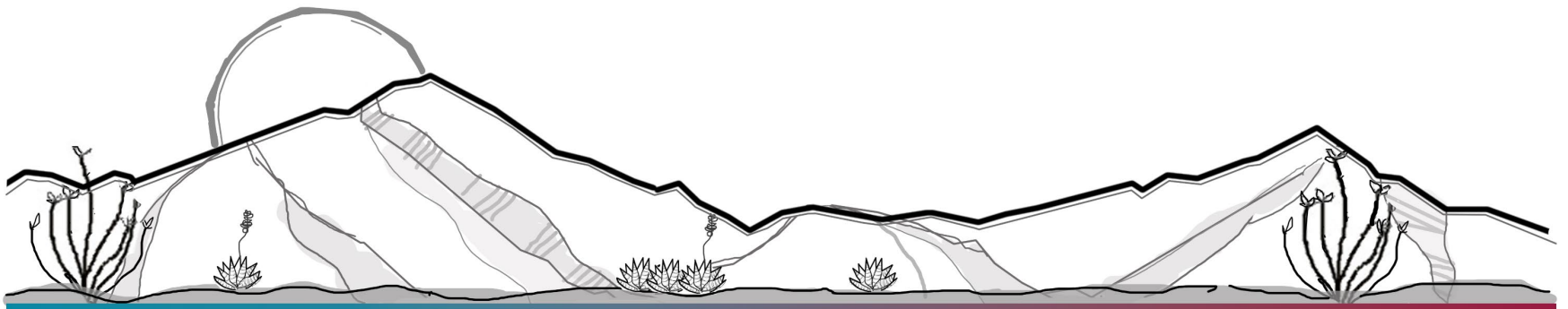


# SU 22-24 (War Performance)

Special Use Authorization for Small Engine Repair  
in a Rural Zoning District

Planning & Zoning Commission  
December 14, 2022



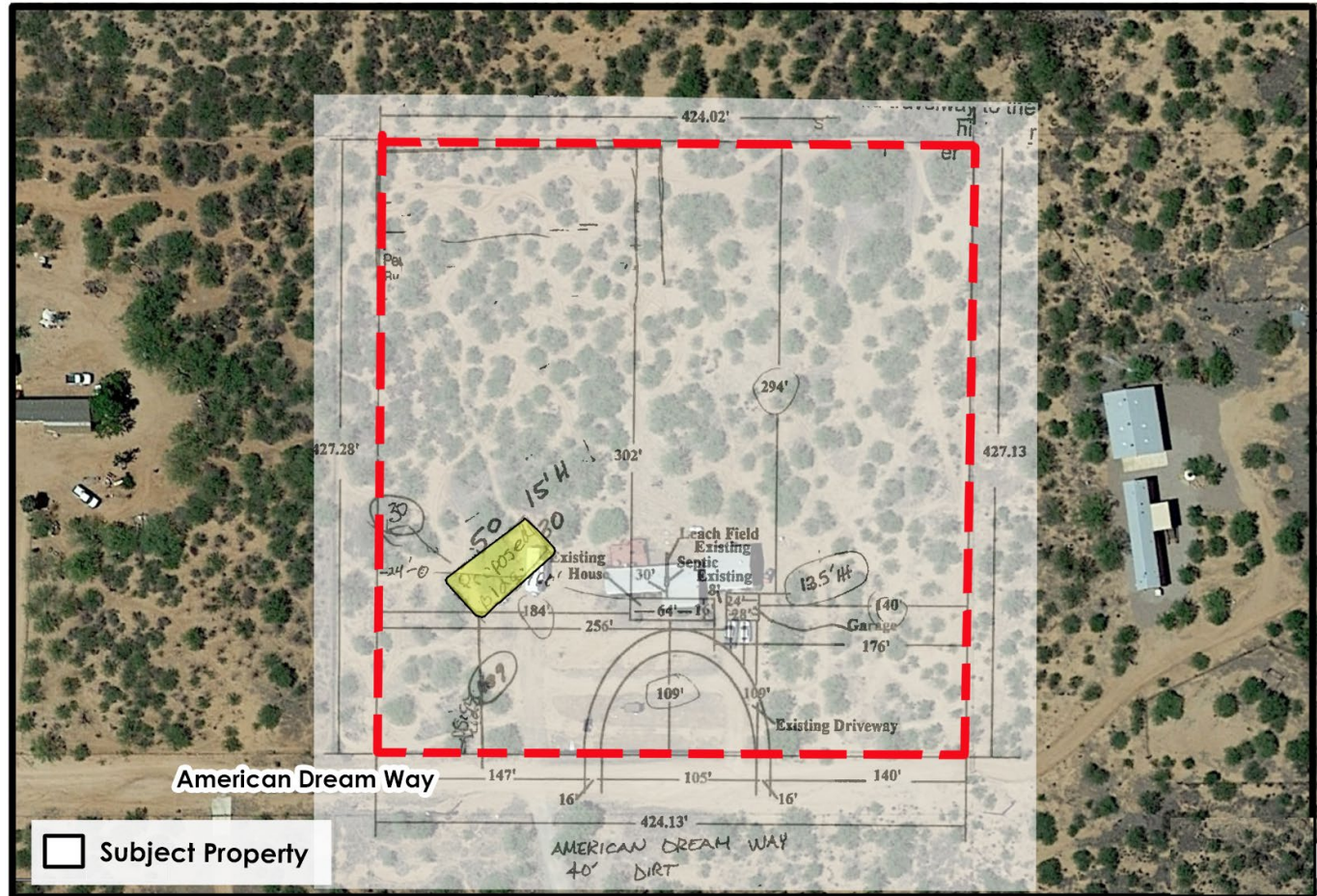
# DEVELOPMENT SERVICES

- This is a request to allow small engine repair, zoned RU-4
- Parcel 107-61-025/8567 E American Dream Way(Hereford)
- Currently has a house and 1,500 SF metal storage structure
- The Applicant is Myra Arnold



## Concept Plan

Small engine repair:  
Services designed to repair vehicles with no more than two axles, recreational vehicles, and/or other small engines and may include incidental retail sales.



