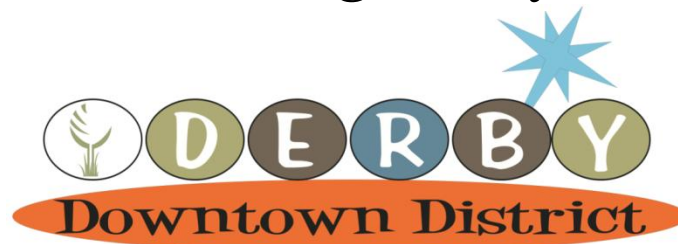


Case CU-96-12

7360 Highway 2





**Request for Conditional Use Permit
to operate a glass/windshield repair
and light auto repair business**

Location & Zoning



Comprehensive Plan



-  Activity Center
-  Possible Transit Station

Derby Master Plan



Downtown Derby
Master Plan

Site Stats & History

- Built 1968 (AdCo records)
- Historically used as automotive-service garage
- 1,396 square feet building
- .12 acre lot
- Derby PUD zoning approved in 2007
- PUD amended in 2009
- Amendment to allow auto repair with CUP

Existing Conditions



Derby PUD Zoning

- Industrial and/or auto repair prohibited
- Existing auto-oriented businesses are legal, non-conforming
- Continue as is; no expansion or enlargement
- Ownership may change
- Abandonment @ 6 months
- Amended PUD – specific reference to CUP for the subject property

Applicant's Request

- Conditional Use Permit
- Windshield/glass repair & light auto repair

Development Review Team Analysis

- Minor vehicle repair/windshield in LDC = C-3 zone district
- Subject property is disconnected from Derby Downtown District
- Utilizing vacant property good for City
- Cleans-up/puts to use derelict property
- Proposed use will not negatively impact Derby
- Accomplishes Comp Plan goals for ED, RR
- Brings new business to City, Derby
- No objections from the Derby Review Board

Recommendation

Planning Commission recommended

APPROVAL with CONDITIONS

At the June 5 hearing

- The facility may only be used for glass/windshield repair and light-duty automotive repairs to operable, licensed vehicles no greater in gross vehicle weight (GVW) than a standard, full-size pickup truck.
- All repair work, installation of parts, hydraulic hoists, pits, and all lubrications, greasing, automobile detailing, or repairing equipment shall be performed entirely within the enclosed building.
- The existing outdoor grease pit shall not be used for any automotive services or outdoor storage and shall remain completely screened from view.
- Landscaping on the site shall be provided by utilizing a minimum of six (6) large pots with a diameter of at least 44-inches that shall be planted with live plants including trees, shrubs and flowers. The applicant is responsible for ensuring the plants are adequately watered and remain in a healthy condition.