



# CONDITIONAL USE PERMIT STAFF REPORT

OFFICE OF PLANNING & ZONING

Tab Number: 2

Public Hearings: Planning & Zoning Board (PZB): June 5, 2019  
Board of County Commissioners (BCC): June 25, 2019

Case No. and Project Name: CUP-19-05-3, Goodman's Classics

Applicant: Christian Sears

Owner: Lisa, William and William D. Goodman

Requested Action: Conditional use permit approval on approximately .80 +/- acres to allow indoor vehicle storage within the Light Industrial zoning district.

Staff Determination: CUP application is consistent with the LDR and Comprehensive Plan.

Case Manager: Steve K. Greene, AICP, Chief Planner

PZB Recommendation:

### Subject Property Information

Size .80 +/- acres

Location West side of Orange Avenue, north of the Orange Avenue/CR 48 intersection, in the Yalaha area.

Alternate Key # 1276306

Future Land Use Urban Low

Existing Zoning District Light Industrial (LM)

Overlay N/A

Rural Protection Area Yalaha Rural Protection

### Adjacent Property Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	Urban Low	Light Industrial (LM)	Undeveloped	mature treed lot
South	Urban Low	LM	Commercial Retail	convenience-gasoline sales use
East	Urban Low	Agriculture (A)	Undeveloped	mature treed lot
West	Urban Low	LM	Undeveloped	mature treed lot

**- Summary of Analysis -**

The conditional use permit (CUP) application proposes an indoor vehicle storage use farmworker housing use on .80-acres, identified by Alternate Key Number 1276306, within the Yalaha area. The Light Industrial (LM) property is located on the west side of Orange Avenue, north of the Orange Avenue/CR 48 intersection. The property is designated as Urban Future Land Use and is situated within the Yalaha Rural Protection Area. The property is currently vacant and undeveloped.

**- Analysis -**

LDR Section 14.05.03 (Standards for Review)

**A. Consistency with the Comprehensive Plan and Local Code (Land Development Regulations).**

The conditional use permit application proposes indoor vehicular storage within the existing light industrial (LM) zoning district. Indoor storage is considered as warehousing, which is a permissible use pursuant to LDR Section 3.01.03. within LM zoning. As the property is situated within the Urban Low future land use, Comprehensive Plan Policy I-1.3.2 specifies that light industrial uses without off-site impacts, within an enclosed building, requires a conditional use permit (CUP). As such, the request for indoor vehicular storage is consistent with the Comprehensive Plan and LDR. The concept plan provided with the CUP application proposes a 5,000 square foot building to store classic cars. The building will be accompanied with ten (10) parking spaces for visitors and property management.

**B. Effect on Adjacent Properties.**

**1. The proposed conditional use will not have an undue adverse effect upon nearby property.**

No adverse impacts to nearby properties are anticipated from the proposed indoor vehicular storage use. The northern, western and eastern properties immediately adjacent to the subject parcel are vacant and undeveloped. The adjacent southern property contains a commercial retail business with gasoline sales.

**2. The proposed conditional use is compatible with the existing or planned character of the neighborhood in which it would be located.**

The proposed conditional use for indoor vehicular storage use is compatible with the exiting character of the neighborhood. The concept plan shows the storage building to be centrally located and surrounded by mature vegetation existing on the lot.

**3. All reasonable steps have been taken to minimize any adverse effect of the proposed conditional use on the immediate vicinity through design, landscaping, and screening.**

As previously indicated the concept plan proposes to retain the majority of the existing be vegetation at the property perimeter. Maintaining a vibrant mature vegetative screen along the property line will minimize any potential visual impacts, in addition to noise impacts to the adjacent properties. Since the property is industrially zoned, commercial design standard may be applicable. This would be further assessed during the required development application review process prior to issuance of the building permit for the structure.

**4. The proposed conditional use will be constructed, arranged, and operated so as not to interfere with the development of neighboring property, in accordance with applicable district regulations.**

The proposed vehicular storage use is not expected to interfere with the development of the neighboring properties. No shared access to the immediately adjacent properties is proposed. The only access to this proposed vehicle storage building will be via Orange Avenue, on the east. As previously stated, the storage building to be centrally located and surrounded by the mature vegetation existing on the lot.

**C. Adequacy of Public Facilities.**

The proposed conditional use will be served by adequate public facilities including but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities. Levels of service established by the Comprehensive Plan Shall be considered.

Parks

Not applicable

Schools

Not applicable

Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities or levels of service.

Transportation

The proposed CUP is not anticipated to adversely affect the surrounding road network or Level of Service. However, this will be reassessed during the required development application review process.

**D. Adequacy of Fire Protection.**

The applicant shall obtain from the Lake County Office of Fire Rescue written confirmation, or has otherwise demonstrated by substantial credible evidence, that water supply, evacuation facilities, and emergency access are satisfactory to provide adequate fire protection.

Lake County Fire Station 76 (Yalaha) is located approximately 1 mile east of the subject property at 8819 County Road 48. Fire Station 76 is a xxx.

# Subject Property

