



**Project #20-007
Rev 7 Auto Sales
Located at 335 N 50 W**

REPORT SUMMARY...

Project Name: Rev 7 Auto Sales
Proponent/Owner: David Durocher / NLL Holdings LLC
Project Address: 335 N 50 W
Request: Conditional Use Permit
Current Zoning: Town Center 1 (TC-1)
Date of Hearing: February 13, 2020
Type of Action: Quasi-Judicial
Submitted By: Aaron Smith, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **Conditionally Approve** a Conditional Use Permit for Project #20-007 Rev 7 Auto Sales, for the property located at 335 N 50 W; TIN #05-082-0031.

Land use adjoining the subject property

<i>North:</i>	TC-1: Commercial Uses	<i>East:</i>	TC-1: Commercial Uses
<i>South:</i>	TC-1: Commercial Uses	<i>West:</i>	TC-1: Residential Uses

Conditional Use Permit

The proponent is requesting a Conditional Use Permit (CUP) for Auto Sales, Small Dealership in the TC-1 zone. Last year, the Land Development Code (LDC) was amended to create the Auto Sales, Small Dealership use. The use is permitted in the Commercial, Commercial Services, and Industrial zones, and conditionally permitted in the TC-1 zone. The use permits a total of no more than eight vehicles for sale with no more than three of those vehicles being displayed outside. The conditional use was required in the TC-1 to mitigate the impact of unsightly used car sales in visually prominent locations. The applicant is requesting a CUP for no more than eight vehicles for sale with all vehicles displayed inside.

The property proposed for the use is a .44-acre parcel located in the inner block between 300 N and 400 N. The property has two existing buildings, both designed for commercial vehicle service and feature roll-up doors. The buildings and uses include non-conformities with the current code, but are considered grandfathered. Uses currently operating on the property include a mechanic shop, glass repair, and vehicle detailing.

The proposed space for car sales is the middle unit of the southern building, and is approximately 1,000 SF. While the proposed space only allows for four vehicles, the proponent is requesting the CUP for up to eight vehicles to allow for future expansion. As a CUP is tied to the parcel, any expansion under this CUP would have to occur on this parcel and would have to meet the condition that require it to be located inside. Expansion could not occur on any other parcel or outside a building without a new or amended CUP. The proposed space is accessed via two roll-up doors along the north façade. Sales will be conducted by appointment only. As the proposed use utilizes an existing commercial building that is designed to easily accommodate the use, no expansion, extensive remodel, or site improvements are required.

The site includes 14 striped parking stalls located between the two buildings on the site. Small automobile dealerships require 1 parking stall per 400 SF of floor area. The proposed business, with approximately 1,000 SF of floor area would require two parking stalls. With 14 available parking stalls and customer traffic being by appointment only, existing parking is sufficient for the proposed use.

Staff's assessment is that the proposed business will have relatively no impact on the surrounding area as the business will be conducted exclusively indoors, in a building that is adequately designed for the use, and has sufficient on-site parking conveniently located to accommodate the occasional clients that will be at the location by appointment only. As the proposed use is a continuation of the commercial use of the building, and no expansion or extensive remodel is proposed, no site improvements would be required as part of this CUP. As conditioned, the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Water/Cross Connection	• Business Licensing
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PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 2/1/2020 and the Utah Public Meeting website on 2/5/2020. Public notices were mailed to all property owners within 300 feet of the project site on 1/27/2020.

RECOMMENDED CONDITIONS OF APPROVAL

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. A maximum of eight (8) vehicles for sale are permitted.
3. No outdoor vehicle display permitted.
4. No signs are approved with this Conditional Use Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
5. No fences are approved with this Conditional Use Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
6. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. **Water/Cross Connection—contact 716-9627**
 - i. A water hazard survey should be done to see if the water plumbing system in this building/unit needs to have a RP (ASSE1013) backflow assembly installed on the water main as it enters this building/unit for city water source protection (containment) and also if any points of use of water protection if needed.
 - b. **Business Licensing—contact 716-9230**
 - ii. Business license required.

