



CITY OF LA VISTA
PLANNING DIVISION

RECOMMENDATION REPORT

CASE NUMBER: 2016-CUP-05

For Hearing of: October 20, 2016
Report Prepared on: October 3, 2016

I. GENERAL INFORMATION

- A. **APPLICANT:** LB Southwest LLC
- B. **PROPERTY OWNER:** Miller Developments, LLC
- C. **LOCATION:** South 137th Circle, south of Giles Road
- D. **LEGAL DESCRIPTION:** Lot 2, I-80 Industrial Park Replat 3
- E. **REQUESTED ACTION(S):** Conditional Use Permit approval for *Automotive Repair Service*
- F. **EXISTING ZONING AND LAND USE:**
I-1 Light Industrial; Industrial flex building.
- G. **PROPOSED USES:** The Conditional Use Permit (CUP) would allow the applicant to operate an *Automotive Repair Service* out of three suites of an industrial flex building.
- H. **SIZE OF SITE:** 3.59 acres

II. BACKGROUND INFORMATION

- A. **EXISTING CONDITION OF SITE:** An industrial flex building currently sits on the property with the ability to house 10 separate suites. The property is relatively flat with a gradual slope northward.
- B. **GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**
 - 1. **North:** I-80 Industrial Park; Industrial flex building; I-1 Light Industrial District
 - 2. **South:** I-80 Industrial Park; Industrial flex building; I-1 Light Industrial District
 - 3. **East:** I-80 Industrial Park; Industrial building; I-1 Light Industrial District
 - 4. **West:** The Meadows; Single-Family houses; R-1 Single-Family Residential

C. RELEVANT CASE HISTORY:

N/A

D. APPLICABLE REGULATIONS:

1. Section 5.13 of the Zoning Regulations – I-1 Light Industrial District
2. Article 6 of the Zoning Regulations – Conditional Use Permits

III. ANALYSIS

A. COMPREHENSIVE PLAN:

1. The Future Land Use Map of the Comprehensive Plan currently designates this property for industrial uses.

B. OTHER PLANS: N/A

C. TRAFFIC AND ACCESS:

1. Access will be from two existing egress / ingress points along South 137th Circle.
2. Based on nature and extent of the activities stated in the Operating Statement, a traffic impact study is not required.

D. UTILITIES: All utilities are available to the site.

E. PARKING REQUIREMENTS: The industrial flex building's parking lot consists of 66 striped parking spaces on the north side.

The zoning requirements for *Automotive Repair Services* require a minimum of 3 parking spaces per repair stall. The three suites that the proposed business will take up include 6 bay doors, translating to a need for 18 parking spaces.

The proposed business will take up 9,720 square feet of a 32,400 square foot building, leaving 22,680 square feet for the remaining tenants. Zoning requirements for *Industrial Flex Space* require 1 space per 3,000 square feet of building. This would equate to a need of 8 parking stalls for the remainder of the facility.

Sufficient parking is available for this business.

No on-street parking is allowed on South 137th Circle.

F. LANDSCAPING: The site already complies with the landscaping requirements of Section 7.17 of the Zoning Ordinance, which requires 1 tree per 40 feet of street frontage. A sufficient stand of trees also provides

a visual buffer between this lot and the residential development to the west.

IV. REVIEW COMMENTS:

1. The applicant proposes to house the *Automotive Repair Service* within suites 6-8 of the facility, as indicated on the CUP Site Plan.
2. The Operational Statement notes that the proposed business would be temporary due to the proposed development of permanent facilities to house this business near 144th Street and Giles Road. However, due to the nature of the lease, the proposed business would be considered permanent through the Conditional Use Permit. At such time as the business would cease to be in operation in this location for one year, or the applicant notified the City of closure of this location, the CUP would then terminate.
3. No outdoor storage will be permitted. All parts and materials will be required to be stored inside. Any discarded parts and materials will be required to remain in a dumpster until picked up for disposal.
4. Based on information provided within the revised Operational Statement, it is concluded that the impact of noise and/or fumes from this business would be limited. However, conditions 2(i) and 2(k) and 2(l) of the draft Conditional Use Permit allow the City to address nuisance issues through this permit if nuisance complaints are deemed a sufficient impact to warrant action.
5. A draft Conditional Use Permit is attached for review.

V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:

Staff recommends approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

VI. ATTACHMENTS TO REPORT:

1. Vicinity Map
2. CUP Operational Statement
3. Staff Review Letter
4. Review Response Letter from Representative Consultant
5. Draft CUP
6. CUP Site Plan map

VII. COPIES OF REPORT TO:

1. Paul Cech; LB Southwest, LLC
2. Stan Baatz; Miller Developments, LLC
3. Scott Loos, P.E.; Lamp, Rynearson & Associates, Inc.
4. Public Upon Request


Prepared by _____

 10-12-16
Community Development Director _____ Date