

Larry's 1st Stop Auto Parts PUD – 2021-134 & 2021-135

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-136 be APPROVED with CONDITIONS with the following exhibits:

1. The original legal description dated November 20, 2019
2. The original written description dated November 3, 2020
3. The original site plan dated January 13, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-136 be APPROVED subject to the following conditions, which may only be changed through a rezoning:

1. A minimum six (6) foot high, ~~100%~~ 65% opaque fence shall be placed the subject property line along New Kings Road.
2. All vehicles must be located behind the fence along New Kings Road **except during business hours.**
3. There shall be a ~~50~~ 20 foot undisturbed landscaped buffer where adjacent to residential use and zoning districts.
4. The subject property shall comply with Part 12.
5. ~~There shall be no stacking of shipping containers.~~
6. Vehicles shall not be stacked over 20 feet in height.
7. No vehicle stacking within 150 feet of New Kings Road
8. No vehicles shall be parked in the City Right-of-Way.
9. ~~Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either: (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.~~