

Legislation Details (With Text)

File #: 2024-6140 **Name:**

Type: Public Hearing - Sworn **Status:** Presented

File created: 2/16/2024 **In control:** City Council - Regular Session

On agenda: 3/26/2024 **Final action:** 3/26/2024

Title: Public Hearing: Application #PL2023-346 - Special Use Permit for outdoor automobile storage - 101 SW Oldham Parkway, 1051 SW Jefferson Street, 1204 SW Jefferson Street, 1206 SW Market Street and 1210 SW Market Street; Oldham Investors, LLC, applicant.

Sponsors: Development Services

Indexes:

Code sections:

Attachments: 1. Staff Memo, 2. PC Action Report, 3. Staff Report, 4. Site Plan and Narrative, 5. Photos of Subject Properties, 6. Photos of Surrounding Area, 7. Neighborhood Meeting Notes, 8. Location Map, 9. Staff Presentation

Date	Ver.	Action By	Action	Result
3/26/2024	1	City Council - Regular Session	presented	
2/22/2024	1	Planning Commission	recommended for approval as amended	Pass

Public Hearing: Application #PL2023-346 - Special Use Permit for outdoor automobile storage - 101 SW Oldham Parkway, 1051 SW Jefferson Street, 1204 SW Jefferson Street, 1206 SW Market Street and 1210 SW Market Street; Oldham Investors, LLC, applicant.

Issue/Request:

The applicant requests a special use permit (SUP) to continue new vehicle storage as an interim use at 101 SW Oldham Pkwy, and to expand said use onto the previously identified adjacent properties for a period of ten (10) years. The applicant owns the subject properties and has submitted two applications for the phased 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. The applicant intends for new vehicle storage to serve as an interim land use on the subject property until such time as the property is redeveloped. Vehicles currently being stored and proposed to be stored under the subject application are limited to new vehicles.

A preliminary development plan (PDP) application does not accompany the subject application. An SUP application does not require a PDP for use of an existing building or property and where no substantial changes are proposed as defined under UDO Section 2.330.B. The subject properties will be used as is. No site improvements that would require a PDP are proposed as part of the auto storage use on any of the affected lots, nor does any aspect of the activity cross the threshold of any defined criterion that would result in the use to be deemed a substantial change for any of the impacted properties.

Proposed Motion:

I move to recommend APPROVAL of Appl. #PL2023-346 - SPECIAL USE PERMIT for automobile storage - 1051 SW Jefferson St, 1204 SW Jefferson St, 1206 SW Market St, 1210 SW Market St; Oldham Investors, LLC, applicant.

Matt Pennington, Applicant Representative
Hector Soto, Jr., AICP, Senior Planner

Recommendation: With the conditions of approval below, the application meets the goals of the Ignite! Comprehensive Plan and the requirements of the UDO.

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.

Committee Recommendation: On a motion by Mr. Benbrook, seconded by Ms. Rader, the Planning Commission voted on February 22, 2024, to recommend approval (7 "Ayes" and 1 "Nay") of 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, subject to the amendment of the special use permit time period from ten (10) years to five (5) years.