

Conditional Use Request Resolution No. 2024-42

CU24-0003

PLANNING & ZONING BOARD

NOVEMBER 21, 2024

Background

- ❑ **Site:** 3150 Howland Boulevard
- ❑ **Parcel ID:** 8108-00-00-0057
- ❑ **Size:** ±1.37-acre
- ❑ **Zoning District:** Recently rezone to C-1, Retail Commercial through Ordinance No. 03-2024.

Aerial



3170

3150

3140

DUNKIN' DONUTS

CR 4145 (HOWLAND BLVD)

Conditional Use Request

- ❑ As stated during the rezone earlier this year, this application is now before you to request a Conditional Use to allow a Quick Oil Change Facility.
- ❑ The Retail Commercial Zoning District (C-1) requires conditional use approval before a Final Site Plan can be approved and submitted for the use.

Matters of Consideration Highlights

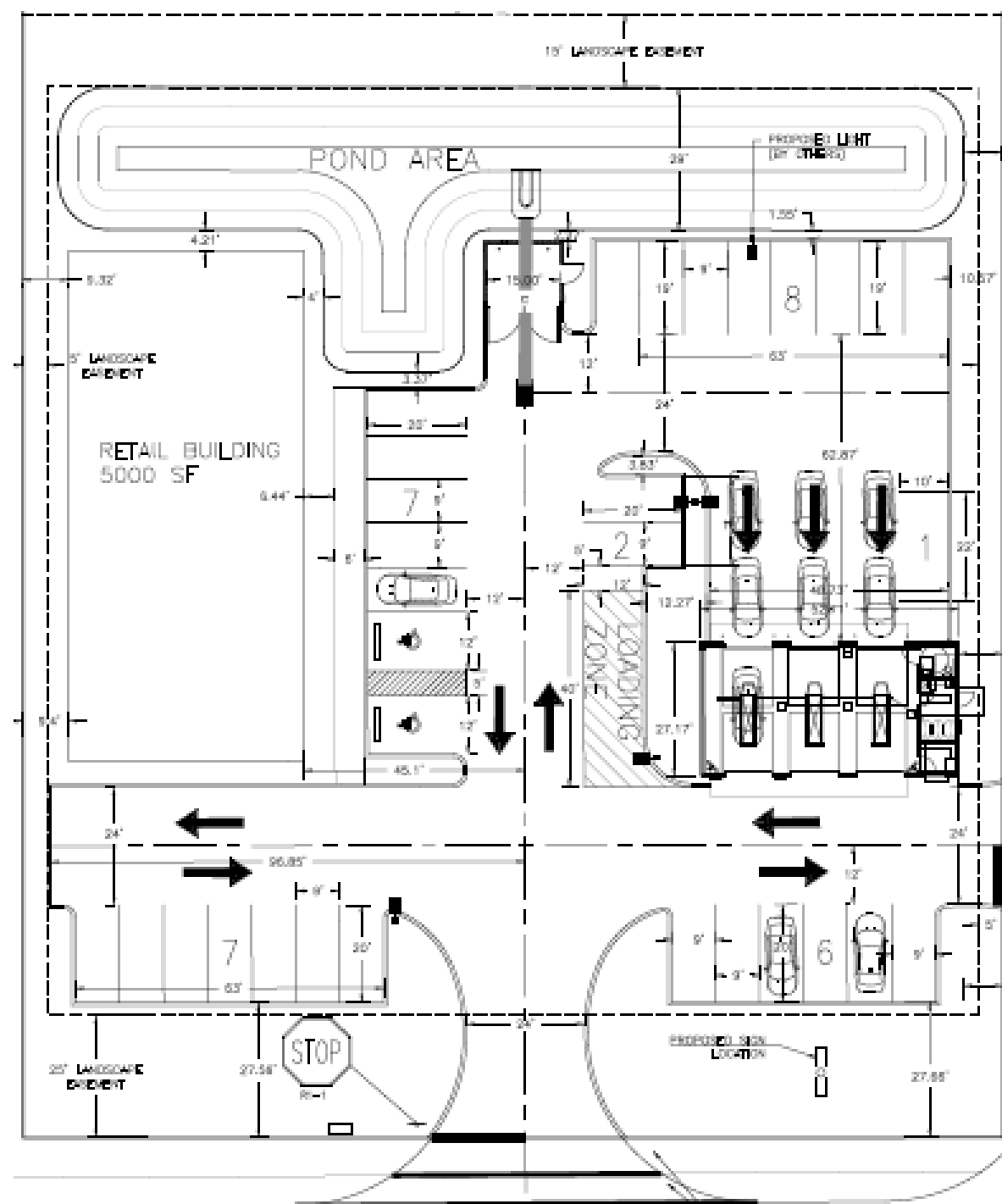
- ❑ Currently zoned C-1, which does allow for Automobile service stations, type A, via Conditional Use.
- ❑ Will provide automotive services to residents.
- ❑ Conforms within LDC Sec.110-315 and 110-817.
- ❑ Oil change facility average daily trips = **120**
 - ❑ 5000 sq. ft. retail building average daily trips = **441**
 - ❑ Total daily trips for the property = **561**
- ❑ Surrounding commercial environment.

Conceptual Plan

The residential homes to the north will have the following between their homes and the use proposed:

- 70-foot power easement
- 15-foot landscape buffer
- 29-foot pond area

This is a total of 114 feet.



Staff Recommendation

Based on decision making criteria, staff supports the Planning and Zoning Board recommending the City Commission approving Resolution No. 2024-42, granting a Conditional Use for a quick service oil change to be located at 3150 Howland Boulevard with the following conditions:

1. The oil change facility shall have two spaces per service bay for queuing, instead of the required three.
2. All work must be conducted indoors, no outdoor activities are permissible on site.
3. All materials use for business shall be stored inside the building.
4. All solid waste shall be disposed of in the required dumpster.

5. All oil and other fluid shall be stored in containers approved for such fluids and shall be disposed of or recycled as required by law.
6. Monument signage and building signage will be reviewed and approved under a separate permit.
7. Mechanical equipment, electrical meter and service components, and similar utility devices whether ground level, wall mounted, shall be screened from view.
8. All required building permits shall be obtained prior to any work being performed. All such permits shall be subject to the controlling provisions of law applicable thereto and the fee schedule associated therewith.
9. If City staff and the Property Owner are unable to agree to the details of this Development Order, the matter will be submitted to the Planning and Zoning Board for resolution at a public hearing, and the matter will be adjudicated by means of a development order or denial development order thereto.

The background features a dark, textured surface with numerous overlapping, semi-transparent geometric shapes in various colors including blue, green, yellow, orange, and purple. The shapes are layered, creating a sense of depth and movement. The text is overlaid on the right side of the image.

**Any
Questions?**