



Planning Commission

City Building

City of Sandusky, Ohio 44870

**March 22, 2017
1ST FLOOR CONFERENCE ROOM
4:30 P.M.**

AGENDA

1. Minutes from February 1, 2017 work session (to follow)
2. Application for site plan approval for automobile sales at 2205 Hayes Avenue
3. Application for a waiver to allow on street parking for 305 E. Water Street
4. Discussion for ordinance amendments to sections 1129.06

NEXT MEETING: February 22, 2017

**Please notify staff at least 2 days in advance of the meeting if you cannot attend.
Thank you.**

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR SITE PLAN APPROVAL
FOR 2205 HAYES AVENUE

Reference Number: PC-02-2017

Date of Report: March 13th, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

John Poggiali has submitted an application for site plan approval for automobile sales at 2205 Hayes Avenue.

The following information is relevant to this application:

Property Owner: John Poggiali
937 Orlando Pace Drive
Sandusky, Ohio 44870

Site Location: 2205 Hayes Avenue

Zoning: "GB" General Business

Existing Uses: Vacant

Proposed Uses: Automobile sales

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1149 Site Plan & Off- Street Parking
Chapter 1133- Business District

SITE DESCRIPTION

The property is located along Hayes Avenue, the property is zoned GB General Business and is surrounded by GB General Business and PF Public Facility.























A picture of the property along with a location map are found below.

1110 Edgewater Avenue



Zone Map – Parcels



 R-1 SINGLE-FAMILY	 R-2 SINGLE-FAMILY RESIDENTIAL	 R-3 SINGLE-FAMILY	 R-4 SINGLE-FAMILY
 R-5 SINGLE-FAMILY RESIDENTIAL	 R-6 TWO-FAMILY RESIDENTIAL	 R-7 ROADSIDE BUSINESS	 R-8 COMMERCIAL SERVICE
 R-9 SINGLE-FAMILY RESIDENTIAL	 R-10 PUBLIC-UTILITY RESIDENTIAL	 R-11 GENERAL BUSINESS	 R-12 LIMITED MANUFACTURING
 R-13 SINGLE-FAMILY RESIDENTIAL	 R-14 RESIDENTIAL / BUSINESS	 R-15 COMMERCIAL RESIDENTIAL	 R-16 GENERAL MANUFACTURING
 R-17 SINGLE-FAMILY RESIDENTIAL	 R-18 AUTO PARKING	 R-19 COMMERCIAL RESIDENTIAL	 R-20 PLANNED UNIT DEVELOPMENT
 R-21 AGRICULTURE			 R-22 REQUIRED SETBACKS ONLY

DIVISION OF PLANNING COMMENTS

The applicant is requesting site plan approval for automotive sales at the above referenced address. The existing building is currently vacant, the applicant would like to utilize the current building and parking spaces for an automotive dealership. The GB General Business Zoning District would permit the sale of automotive vehicles. Section 1149.05(d) requires one space per 250 square feet gross floor area of ground floor for retail stores, banks, other office buildings, service establishments and auto repair. The code does not specify automotive sales under the parking chapter. The applicant has not provided the square footage for the office building, however per the Auditors office it is approximately 1200 square feet. This would require the applicant to provide four parking spaces.

The applicant has provided a site plan indicating 14 spaces that are proposed to be 9' x 21' at a 60 degree angle. Currently there are 12 spaces that are existing on the site, the applicant has proposed to add two additional spaces. The application has indicated to staff that the proposed aisle widths shall be 16', Section 1149.13 requires the aisle width to be 17'. The applicant has not indicated the proposed size of the existing handicapped space. Section 1149.11 exempts off- street loading spaces for buildings less than 12,000 square feet, however staff does have concerns regarding the loading and unloading of vehicles within this site as it could create line of site issues. Staff is concerned with the impact the circulation of vehicles within this site will have on the surrounding property owner as well as the existing access drives. Staff would recommend the access drive located along Hayes Avenue be identified as an entrance only drive and the access drive along Orlando Pace Drive by identified as an exit only drive. Staff would also recommend that these drives be signed.

