

MEETING DATE/TYPE: VOTING MEETING 6-12-18

DEPARTMENT: Community Development

AGENDA ITEM: SUP18-00001, Special Use Permit (SUP) for motorcycle dealership within the Downtown Business District (DTB); Property owner: James Knaup. Site 113-15-100. Location: 143 N. Montezuma Street.

Approved By: Michael Lamar, City Manager

Item Summary

The Land Development Code (LDC) specifies in Use Table 2.3 that automotive sales or leasing requires a Special Use Permit (SUP) if located within the DTB district. This proposal is for a motorcycle dealership in a building at the southeast corner of Montezuma and Willis Streets within the DTB. The majority of the display space will be within the building, with a smaller outside display area under the existing canopy at the northwest side of the building.

Background

The LDC places dealerships in the SUP category to permit appropriate conditions to be applied, if necessary, to assure compatibility with surrounding businesses and the downtown in general.

This site has had some type of automotive as far back as 1924 when a repair garage was there and 1948 when a gasoline station was there. The current use is a paint store, which is considered general retail and did not require a SUP. The proposed use will occupy the entire building, with most of the floor plan being display area. A smaller portion of the building, on the eastern side, will contain a maintenance/workshop area. The large canopy on the west side of the building will contain an outside display area (see attached plan sketch).

Planning and Zoning Commission Action

The Planning and Zoning Commission reviewed this request at their public hearing on April 26, 2018, and after discussion voted unanimously to recommend approval of the SUP.

Attachments

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1. Zoning Vicinity Map
2. Aerial Map

Recommended Action: **MOVE** to approve Special Use Permit SUP18-00001, for an automotive sales use in the Downtown Business District, at 143 N. Montezuma Street.