

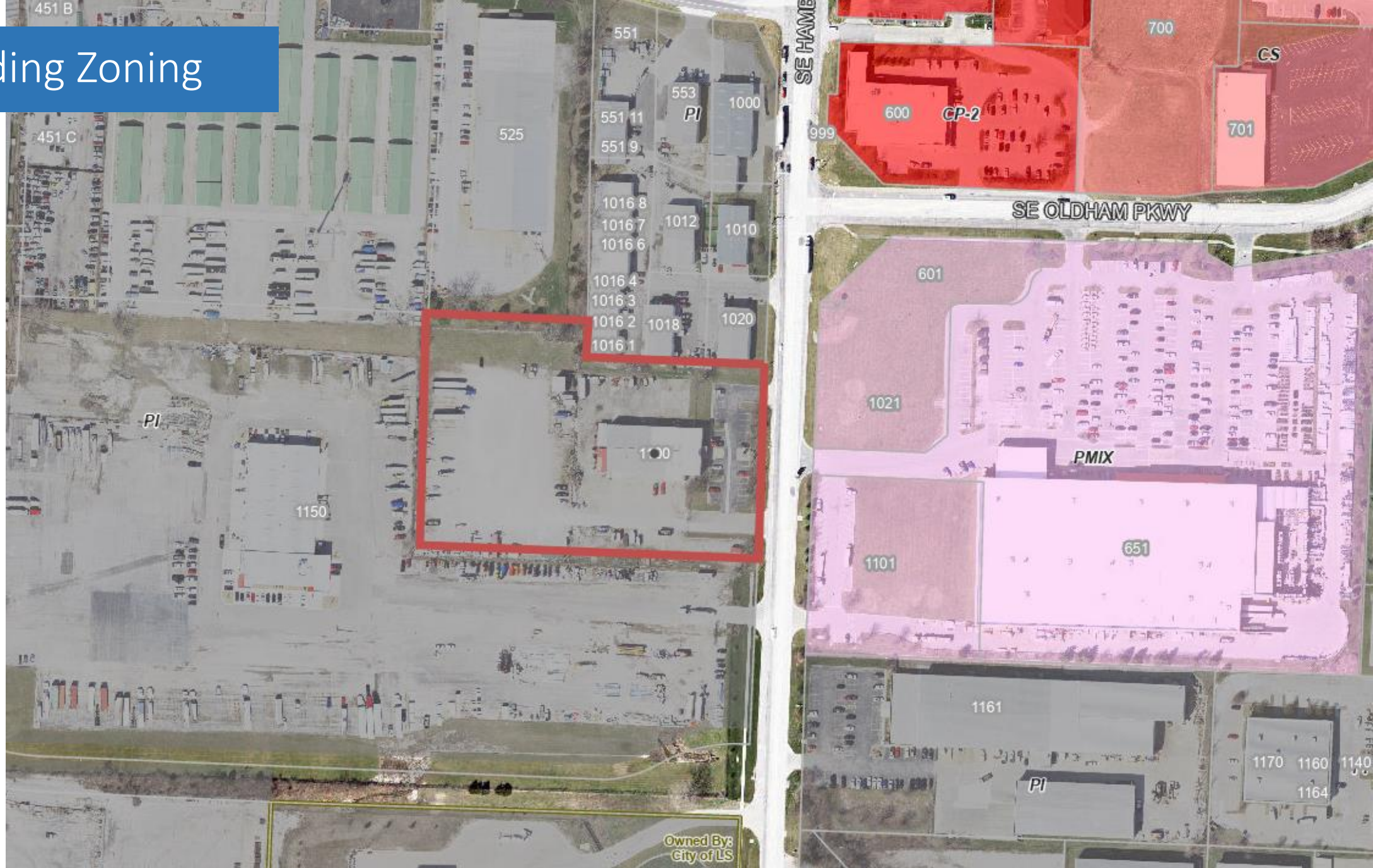
PL2023-060

Equipment
Rental Facility

Special Use
Permit



Surrounding Zoning











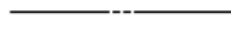

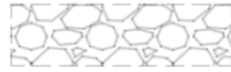


Ignite! Land Use Map

- Activity Center Downtown
- Activity Center New Longview
- Activity Center North PRI
- Activity Center South PRI
- Activity Center Summit
- Airport
- Civic
- Commercial
- Industrial
- Infrastructure
- Mixed Use
- Office
- Parks/Open Space
- Residential 1
- Residential 2
- Residential 3
- Water Bodies



Site Plan

LEGEND

-  EXISTING TREE
-  EXISTING FIRE HYDRANT ASSEMBLY
-  EXISTING WATER VALVE
-  EXISTING SANITARY SEWER MANHOLE
-  EXISTING STORM DRAINAGE STRUCTURE
-  EXISTING WATERLINE
-  EXISTING SANITARY SEWER LINE
-  EXISTING STORM DRAINAGE LINE
-  EXISTING STORM DRAINAGE LINE
-  EXISTING BUILDING
-  EXISTING GRAVEL AREA
-  EXISTING ASPHALT PAVEMENT
-  EXISTING CONCRETE PAVEMENT



Existing Building



Modifications Request

Required –
Structures and vehicles for sale, lease or rental must be set back 30 feet from all property lines.

Proposed –
The applicant has proposed to utilize the gravel storage yard with its existing 0' setback.



Modifications Request

Required –
No fencing is permitted in the area forward of the main building or within the front yard setback if no building exists on the premises.

Proposed –
The applicant has proposed to utilize the existing fencing.



Modifications Request

Required –
All display or storage area
must be paved and the
vehicles/equipment arranged
in an orderly manner.

Proposed –
The applicant requests the
ability to continue the use of
the existing gravel surface
rather than to pave said
area.



Approval Conditions

1. A modification shall be granted to the minimum 30' display area setback requirements from all property lines, to allow 0' setbacks from the west and south property lines.
2. A modification shall be granted to the condition that no fencing is permitted in the area forward of the main building, to allow for the existing fencing along the south property line to be forward of the building.
3. A modification shall be granted to the requirement for paved display and storage areas, to allow the use of the existing gravel lot as a display and storage area.
4. The special use permit shall be granted for a period of 10 years.

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