

City of Spring Lake Park Conditional Use Permit Worksheet

A conditional use permit cannot be approved unless the Planning and Zoning Commission and the City Council make certain findings and recommendations. Please provide a response on how/why your project meets the below stated criteria. Use additional sheets if necessary. If some items are not applicable for your project, write N/A. Contact the Zoning Administrator with any questions.

1. That 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. This site has already been operated for 13 years by the previous owner as an automobile repair shop, but a conditional use permit is not on file. This is a valuable and convenient business to have in the neighborhood, and we are seeking a conditional use permit to continue operation of this business while being able to improve the building and surrounding site.

2. That the use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity of the use or injurious to property values/improvements within the vicinity of the use. We are proposing to continue use of the site as an auto repair shop, which is a beneficial use to the neighborhood. We are also proposing improvements to the property such as renovation of the existing building, removal of an unsightly shed building, and additional landscaping for screening from the adjacent residential districts.

3. That the proposed use will comply with the regulations specified in Chapter 153 of the Zoning Code. Per 16.64.040, C-2 zoning allows for auto service/repair as a conditional use, and this site has been used for this purpose by the previous owner for many years. Our plans will continue use of the site as an auto repair shop, and it will comply with the specific development standards outlined in 16.36.010.

4. That the proposed use shall not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity. This site will continue to offer the same business with numerous improvements (outlined in #2) that will visually enhance the neighborhood.

5. That the use will not lower property values or impact scenic views in the surrounding area. _____
The proposed improvements to the site (outlined in #2) will positively impact the views and property values of the surrounding area.

6. That existing utilities, streets, highways and proposed access roads will be adequate to accommodate anticipated traffic. This site is easily accessible by the County Hwy 10 Service Road. The existing roads accommodate the current traffic levels, and we are proposing to continue to use this site with the same type of business.

7. That the use includes adequate protection for the natural drainage system and natural topography. We are proposing a reduction in the existing impervious area on the site, which will improve site drainage.

8. That 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. _____
The new addition to the building will comply with the specific development standards for auto repair shops outlined in 16.36.010. All work will occur in an enclosed garage to minimize noise, and odors will be vented a minimum of ten feet above grade and directed away from residences.

9. That the proposed use will not stimulate growth incompatible with prevailing density standards. The proposed addition is a single story and will not alter the density of the neighborhood.