The lot contains a single family dwelling as well as a commercial building, the applicant has proposed a 6' fence that will attempt to separate the residential and commercial uses on the property. Staff recognizes that the single family dwelling is currently occupied and appears to utilize the parking area of the commercial building to access their garage. If the parcel were to be split, the code does not require a side or rear setback for buildings within the General Business District as it does not abut a residential zoned district and the code would not require a minimum lot size. If the lot were to be split, the concern of planning staff would be the residence access to the garage. An access easement could be established, however planning staff could foresee future issues with this as the proposed automotive sales is very close to the existing garage area.



CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION
APPROVAL

Site Plan/Off-Street Parking Plan

APPLICANT/AGENT INFORMATION:

Property Owner Name: JOHN POGGIALI

Property Owner Address: 937 ORLANDO PAGE DRIVE

Property Owner Telephone: 419-271-1458

Authorized Agent Name: _____

Authorized Agent Address: _____

Authorized Agent Telephone: _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 2205 HAYES AVENUE
~~937 ORLANDO PAGE DRIVE~~

Legal Description of Property (check property deed for description):

Parcel Number: 58-01903.000 Zoning District: LE3

DETAILED SITE INFORMATION:

Land Area of Property: _____ (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: _____ (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): _____

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses - for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space: _____

Proposed Building Height (for any new construction): N/A

Number of Dwelling Units (if applicable): N/A

Number of Off-Street Parking Spaces Provided: 15

Parking Area Coverage (including driveways): _____ (in sq. ft.)

Landscaped Area: _____ (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

- New Construction (new building(s))
- Addition to Existing Building(s)
- Change of Use in Existing Building(s)

Description of Proposed Development (Describe in detail your development plans, for example - proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

PROPOSED USE - USED AUTOMOBILE SALES

NO ADDITIONAL PAVING

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 2205 HAYES AVE. (municipal street address of property), I hereby authorize _____ to act on my behalf during the Planning Commission approval process.



Signature of Property Owner

2/16/17

Date

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property
\$25.00 application fee

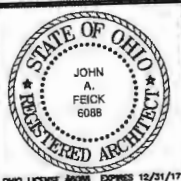
APPLICATION MUST BE FILLED OUT COMPLETELY!

