

ZV-2024-21

Zappia Motors - Update

5242 Salem Bend Drive

Land Area Involved: 0.43 acres

Current Zoning: GB (General: Business) – Located in SARA







SERVICE

Looking at the drive entrance width



Looking at the drive aisle width



Looking at the employee parking

ZV-2024-21

Zappia Motors

5242 Salem Bend Drive

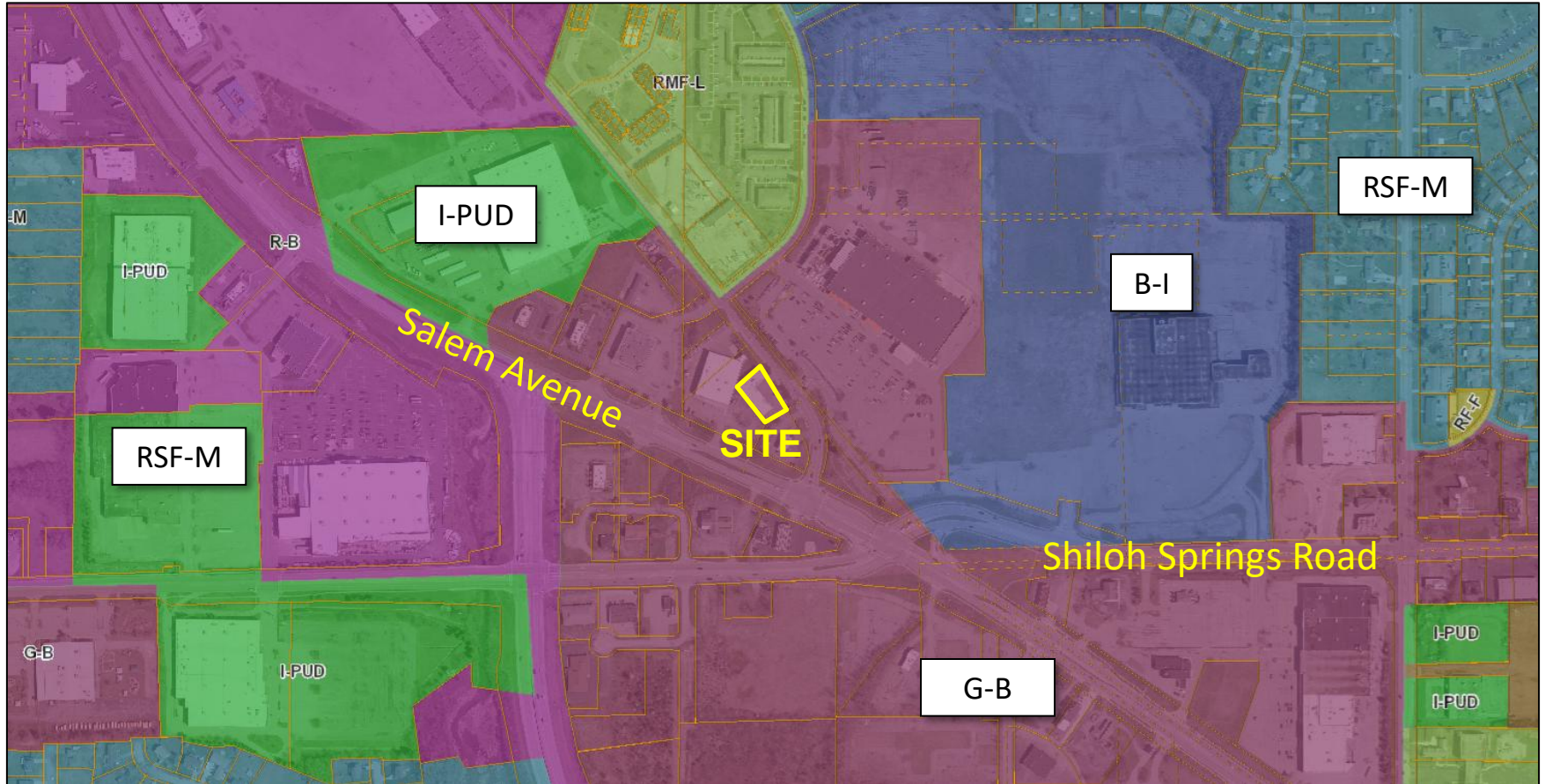
Land Area Involved: 0.43 acres

Current Zoning: GB (General: Business) – Located in SARA

Applicant Request & History

- The applicant received conditional use approval to operate a used car dealership and automotive repair at this location in March of 2022 (PC-22-04)
- As a condition of approval, the applicant was allowed to sell no more than 5 cars on-site at any one time
- In September of 2024, the property received its only violation since opening, as there were 6 cars being sold on-site at one time.
- The applicant is requesting to amend the conditional use approval to allow up to 10 cars to be sold on-site at any one time.