RECOMMENDED FINDINGS FOR APPROVAL

1. The proposed use conforms to the requirements of Title 17 of the Logan Municipal Code and is listed as a conditional use in the Use Table.
2. The use is compatible with the surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties.
3. The streets providing access and other infrastructure to the subject property have adequate capacities and level of service for the conditional use.
4. The proposed use is compatible with neighborhood uses and character while preserving and enhancing the character of the neighborhood.
5. As conditioned, the proposed use provides adequate off-street parking in conformance with Title 17 of the Logan Municipal Code.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

Planning Commission **Land Use Appeal Board** **Administrative Review**

Date Received 1-13-20	Received By	Scheduled Meeting Date Feb. 13, 2020	Zone TC-1	Application Number PC 20-007
Type of Application (Check all that apply):				
<input type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME Duro Industries DBA Rev 7 Auto Sales				
PROJECT ADDRESS 355 North 50 West			COUNTY PLAT TAX ID # 05-082-0031	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) David Durocher			MAIN PHONE # 801 921 3532	
MAILING ADDRESS		CITY	STATE	ZIP
690 Trail Circle		Logan	ut	84321
EMAIL ADDRESS fastback1122@hotmail.com				
PROPERTY OWNER OF RECORD (Must be listed) NLL Holdings LLC			MAIN PHONE #	
MAILING ADDRESS		CITY	STATE	ZIP
58W 400 N		Logan	ut	84321
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)			Total Lot Size (acres)	
Conditional use permit for small dealership 1-8 vehicles stored inside shop by appointment only starting with up to 4 max in combat building 1000 SF			.44	
			Size of Proposed New Building (square feet) NA	
			Number of Proposed New Units/Lots NA	
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner	

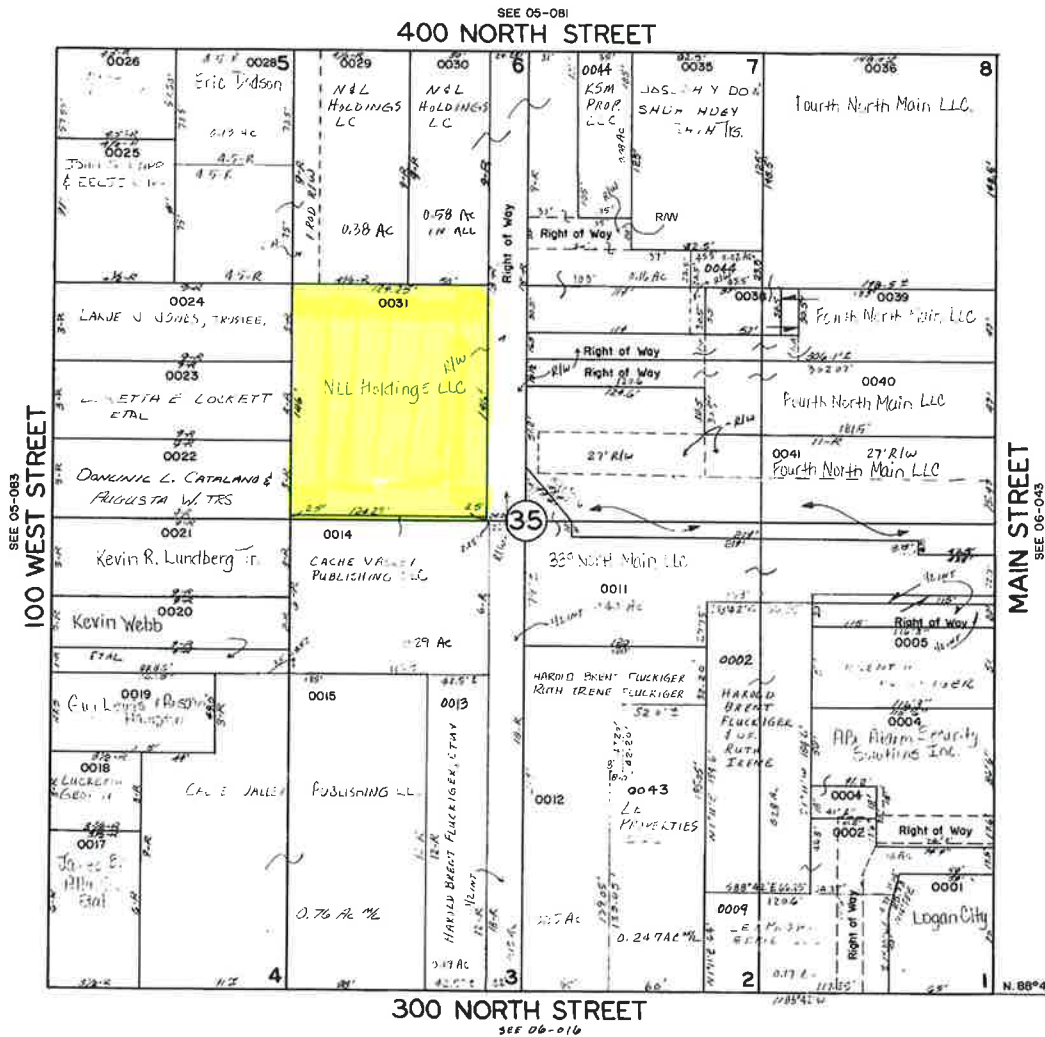
NE⁴ Section 33 Township 12 North Range 1 East