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



FEICK DESIGN GROUP, INC.
JOHN A. FEICK, ARCHITECT
SANDUSKY, OHIO
224 EAST WATER STREET
(419) 625-2554

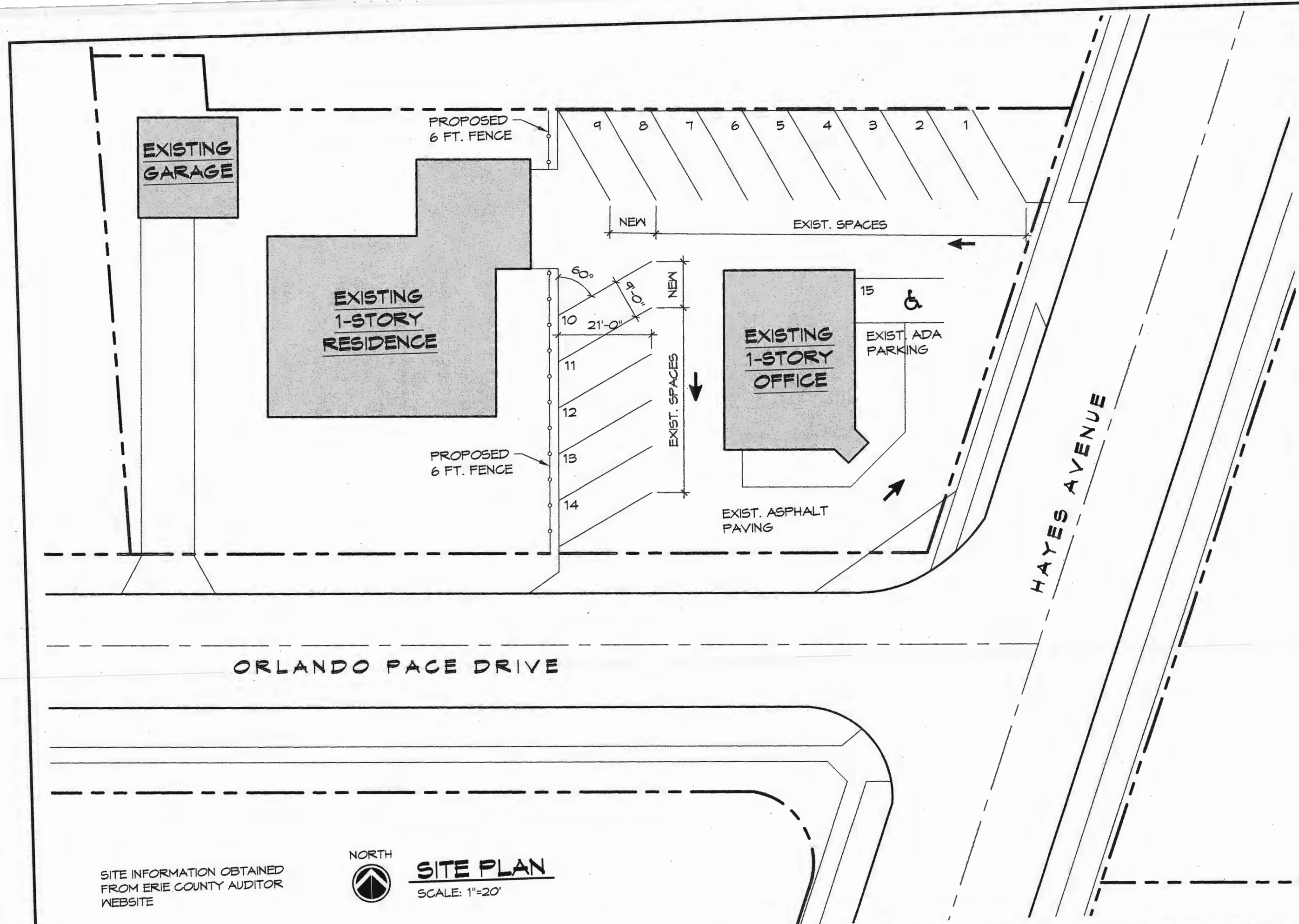
DATE	REVISIONS

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OFF-STREET PARKING PLAN
AUTO SALES
937 ORLANDO PACE DRIVE SANDUSKY, OHIO

DATE	FEB. 16, 2017
DRAWN BY	
CHECKED BY	
SHEET NUMBER	SP-1
PROJECT NO.	17-017



SITE INFORMATION OBTAINED FROM ERIE COUNTY AUDITOR WEBSITE



SITE PLAN
SCALE: 1"=20'

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

APPLICATION FOR A WAIVER TO ALLOW ON
STREET PARKING FOR 305 E. WATER STREET

Reference Number: PC-03-2017

Date of Report: March 13th, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Brian Stanley, on behalf of Richard Hogrefe, has submitted an application requesting Planning Commission modify the parking requirements for a mixed use development at 305 E. Water Street. The applicant is requesting to meet the parking requirements by utilizing on-street parking within the area.

The following information is relevant to this application:

Property Owner: Richard Hogrefe
5235 Castle Hills Drive
San Diego, CA 92109

Site Location: 305 E. Water Street

Zoning: "DBD" Downtown Business District

Existing Uses: Vacant

Proposed Uses: Mixed Use: Retail, Restaurant, and Residential

Applicable Plans & Regulations: City of Sandusky Comprehensive Plan
Sandusky Zoning Code Chapter
Chapter 1149.06 (d)- Separate or Combined Use of Facilities

SITE DESCRIPTION

The property is located along East Water Street, the property is zoned DBD Downtown Business District and is surrounded by other parcels that are zoned as Downtown Business District.

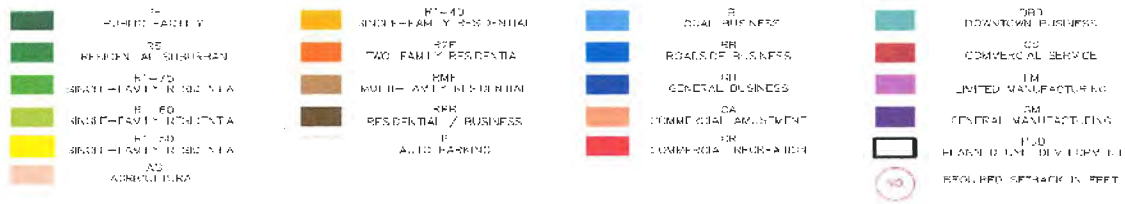
A picture of the property along with a location map are found below.

