

5. SPECIAL USE PERMIT NO. 2009-24 – 5011 Antioch Road

1. APPLICANT: Andrew Schlagel is the applicant for this request.
2. REQUESTED ACTION: The applicant is requesting approval of a special use permit, for a five-year period of time, to allow a commercial use in an industrial zoning district.
3. LOCATION: The subject property is located at 5011 Antioch Road.
4. EXISTING ZONING: This property is currently zoned M-1, Industrial Park District, with a temporary special use permit for a truck rental business (SUP No. 2007-46).
5. NEIGHBORHOOD CHARACTERISTICS: The character of the neighborhood is industrial park and commercial uses with some commercial uses within industrial zoning districts allowed by special use permits.
6. ANALYSIS: The applicant is requesting approval of a special use permit to allow an automotive restoration business, Corvette Village, in an existing one-story industrial building. The building is approximately 13,000 square feet. The business owner currently operates in a 3,000 square-foot building a few blocks south on the Merriam side of Antioch Road.

The business owner, Mr. Ray Boyles, has provided a description of his restoration business that details the nature of the car restoration business. The business description indicates Corvette Village specializes in restoring vintage Corvette automobiles. The business description also states that the move to the larger building will allow the business to expand from the six employees and himself. Mr. Boyles has explained to the staff that restorations may take several months or even years and owners invest hundreds of thousands of dollars in these cars. One of the benefits to locating in a larger building will be the ability to keep the automobiles inside of the building while others are being restored.

This site has 31 parking stalls, which would exceed the demand for this particular business. Staff is recommending that a new peninsula island be installed at the north side of the entrance drive onto Antioch Road, which would reduce the parking by one stall to 30 stalls. No modifications to the building or to the remainder of the site are being proposed by the applicant. Some remodeling of the interior space for new administration areas and restrooms may be done by the business owner. Such renovations can be done by a tenant finish building permit application. A

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final development application will not be required for the Corvette Village business to move into the building.

A special use permit is required for a commercial business to operate in an industrial zoning district to insure that uses and the potential for different parking demands are compatible with the context of the site. The parking demand for the Corvette Village business is anticipated to be minimal and this site will have adequate parking.

The ordinance limits the duration of this type of special use permit to a maximum of two years. The applicant is requesting five years. Staff is recommending the special use permit be granted for two years as the ordinance allows.

7. STAFF RECOMMENDATION: Staff recommends approval of Special Use Permit No. 2009-24, for a two-year period of time, subject to the following stipulations:
- a. A new peninsula island be constructed at the northerly side of the entrance drive onto Antioch Road.
 - b. No mechanical equipment or trash containers shall be visible from the street or adjacent properties. Screening shall be installed that complies with the Unified Development Ordinance requirements.
 - c. The location and geometrics of all driveways and parking areas are subject to review and approval by the Planning and Development Services Department.