Property Location & Surrounding Zoning



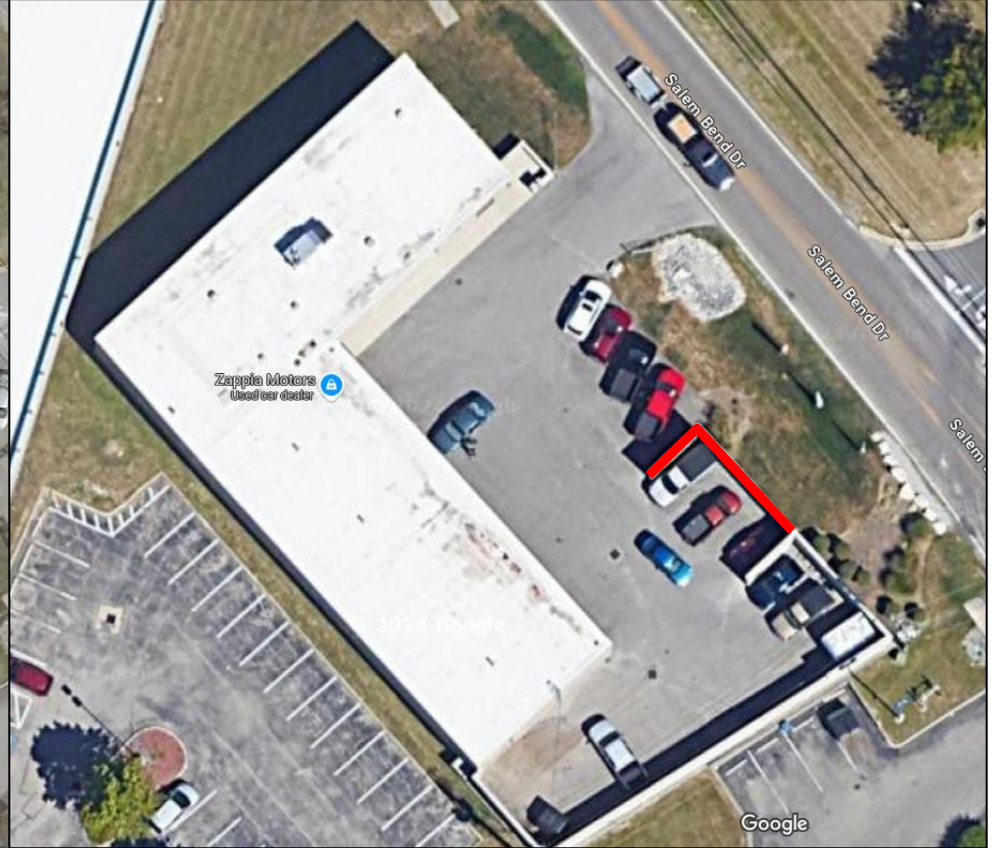
Existing Conditions



PC-22-04

- Conditional Use Exception to allow
 - Used Auto Sales
 - Automotive Repair
- Approved on March 22, 2022 with conditions
 - 5 or fewer cars for sale at any one time

Existing Conditions



Zoning Ordinance Standards

Parking Space Dimensions: Each space is required to be 20 feet long by 10 feet wide.

Markings: All parking spaces shall be marked with paint lines a minimum of 4 inches in width and shall be maintained in a clear visible condition.

Parking Requirements for Automotive Repair: 2 spaces per bay (16 parking spaces)

Parking Requirements for Auto Sales: 1 space per 2,000 square feet of vehicle sales area (1 parking space)

Drive Aisle Width: While not a zoning ordinance requirement, the best practice for drive aisles is 24 feet in width for two-way traffic with parking.

Zoning Ordinance Standards and Measurements



17 parking spaces required for the proposed uses. This accounts for employee and customer parking.

10 parking spaces required for the proposed sale of auto vehicles.

- 270 feet in width is required.
- 118 feet (11 parking spaces)
- 91 feet (9 parking spaces)
- 44 feet recommended for parking and 2-way traffic
- 35 feet
- 27 feet

Staff Concerns

- Size of the Lot
- Parking Requirement not met
- Drive Aisle Width in some locations

- What is the method for customer pick-up and drop off of vehicles?
- Are customers vehicles being dropped off and parked outside of the bays while awaiting service?
- How many employees are on-site during the largest shift?
- How many parking spaces are currently being used for customers?
- What is the reason for the parking lot not being properly striped