305 E. Water Street



Zone Map – Parcels





DIVISION OF PLANNING COMMENTS

Planning Staff has received a site plan for a proposed mixed use development at 305 East Water Street. The proposed plan indicates a retail use within the lower floor, a retail and restaurant use within the first floor, and a residential unit on the second floor. The applicant is requesting a waiver of the required parking requirements. Chapter 1149.06(d) allows Planning Commission to modify the parking requirements set for in Section 1149.05 if there is a private/ public parking lot or on-street parking area available and within adequate walking distance to the site. The site is located just outside the central business district, as such the zoning code requires applicant to provide parking on-site. The proposed site plan submitted by the applicant indicates two regular parking spaces and one handicapped parking space. The proposed plan does not indicate the size of the existing regular or handicapped parking spaces. Section 1149.13 requires the parking space to be 9' x19'. The remaining parking spaces are proposed to be utilized as a landscape area and outdoor deck for patrons.

Based on the proposed square footage the uses indicated for this building the applicant would be required parking a total of twelves spaces.

Use	Square Footage	# of Parking Spaces Required
Retail	1097	5
Resturant	442	5
Residential	1465	2

The closest public parking lots available to this site are located on the corners of Market Street and Hancock Street, however within this existing block of the site there are approximately 15 spaces on the north side of East Water Street and approximately 8 spaces along the south side of East Water Street. Planning staff believes this the surrounding area has adequate parking for this proposed use.

ENGINEERING STAFF COMMENTS

The City Engineer has provided the following comments/ concerns:

- How will the existing stop sign on the north west corner be impacted, if at all
- What are the sizes of the parking and the handicapped spaces?
- Will the hard surfaces that will be under the deck be removed prior to the new deck construction, or will the deck be installed over the existing surface?

BUILDING STAFF COMMENTS

The City Building Official has reviewed the application and has no issues but has stated that building permits would be required.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the application and has no objections to the application.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed application and has no objections.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval of Planning Commission granting a modification to the required parking area, as planning staff believes there is adequate on-street parking for this mixed use development. Staff would recommend approval to the parking modification with the condition that the applicant provide the dimensions of the two parking spaces that are to remain.



**CITY OF SANDUSKY
APPLICATION FOR PLANNING COMMISSION
APPROVAL**

TYPE OF APPLICATION:

<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Similar Main Use
<input type="checkbox"/>	Flood Plain Variance	<input type="checkbox"/>	Front Yard Fence
<input checked="" type="checkbox"/>	Other		

APPLICANT/AGENT INFORMATION:

Property Owner Name: RICHARD & MEGHAN HOGREFE

Property Owner Address: 5235 CASTLE HILLS DR
SAN DIEGO CA 92109

Property Owner Telephone: _____

Authorized Agent Name: _____

Authorized Agent Address: _____

Authorized Agent Telephone: _____

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 305 EAST WATER STREET

Legal Description of Property (check property deed for description):
(attached)

Parcel Number: 56-01322.000 **Zoning District:** _____

DETAILED SITE INFORMATION:

Land Area of Property: 0.1138 +/- (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 2626 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 52.9%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space): _____

RETAIL - 1353 sf

RESIDENTIAL - 1465 sf

FOOD SERVICE - 442 sf

STORAGE - 2361 sf

Proposed Building Height (for any new construction): 24'

Number of Dwelling Units (if applicable): 1

Number of Off-Street Parking Spaces Provided: 3

Parking Area Coverage (including driveways): 684 (in sq. ft.)

Landscaped Area: 175 (in sq. ft.)

