

MEMO

To: City Council
From: Hector Soto, Jr., AICP, Senior Planner
CC: File
Date: March 12, 2024
Re: Appl. #PL2023-346 - SPECIAL USE PERMIT for outdoor automobile storage - 101 SW Oldham Pkwy, 1051 SW Jefferson St, 1204 SW Jefferson St, 1206 SW Market St and 1210 SW Market St; Oldham Investors, LLC, applicant

Following the applicant's and staff's presentations during the public hearing held on February 22, 2024, the Planning Commission expressed concern over the recommended ten (10) year special use permit for new-vehicle automobile storage on the subject properties. Automobile storage will serve as a temporary/interim use of the property until such time as the area is redeveloped. The applicant owns the subject properties and has submitted two applications for the redevelopment of the subject properties plus additional property further to the south. Both applications are in the early plan review stages and will come before the Planning Commission and City Council at a future date that is yet to be determined. Implementation of an approved redevelopment plan for the area is conservatively expected to occur in phases over a number of years.

To address their concern over the time period for which the special use permit will be granted, the Planning Commission amended condition #1 by reducing the recommended time period from ten (10) to five (5) years. The applicant is agreeable to the amended condition.

Recommendations

1. The special use permit shall be granted for a period of ~~ten (10)~~ **five (5)** years from the date of approval. **(amended by the Planning Commission)**
2. Storage of vehicles shall be limited to new vehicles only. No storage of used vehicles in either good repair or in any state of disrepair shall be allowed.