



Staff Report

Public Hearing: **May 10, 2016**

Petition: **Rezone 10958**

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

Town/sect:
**Pleasant Springs
Section 09**

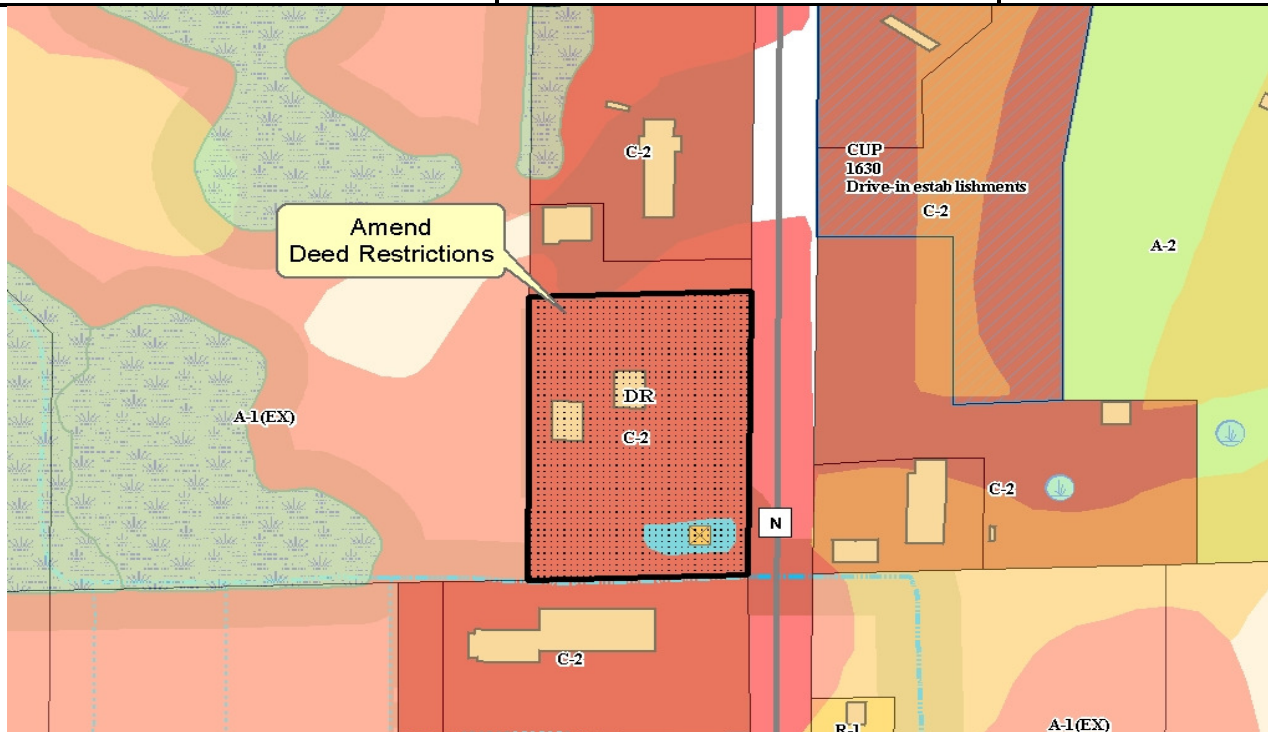
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Survey Req. No

Applicant
Rose Investment LLC

Reason:
**Amend Deed restrictions to allow
Auto Towing and parking and
storage of motor vehicles**

Location:
**2727 County Highway
N**

Zoning and Land Regulation Committee



DESCRIPTION: The applicant would like to amend the existing deed restrictions on the property to allow a towing service business along with the storage of towed vehicles.

OBSERVATIONS: The property has been used for various commercial businesses such as a trucking company and vehicle repair/sales. There are two sets of deed restrictions on the property under Zoning petitions 10425 and 9032.

TOWN PLAN: The property is located just south of Interstate 39 and is designated as a Highway Interchange area. The proposed land use appears to be consistent with the plan policies.

RESOURCE PROTECTION: The property is outside the resource protection area, however, is surrounded by floodplain.

STAFF: Staff recommends that all previous deed restrictions be terminated and replaced with a new deed restriction based on the current request and existing uses of the property. The new deed restriction should include the following, in addition to any conditions/restrictions required by the town of Pleasant Springs:

1. Limit the commercial uses of the property.
2. All vehicles, equipment, and materials shall be stored in the existing buildings and within the fenced area as depicted on the site plan.
3. The fenced area shall be screened from public view using decorative brick / metal fencing materials as submitted by the applicant.
4. Outside lighting shall utilize downshrouded or directional fixtures.
5. Prohibit off premises billboard signage on the property.

5/10 ZLR: The petition was postponed due to no town action.

TOWN: Approved conditioned upon limits on land uses, screening, and hours of operation. See attached specifics.

Conditions of approval by Town of Pleasant Springs

Deed restriction on limited land uses:

1. A 24-hour round towing facility with parking and storage of towed vehicles with a screened area.
2. Repairs, storage or service of contractors machinery or equipment.
3. Truck terminal
4. Repairs, storage or service of contractors machinery or equipment.
5. Truck Terminal
6. Retail sales, rental and service of trucking tractors and trailers within the existing facility and grounds.
7. Sale of used cars and light duty trucks with a limit of 36 vehicles

Other conditions as part of the deed restriction.

1. Screened area to be along the south, east and north sides of the property and shall consist of 8 foot fence with stone columns and metal panels. The south area shall be screened with the stone columns and metal panels until the septic area and then shall be mesh/chain link fencing.
2. The west side of the property shall be enclosed with 8 foot wire mesh/chain link fencing.
3. Business hours of auto sales limited to 8am to 6pm, Monday through Friday.
4. No additional lighting.

Additional conditions suggested by Staff

1. Prohibit off-premise advertising signs (billboards) on the property.
2. Outside lighting shall be downshrouding as per existing lighting.