PROPOSED DEVELOPMENT (check those that apply):

- New Construction (new building(s))**
- Addition to Existing Building(s)**
- Change of Use in Existing Building(s)**

Description of Proposed Development (Describe in detail your development plans, for example – proposed use, size of building or proposed addition, hours of operation, days of operation, seating capacity, etc.):

The Owner wishes to invest in the City and remodel an existing vacant building into a mixed-use: Residential, Retail, and Food Service business. The existing roof will be removed and a new second story will be added that will house a short-term residential space. The first floor retail will consist of an indoor climbing wall, public kayak rentals, and a traditional outdoor sport apparel shop. The food-service tenant is not yet known, but will have (4) indoor seats, as well as outdoor patio seating for (12). These businesses will hopefully attract many city residents and tourists that are actively exploring or traversing the waterfront.

Standard business hours will be:

We are requesting that Planning Commission modify the requirements set forth in Chapter 1149.05 to allow for on-street parking.

REQUIRED SUBMITTALS:

15 copies of a site plan/off-street parking plan for property

Application Fee: _____ Conditional Use Permit: \$100.00
Similar Main Use: \$100.00 Flood Plan Variance: \$100.00
Front Yard Fence: no charge Other: check with staff for fee

APPLICATION MUST BE COMPLETELY FILLED OUT!

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Signature of Owner or Agent

Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 305 East Water Street (municipal street address of property), I hereby authorize _____ to act on my behalf during the Planning Commission approval process.

Signature of Property Owner

Date

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____
Date of Planning Commission Meeting: _____
Planning Commission File Number: _____

EXHIBIT 'A'

2371268NE

LEGAL DESCRIPTION

Situated in the City of Sandusky, County of Erie, State of Ohio, and is described as follows:

PARCEL 1

Being the Westerly 10 feet of Lot Number 38 on Water Street, lying South of the South line of Railroad Street, be the same more or less.

PARCEL 2

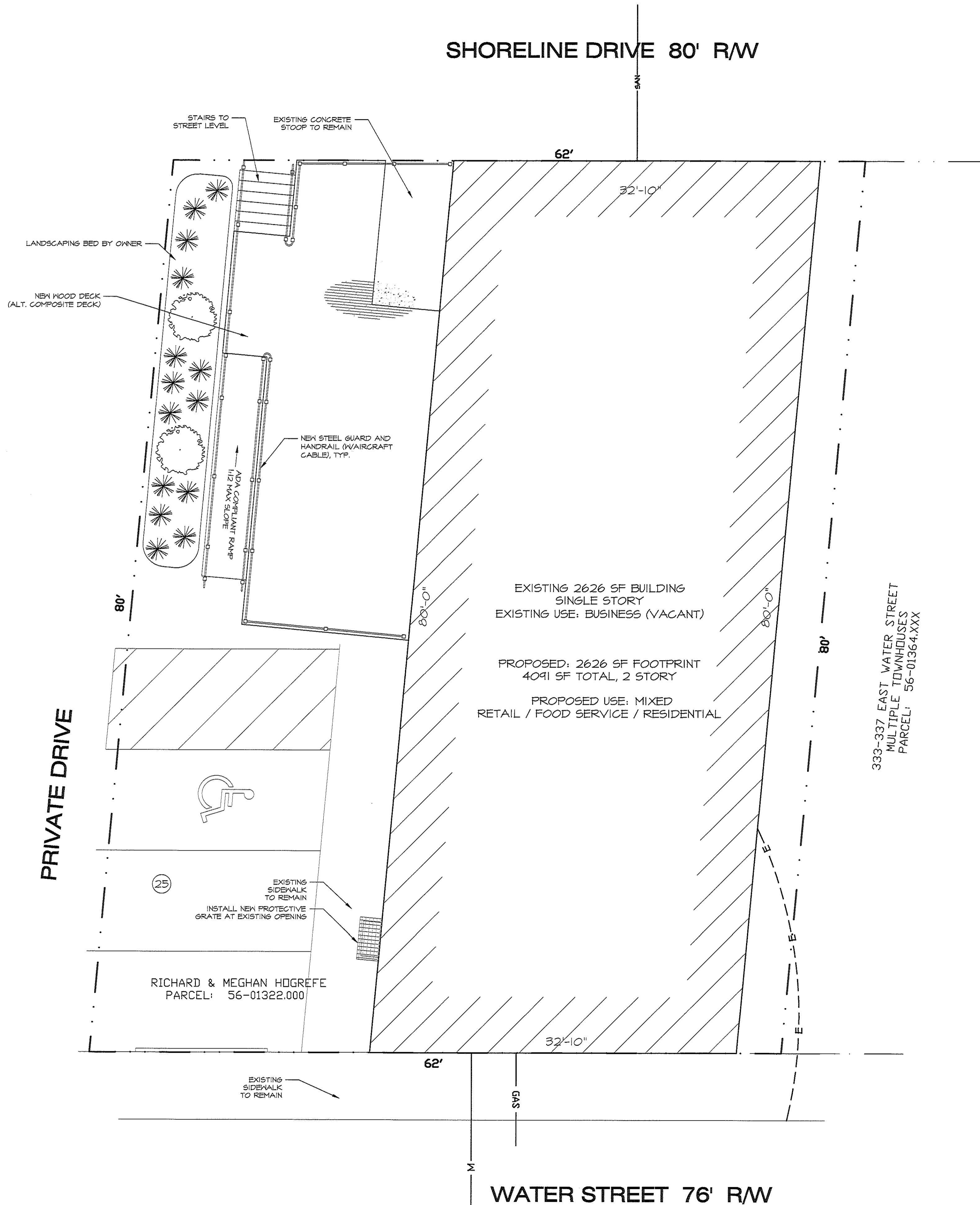
Being in the First Ward of the City of Sandusky, Ohio and being those parts of Water Lot Numbers Thirty-nine (39) and Forty (40) on Water Street lying South of the South line of Railroad Street.

