



Legislation Text

File #: 17-0370, **Version:** 1

Use Permit Application No 17-00012 by David Swartz at 1619 W Pembroke Ave [LRSN: 1002424] to permit the operation of a vehicle storage lot

Background Statement:

Use Permit Application No. 17-00012 is a request to operate vehicle storage lot at 1619 W Pembroke Ave [LRSN 1002424]. The applicant operates a towing company, and is proposing to utilize this lot for storing towed vehicles until legally released. The property is zoned C-3 General Commercial, which allows for vehicle storage with a use permit.

The applicant will enclose the proposed storage area in 6ft high opaque fencing, and will utilize existing vegetation as buffers from adjacent properties. Staff has determined that the existing conditions on the site, and improvements proposed by the applicant, sufficiently shield the vehicle storage area from adjacent properties; it has also been determined that a tow lot operating at this location would have no adverse effects on local traffic.

The Hampton Community Plan (2006, as amended) recommends business/industrial uses for this site. The Plan sets out a vision that “Hampton will be the community of choice for businesses seeking an environment that maintains, expands, and attracts investment,” and encourages us to focus commercial development within specified areas to strengthen the viability of commercial uses and to protect residential uses and adjacent neighborhoods. The proposed vehicle storage area is in compliance with the City’s adopted policies and vision.

Recommendations:

Staff Recommendation:

Approve with 11 conditions.

Planning Commission Recommendation:

Approve with 11 conditions.