



## PLANNING AND ZONING CASE SUMMARY

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### **BACKGROUND**

**APPLICANT:** Shannon Taylor, Park & Tow Solutions

**REQUESTED ACTION:** Conditional Use Permit to allow outdoor storage of vehicles and tow trucks.

**LOCATION:** 2508 Westwood Ave.

**CASE NUMBER:** Z1018-0070

**COMMUNITY RESPONSES:** Two responses have been returned in favor of the request.

### **STAFF COMMENTS AND ANALYSIS**

The applicant is proposing the outdoor storage of vehicles as an accessory use for a towing company on the subject property. The storage of towed vehicles and tow trucks will be conducted behind the primary structure on a concrete storage area that is approximately 11,500 square feet. This rear concrete storage space is screened on all sides and will have entry gates that screen the storage lot from Westwood Avenue. Park & Tow Solutions will offer 24/7 towing services and towed vehicles will be permitted to stay in the storage area for a maximum of 45-days.

The proposed Conditional Use Permit to allow the outdoor storage of vehicles for a towing company is consistent with the future land use designation of the Comprehensive Plan as well as the existing zoning district. The subject property is surrounded by non-residential uses and Staff does not anticipate adverse impacts from the proposed use on the surrounding uses or properties.

### **RECOMMENDATION**

At the November 12, 2018 meeting, the Planning and Zoning Commission voted unanimously (6-0) to recommend approval of the Conditional Use Permit request to allow the outdoor storage of vehicles with the following stipulation:

1. There shall be no storage of heavy load vehicles such as semi-trucks or trailers allowed on site.