For informational Purposes only:

Property Address: 305 East Water Street Sandusky, Ohio 44870

Parcel No.:56-01322.000

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SITE LEGEND

	SAN	SANITARY SEWER LINE
	ST	STORM SEWER LINE
	GAS	GAS LINE
	M	WATER LINE
	TEL	TELEPHONE LINE
	E	OVERHEAD ELECTRICAL LINE
	- - - - -	EXISTING - TO BE REMOVED
	—+—+—+—	CENTERLINE OF ROAD / STREET
	- - - - -	PROPERTY / RIGHT-OF-WAY LINE
		EXISTING BUILDING OUTLINE
		NEW BUILDING OUTLINE
		BUILDING SETBACK LINE
		FENCE LINE
	(25)	NUMBER OF PARKING SPACES
		CONCRETE PAVEMENT

CITY OF SANDUSKY ZONING DATA:

DISTRICT	DOWNTOWN BUSINESS
USE	MIXED, RETAIL / FOOD / RESIDENTIAL
BUILDING FOOTPRINT	2626 SF
TOTAL BUILDING AREA	4091 SF
PARKING/DRIVE AREA	684 SF
LANDSCAPED AREA	175 SF
ACTUAL LOT AREA	0.1136 A.
BUILDING COVERAGE	52.4%
BUILDING HEIGHT	24'
TOTAL PARKING PROVIDED	9 SPACES
H.C. PARKING PROVIDED	1 SPACE

BUILDING MIXED-USE AREAS:

BASEMENT STORAGE	2361 SF
BASEMENT RETAIL	256 SF
1ST FLOOR RETAIL	1041 SF
1ST FLOOR PUBLIC RESTAURANT	104 SF
1ST FLOOR KITCHEN	338 SF
2ND FLOOR RESIDENTIAL	1465 SF

SHORELINE DRIVE 80' R/W

PRIVATE DRIVE

WATER STREET 76' R/W

333-337 EAST WATER STREET
MULTIPLE TOWNHOUSES
PARCEL: 56-01364-XXX

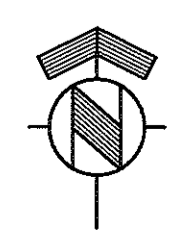
RICHARD & MEGHAN HOGREFE
PARCEL: 56-01322-000

EXISTING 2626 SF BUILDING
SINGLE STORY
EXISTING USE: BUSINESS (VACANT)

