



Staff Report

Zoning and Land Regulation Committee

Public Hearing: **November 22, 2016**

Petition: **Rezone 11056**

Zoning Amendment:
C-2 Commercial District to C-2 Commercial District

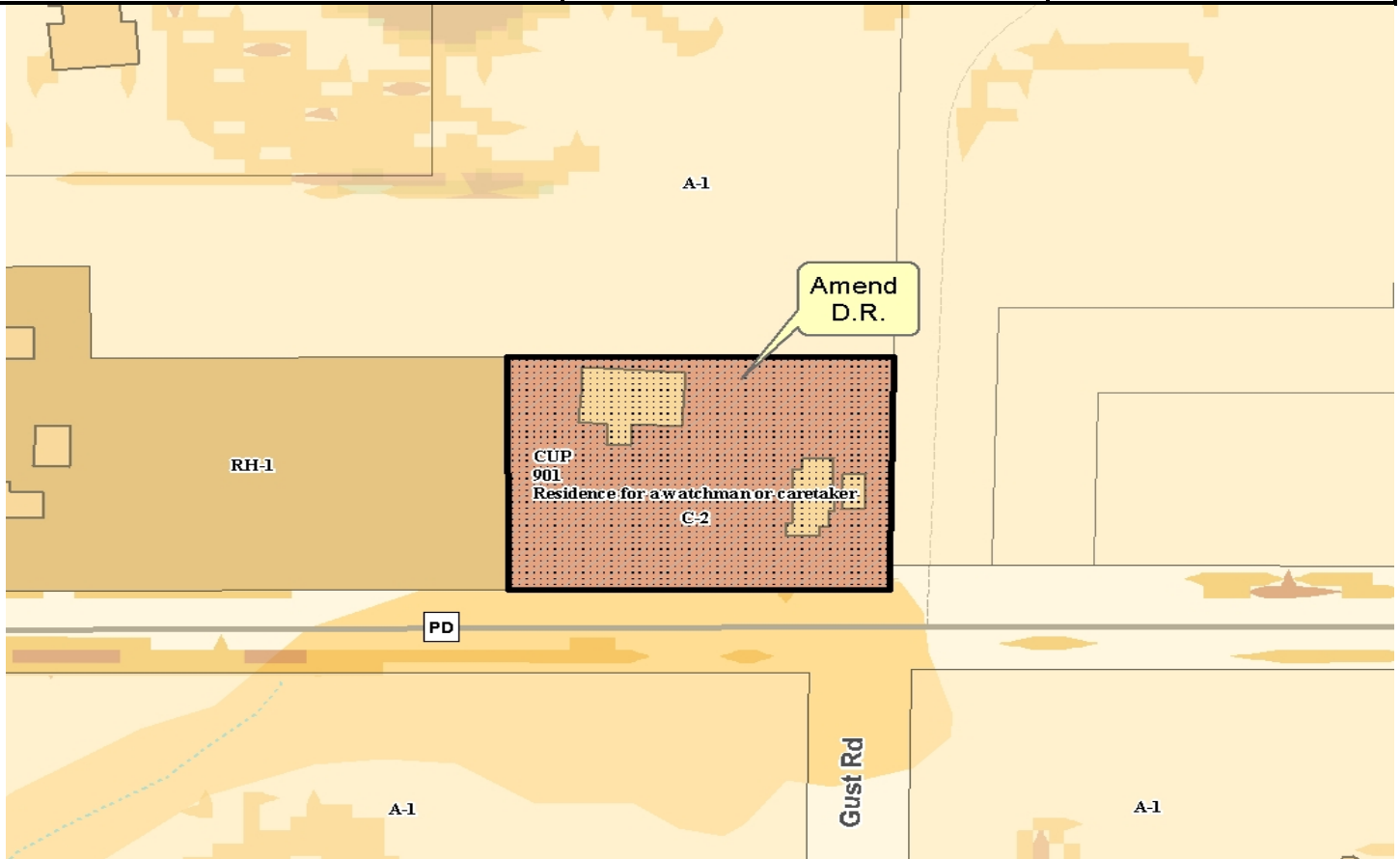
Town/sect:
Springdale Section 12

Acres: 1
Survey Req. No

Applicant
Seeshell Property LLC

Reason:
Amend deed restriction to increase number of vehicles stored on the property

Location:
7984 County Highway PD



DESCRIPTION: The applicant would like change the deed restrictions on the property as approved under the previous Zoning petition #4963. The deed restriction limits the land uses to a contractor's office and auto repair shop. The storage of equipment and vehicles were limited. The applicant would like to amend the deed restriction by increasing the number of vehicles stored on the property and removal of the contractor's office. See previous deed restriction.

OBSERVATIONS: The property was zoned to commercial in 1991 to allow for a contractor's shop and an auto repair center. Along with the commercial building, there is also a single-family residence on the property. The property is located in a residential area and fronts along Highway PD. There are six houses within 600 feet of the property. No sensitive environmental features observed on the property, however, there are wetlands identified south of Hwy PD.

TOWN PLAN: The property is designated for commercial purposes in the Town Comprehensive Plan.

STAFF: Hours of operation, screening, designated storage area, storm water management, occupant of house, lighting, and signage should be addressed as part of the petition.

TOWN: Approved with conditions.

Town of Springdale Conditions of Approval

Deed Restrictions

- A deed restriction shall be recorded on the property to limit the following land uses in the C-2 Commercial Zoning District: Repairs to motor vehicles only. All provisions for construction contracting business and construction equipment on the property in petition #4963 shall be removed from the property by petition #11056.
- A deed restriction shall be recorded on the property to limit the following activities on the property:
 1. The business shall be limited to an automotive repair shop with up to 20 vehicles on site (including personal vehicles and loaner vehicles for customers.)
 2. The sale of vehicles shall be prohibited.
 3. The proposed building, parking, landscaping, etc. shall conform to the submitted "Turn Two Auto Repair Site Plan" dated 11/02/2015.
 4. Retail sales shall be prohibited except for incidental sales to automotive repair customers.
 5. The hours of operation shall be 8 a.m. to 5:30 p.m., Monday - Saturday.
 6. The number of employees shall be limited to six employees, not including the owner.
 7. Outside storage of materials and vehicles is prohibited except for vehicles listed in #1 above.
 8. Sustained outdoor activities are prohibited.
 9. All new lighting shall comply with the Town of Springdale Dark Sky Lighting Ordinance.
 10. Outdoor speakers are prohibited.
 11. Signage shall be limited to an area approximately 2 x 14 along the face of the rock wall where individual letters will be mounted.
 12. Two dumpsters for the proper disposal of recyclables and trash shall be placed between the existing building and the proposed parking area.
 13. The existing residence on the property shall remain for single-family dwelling use for a watchman or caretaker.

Deed Notice

- A Deed notice shall be recorded on parcel 0607-121-9350-7 that identifies that all of the housing density rights have been exhausted. No further residential development is permitted on the property.