05 082

Scale 1 Inch = 50 FEET

TAX UNIT 27

BLK. 35, PLAT "A" LOGAN CITY SURVEY



Rev 7 Auto Sales

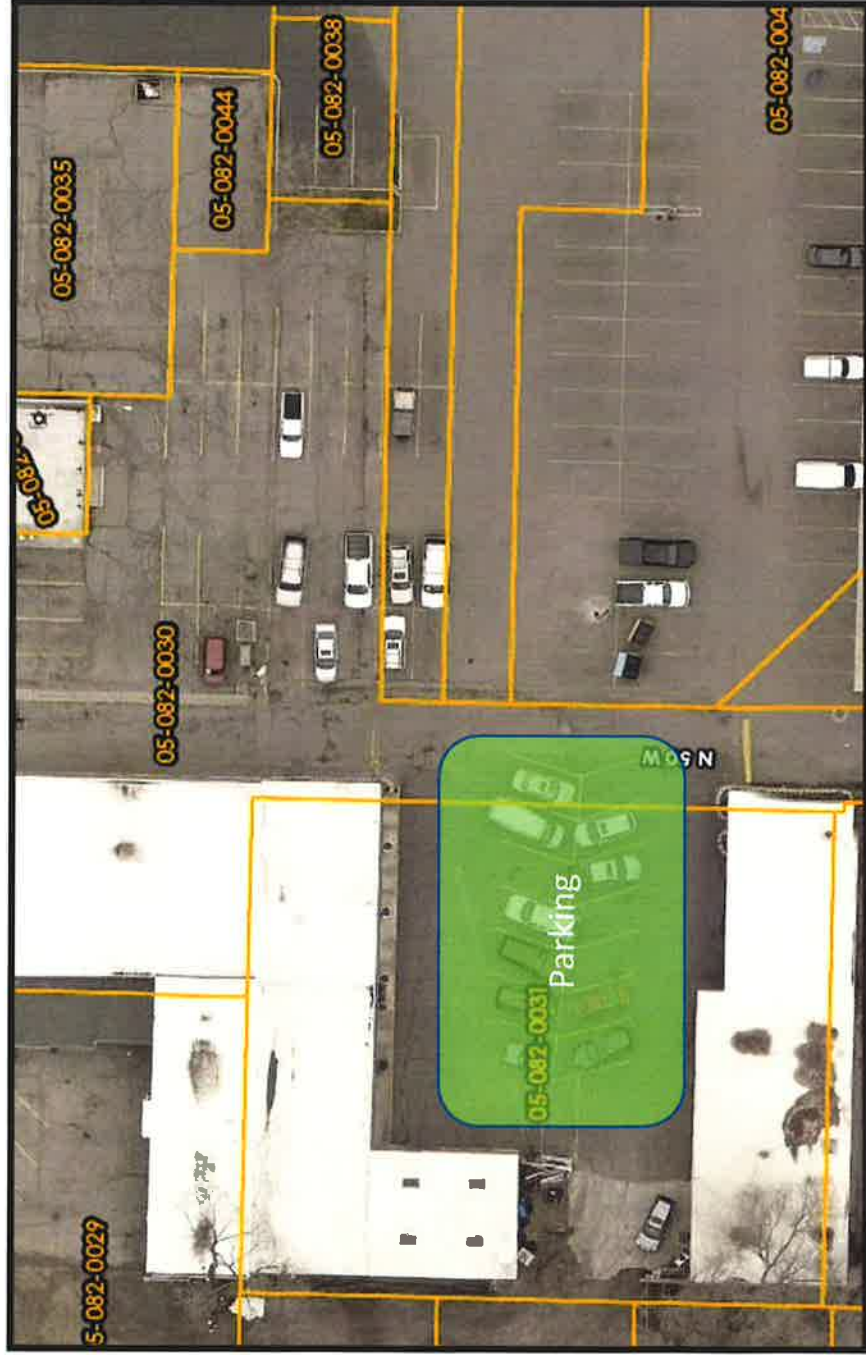
Parking and usage
David with Duro Industries
355 North 50 West
Logan Utah 84321
801-921-3532

Rev 7 Auto Sales - Traffic



- Main Entrances and Exits to
 - Main Street
 - 300 North
 - 400 North

Rev 7 Auto Sales - Parking



Rev 7 Auto Sales – Layout & Storage

