

To:	Spring Lake Park Planning Commission	From:	Phil Carlson, AICP, Stantec
	City of Spring Lake Park		
File:	Lake City Transportation 970 County Highway 10 Applicant: Gutu Urgessa Owner: Schweiger Rentals LLC	Date:	March 25, 2024

Re: Conditional Use Permit, Auto Service, 970 County Highway 10

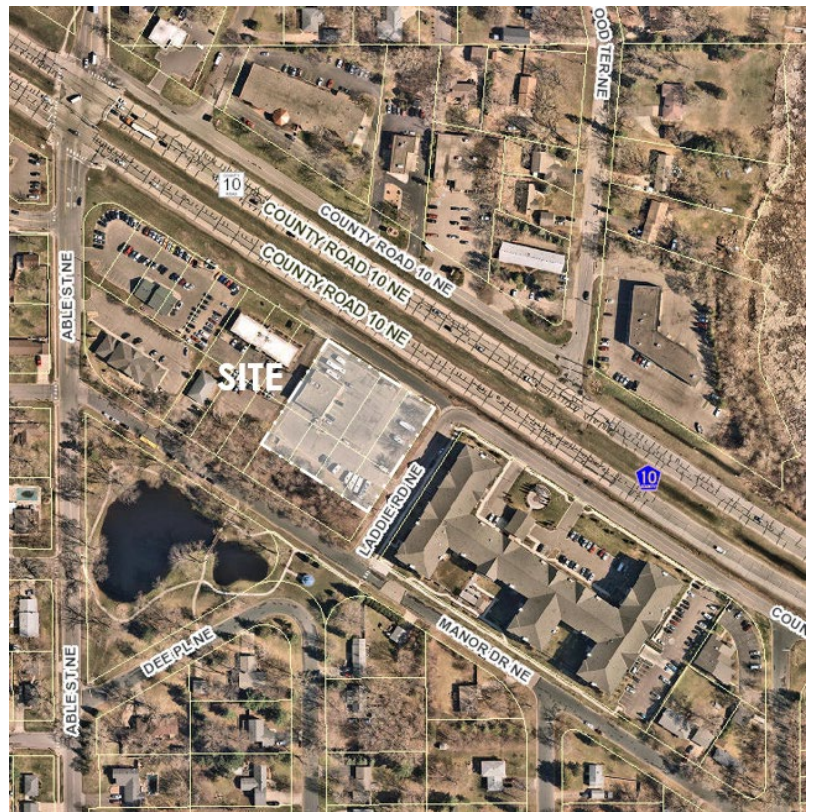
INTRODUCTION

Lake City Transportation wants to operate their transport business from the site at 970 County Highway 10, the former Rent-N-Travel RV rental and sales business in the C-2 zoning district. The company has vans and small buses that transport students, special needs children, and the homeless for local school districts. There will be some service and repair of vehicles on site in the building. "Auto service" is a conditional use in the C-2 district.

Adjacent uses include commercial to the west and southwest, the frontage road and County Highway 10 to the north, the Legends apartment complex to the east, a vacant City-owned parcel to the south, and Triangle Memorial Park to the south and southwest across Manor Drive.

PLANNING & ZONING CONTEXT

The property is guided Commercial on the City's Land Use Plan and zoned C-2 Neighborhood & Service Center Commercial, as illustrated on the map excerpts on the next page. The site has had commercial uses for many years, including the RV rental and sales use with many large vehicles on site.

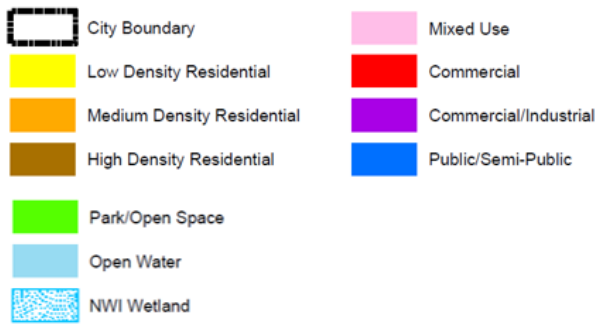
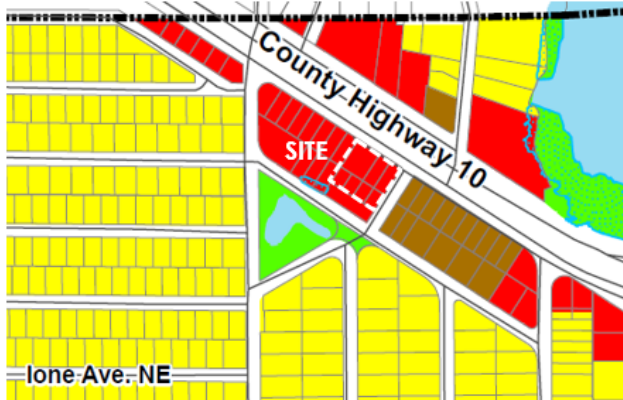


All service and repair work must be done within the building and the site will be fenced to screen stored vehicles from surroundings uses.