PROPOSED: 2626 SF FOOTPRINT
4091 SF TOTAL, 2 STORY

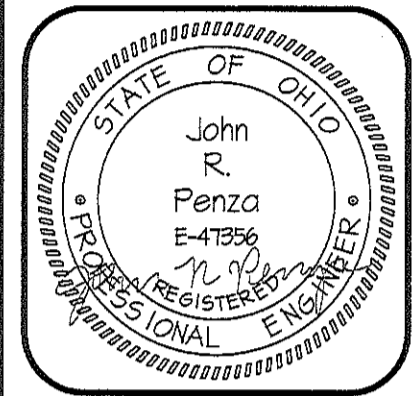
PROPOSED USE: MIXED
RETAIL / FOOD SERVICE / RESIDENTIAL

SITE PLAN
3/16" = 1'-0"



REVISIONS

date	description
12/20/16	CONCEPT
1/4/17	REVISIONS
1/30/17	DESIGN DEVELOPMENT
2/1/17	REV'S PLANNING
3/13/17	SUBMITTAL



Janotta & Herner
DESIGN BUILD CONSTRUCTION
A JHI GROUP COMPANY

309 Monroe St. Monroeville, Ohio 44847 www.janottaherner.com Ph (419) 465-2866

A BUILDING ALTERATION FOR:
WATER STREET RETAIL
805 EAST WATER STREET
SANDUSKY, OHIO 44870

ARCHITECTURAL SITE PLAN

drawn by:
BTS

JHI job no.

sheet: **A-0.1**

CITY OF SANDUSKY, OHIO
DEPARTMENT OF DEVELOPMENT
DIVISION OF PLANNING

PLANNING COMMISSION REPORT

DISCUSSION FOR
ORDINANCE AMENDMENTS TO SECTIONS
1129.06

Date of Report: January 18, 2017

Report Author: Casey Sparks, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

At the February 1st Planning Commission meeting, the public and the Commission began discussions regarding recreational vehicles. We received feedback from several residents and commissioners. To assure that we are proposing legislation that the public and Commission has had an opportunity to provide input in we would like to clarify some of the items previously discussed. At the March 22nd meeting staff would request that we discuss the items listed below. Once we receive some additional direction on these remaining issues staff will propose legislation regarding recreational vehicles.

DESCRIPTION

Below are the items that have been discussed previously.

- 1. Number of Recreational Vehicles:** There have been several comments regarding the number of recreational vehicles that should be permitted on a residential property. Some of the suggestions included a maximum of two recreational vehicles in addition to a maximum percentage of lot coverage. The current zoning code states that accessory structures shall not occupy more than 30% of the rear yard, a possible option considered by planning staff includes counting recreational vehicles as an accessory structure. If the Commission considers regulating recreational vehicles as an accessory structure. Planning staff would also recommend creating an amendment to limit the number of accessory structures on the property. If these amendments were implemented, a resident would be permitted to store a recreational vehicle and construct a shed for storage in the rear yard, assuming it does not exceed 30% of the rear yard. This would also mean that the same resident would not be permitted to construct a pool or another shed on the property without a variance. **Staff is recommending that the Commission discuss the option of considering recreational vehicles as an accessory structure and limiting the number of accessory structures on the property.**

Within the meeting there were several residents on both sides of this issue, however there appeared to be a consensus amongst residents and the Commission that some lots may not be large enough to store recreational vehicles. Staff would recommend the follow:

- Limiting the number of recreational vehicles to two. Trailers shall be excluded if holding a recreational vehicle.
- Instead of considering recreational vehicles as an accessory use, we would limit the area for storage for recreational vehicles to be 30% within the rear yard.

- 2. Parking of Recreational Vehicles within the Side Yard:** Staff and City Commission have received several comments regarding this topic. Some residents have expressed the parking of recreational vehicles should not be permitted within the side yard. Other residents have

stated that the parking of recreational vehicles has always been permitted within the side yard and should continue. Some residents that live on larger lots have stated that if the storage area is paved and the recreational vehicle is placed behind the front plane of the structure there is minimal impact to the surrounding properties. Planning staff has also been asked to review the required distance from the side property line, Section 1129.06 requires recreational vehicles to be placed a minimum of three feet from the property line. Screening within the side yard is another option considered by staff, however understanding that the maximum height of a fence permitted within the side yard is 4' landscaping will probably be the only sufficient screening for this area. **Staff is requesting the Commission discuss if parking of a recreational vehicle should be permitted within the side yard. If permitted, is the required minimum setback of three feet from the property line sufficient or should this distance be increased, and should screening be required.**

Based on comments from the previous meeting it appears that the opinions of both the Commission and the public differ on this issue. There were several comments from the Commission that if permitted to be parked within the side yard adequate setbacks and screening will need to occur. Staff would like to get further direction on what the Commission would like to see within the side yard.

