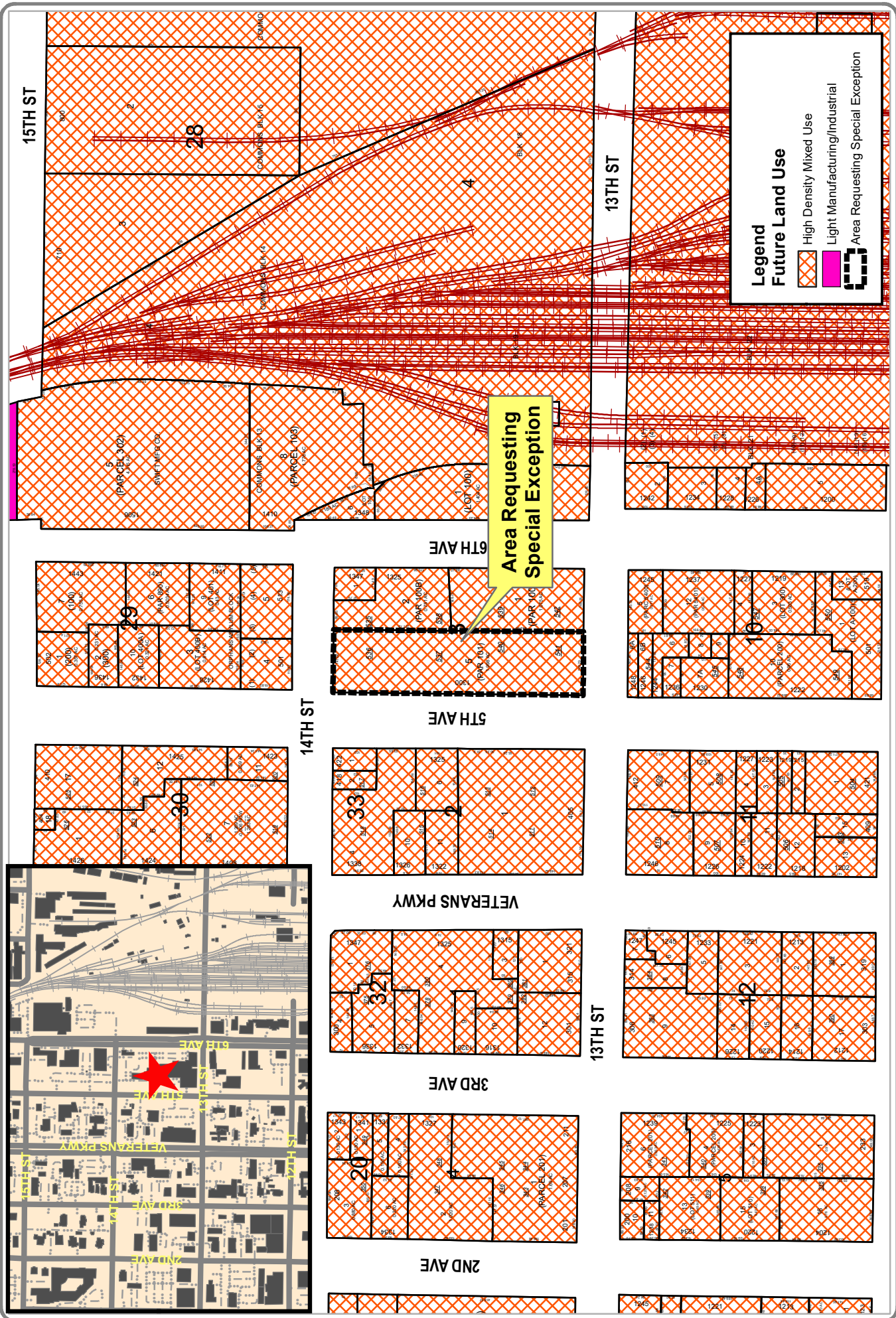
Data Source: IT/GIS  
Author: DavidCooper



This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Date: 2/10/2023



0 150 300 Feet  
 1 inch = 300 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

Future Land Use Map for EXCP 02-23-0219  
 Map 018 Block 003 Lot 005  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.





