

Legislation Text

File #: 2016-0500, **Version:** 1

PUBLIC HEARING - Application #PL2016-148 - SPECIAL USE PERMIT for heavy equipment sales and rental - Sunbelt Rentals, 20 & 50 SE 29th Terrace; Crossland Realty Group, applicant.
(NOTE: This item was **CONTINUED** from September 15, 2016 per the Applicant's request.)

Issue/Request:

This application is for a special use permit for heavy equipment sales and rental at 20 & 50 SE 29th Terrace. Bledsoe Rental formerly occupied the space at 20 SE 29th Terrace under a special use permit granted for a time period of 20 years for equipment rental and propane and concrete sales (Ord. #6381). Bledsoe Rental has since ceased doing business at this location. The applicant requests a new special use permit to include both 20 and 50 SE 29th Terrace for Sunbelt Rentals. The applicant proposes to expand the existing storage yard by approximately 0.50 acres onto the vacant property to the east. The applicant requests approval of modifications to the following requirements: a minimum thirty (30) foot setback from all property lines for all structures and vehicles for sale, lease or rental; and the requirement that all display or storage areas be paved. Staff supports both modification requests. The applicant requests a special use permit for a time period of 20 years. Staff supports the requested time period.

Proposed City Council Motion:

I move to direct staff to PRESENT AN ORDINANCE approving Application #PL2016-148 - SPECIAL USE PERMIT for heavy equipment sales and rental - Sunbelt Rentals, 20 & 50 SE 29th Terr.; Crossland Realty Group, applicant.

Recommendation: Staff recommends **APPROVAL** of the special use permit, subject to the following:

1. A modification shall be granted to the requirement of a 30' setback from all property lines for structures and vehicles for sale, lease or rental, to allow for a 15' setback along the north property line and a 20' setback along the east property line.
2. A modification shall be granted to the requirement that all display or storage area be paved, to allow for gravel surface for the storage lot.
3. The special use permit shall be granted for a period of 20 years.

Committee Recommendation:

On motion of Mr. DeMoro and seconded by Mr. Rader, the Planning Commission voted six "yes" (Mr. Lopez, Mr. Norbury, Ms. Roberts, Mr. Funk, Mr. Rader, and Mr. DeMoro) and one "abtain" (Mr. Delibero) by voice vote to recommend **APPROVAL** of **Appl. #PL2016-148--Special Use Permit for heavy equipment sales and rental** -- Sunbelt Rentals, 20 & 50 SE 29th Terr.; Crossland Realty Group, applicant, subject to staff's letter, dated August 19, 2016, recommendation items 1-3.