3. **Ownership:** City Commission received comments regarding only permitting recreational vehicles that are registered to the owner or occupants of the property. This would avoid residential properties from becoming a commercial storage area. **Staff is requesting the Commission discuss if the amendment should include a requirement that the recreational vehicle be registered to only the occupant or property owner.**

There was a consensus that the recreational vehicles should be registered to the occupant or property owner.

4. **Setback Requirements:** Similar to the comments regarding the setbacks for storing recreational vehicles within the side yard, staff has received comments regarding the setback within the rear yard and if screening requirements are necessary. Throughout the City the lots vary in size and dimension, a recreational vehicle stored on a lot in Cold Creek has a different impact than a recreational vehicle stored on First Street. **Staff is requesting the Commission discuss if screening and setback requirements exceeding three feet from the rear lot line would be necessary.**

It is the opinion of staff that the commission would like uphold the existing setback requirements but additional screening for recreational vehicles shall occur within the rear yard.

5. **Gravel vs. Pavement:** This topic was the initial change within the zoning amendment. There were several concerns with allowing gravel within the rear yard instead of pavement. As the Commission is aware, this solution was proposed as a possible alternative to allow residents a more cost effective option for storage within the rear of the property. **Although the Commission has already recommended approval of a gravel surface, staff would request that the Commission discuss this option again.** There has been concern voiced that gravel will allow weeds and become a nuisance. The Commission may consider if this

alternative solution would be permitted in conjunction with some of the other proposed changes.

There were very differing opinions on this issue as well. Staff would request the Commission give further direction whether gravel should be permitted if the code should require a paved surface. Staff believes that the Commission and public did indicate that if gravel is permitted that specific maintenance concerns will need to be addressed within the ordinance.

The Commission discussed that the ordinance should state that if the recreational vehicle is found on the property for more than 72 hours it shall be considered a violation. This will allow owners to perform routine maintenance on their properties if needed. The Commission has also requested Staff to discuss with the Law Department how current non-conforming issues will be addressed.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed application and does not have any comments or concerns.

BUILDING STAFF COMMENTS

The City Building Official does not have any comments or concerns, but stated that a building permit would be required.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the application and has expressed concerns regarding vehicles parking along the Hayes Avenue portion of the property as it would cause line of sight issues. The line of sight issues need to be maintained due to the large volume of traffic within this area. If the vehicles are stopped on Orlando Pace Drive and preparing to turn north onto Hayes Ave., there should be no obstructions, as vehicles could be going straight SB, turning into the high school or coming north bound. There are a lot of different options of travel at this location, so I want to ensure that it remains as relatively safe as possible. Some auto sales locations want vehicles out front, which would be the eastern portion of the property, which could cause issues.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed application and has no objections to the proposed site plan.

CONCLUSION/RECOMMENDATION

In conclusion, Planning Staff recommends approval as automotive sales is a permitted use within the General Business zoning district and the use is meeting the parking requirements, however Staff does recognize there are some issues regarding the design and proposed circulation of the parking area. Staff would recommend approval of the use with the following conditions:

- Only the existing parking spaces are utilized for automotive sales, staff believes the two additional parking spaces may cause issues with access for the garage area of the single family residence; spaces nine and ten shall be removed
- The dimensions of the existing handicapped parking spaces shall be provided to staff. The space shall also be signed as a handicapped.
- The cars that are for sale shall only be parked within the designated parking spaces, no displays of cars or advertisements shall occur within the property frontage of Orlando Pace Drive and Hayes Avenue.
- A detailed parking circulation plan shall be submitted to staff to review. The plan shall indicate the 4 required customer parking spaces, identify entrance and exit locations as recommended by staff, and provide circulation arrows within the parking area.