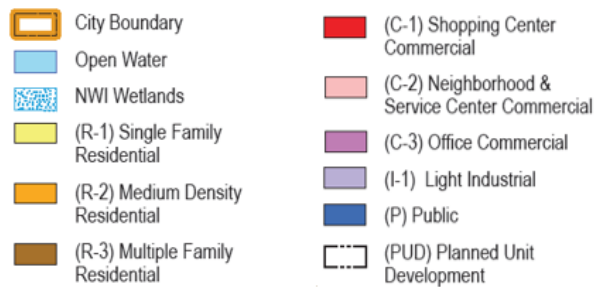
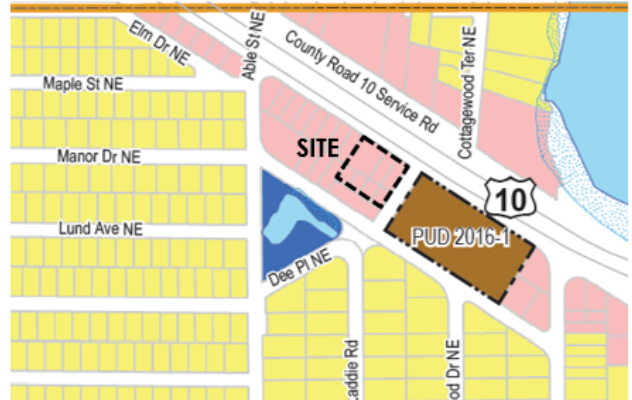
A conditional use is considered a permitted use to which reasonable conditions can be attached by the City to address issues that may impact surrounding properties. The City is obliged to develop conditions that would make the use compatible, rather than simply deny it.

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Future Land Use Plan



Zoning Map



Site Viewing West from Service Drive and Laddie Road (Google Street View, 2022)



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CONDITIONAL USE CRITERIA

The criteria in Section 16.56.030(E)(1) of the Zoning Code related to Conditional Uses are as follows:

- a. The proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;***

The use – vehicle storage and service – is assumed to be necessary and desirable.

- b. The use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity;***

The use, if conducted properly, will not be detrimental to people in the vicinity. There will added fencing which will primarily impact the apartment use to the east across Laddie Drive. There are existing overstory trees on the boulevard which need to be maintained to preserve what little vegetation and green space there is on site.

- c. The proposed use will comply with the regulations specified in this title for the district in which the proposed use is to be located;***

No changes are proposed to the building or site at this time other than fencing, so the existing conditions are legal, even if non-conforming. The site does not comply with the parking setback to the front (25 ft required, 10 ft existing) and west side (10 ft required, 1 ft existing), but it does comply with the 35% maximum building coverage and 75% maximum impervious lot coverage regulations.

- d. The use is one of the conditional uses specifically listed for the district in which it is to be located;***

The use is listed as a Conditional Use in the C-2 district.

- e. The proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity;***

The use and enjoyment of this area will not be impacted by the operation of this business if it is conducted within the building and if the site is properly screened.

- f. The use will not lower property values or impact scenic views in the surrounding area;***

The conduct of the use itself will not lower property values, and will involve minimal change to the property.

- g. Existing streets and highways and proposed access roads will be adequate to accommodate anticipated traffic;***

The streets are adequate to serve the use.

- h. Sufficient off-street parking and loading space will be provided to serve the proposed use;***

The conditional use permit will stipulate that all vehicles will be stored in the available parking spaces or within the building.

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i. The use includes adequate protection for the natural drainage system and natural topography;

Site drainage is not changing.

j. The proposed use includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance; and

It is assumed that the use will continue to limit odor, fumes, dust, noise and vibration as required by the code.

k. The proposed use will not stimulate growth incompatible with prevailing density standards.

Not applicable.

RECOMMENDATION

I recommend that the Planning Commission recommend approval of a Conditional Use Permit including auto repair use at 970 County Highway 10 with the following conditions and findings of fact:

Conditions of Approval

- 1) All work on vehicles will be conducted within the enclosed building.
- 2) No storage of tires, vehicles, vehicle parts or other materials is permitted outside the building.
- 3) All vehicles parked on site will be operable and street worthy.
- 4) The number of vehicles parked and stored on site will not exceed the available on-site parking spaces.
- 5) A fence no more than 6 feet in height meeting City standards will be installed around the perimeter of the site to be reviewed and approved by the City Engineer.
- 6) The existing trees on site will be maintained or replaced at the owner's expense.
- 7) Movement of vehicles or other noisy activity will be limited to a reasonable level between the hours of 10 pm and 7 am so as not to disturb the peace and quiet of the neighborhood.
- 8) Operations on site will at all times follow the performance standards in Section 16.28.010 of the Spring Lake Park Zoning Code for noise, odor, fumes, light and other impacts.

Finding of Fact for Approval

- 1) Schweiger Rentals LLC owns the property at 970 County Highway 10.
- 2) The property is zoned C-2 Neighborhood & Service Center Commercial. Auto service and repair is a conditional use in the C-2 district.
- 3) Lake City Transportation has applied for a conditional use permit to operate their transport business including vehicle service and repair on site.
- 4) The use as conditioned with this approval meets the criteria for approving a Conditional Use Permit in Section 16.56.030(E)(1) of the City Code.

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OPTIONS

- 1) Recommend approval of the CUP as presented with the recommended conditions and findings, or as modified by the Planning Commission.
- 2) Recommend denial of the CUP, with findings for denial.
- 3) Continue the item to a future meeting to gather more information or more discussion.

60-DAY RULE

The Conditional Use Permit application was received on February 27, 2024. The deadline for final action by the City Council per State statute 15.99 is April 28, 2024.