

**PL-2025-02**

**Zappia Motors**

5242 Salem Bend Drive

Land Area Involved: 0.43 acres

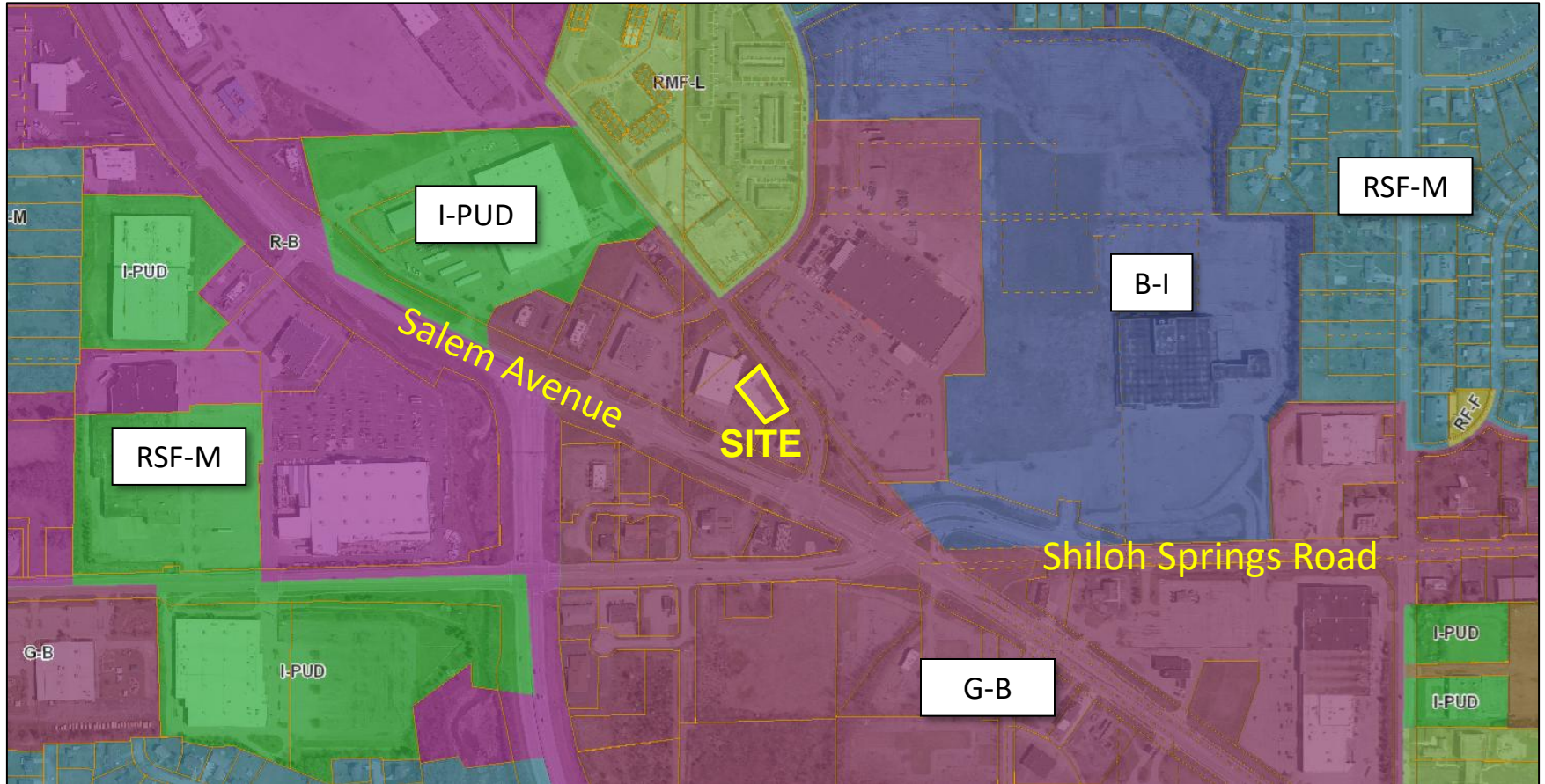
Current Zoning: GB (General: Business) – Located in SARA

# Applicant Request & History

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- 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.
- In October of 2024, the applicant applied for a modification of the conditional use to allow up to 10 cars to be sold on-site. The case was continued to November.
- At the November 2024 Planning Commission meeting, the Planning Commission denied the request.
- The applicant is here before you tonight after having refiled the same request.

# 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

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**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

- Size of the Lot
- Parking Requirement not met
- Drive Aisle Width in some locations
- Application was previously denied by the Planning Commission



- Where will customers park when test driving vehicles? How many parking spaces are currently being used for customers?
- What is the reason for the parking lot not being properly striped



















SERVICE

Looking at the drive entrance width



**Looking at the drive aisle width**





**Looking at the employee parking**

# Staff Recommendation

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Staff recommends denial of the modification. The Planning Commission previously heard the applicant's request (ZV-2024-21) to allow up to 10 cars to be sold on the property at one time. At the November 2024 Planning Commission meeting the Planning Commission denied the application. The Planning Commission indicated they were uncomfortable with the additional sale of used automobiles at this location and the apparent shift in business model, from more auto service to more auto sales. Auto Sales are not a permitted use within the GB (General Business) zoning district, and it is specifically pointed out as a prohibited use within the SARA (Salem Avenue Redevelopment Area). The proposed case before you tonight is not different in any way from what was previously denied by the Planning Commission.