Site Plan  
SU 22-24 War Performance

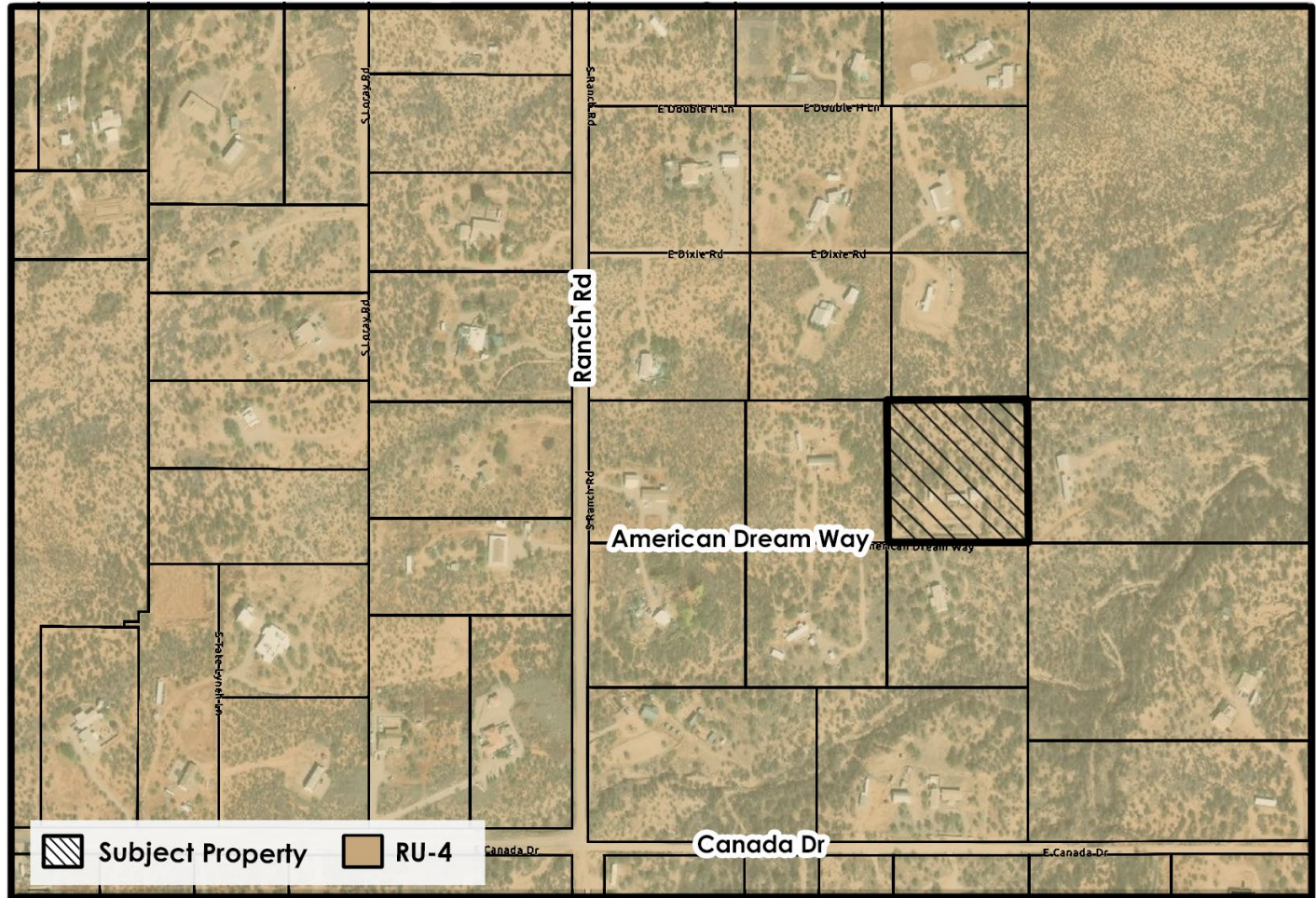
# DEVELOPMENT SERVICES



## Zoning

RU-4:

Encourage those types of non-residential and non-agricultural activities which serve local needs or provide a service and are compatible with rural living.



Zoning  
SU 22-24 War Performance

N.T.S



# **DEVELOPMENT SERVICES**

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**There are 10 factors used to evaluate all special use proposals. As submitted, the application:**

**Complies: 4 factors**

- Compliance with Duly Adopted Plans
- Compliance with the Zoning District Purpose
- Significant Site Development Standards
- Water Conservation

**Partially Complies: 1 factor**

- Public Input

**Complies with Conditions/waiver: 4 factors**

- Traffic Circulation
- Adequate Services and Infrastructure
- Hazardous Materials
- Offsite Impacts

**Not applicable: 1 factor**

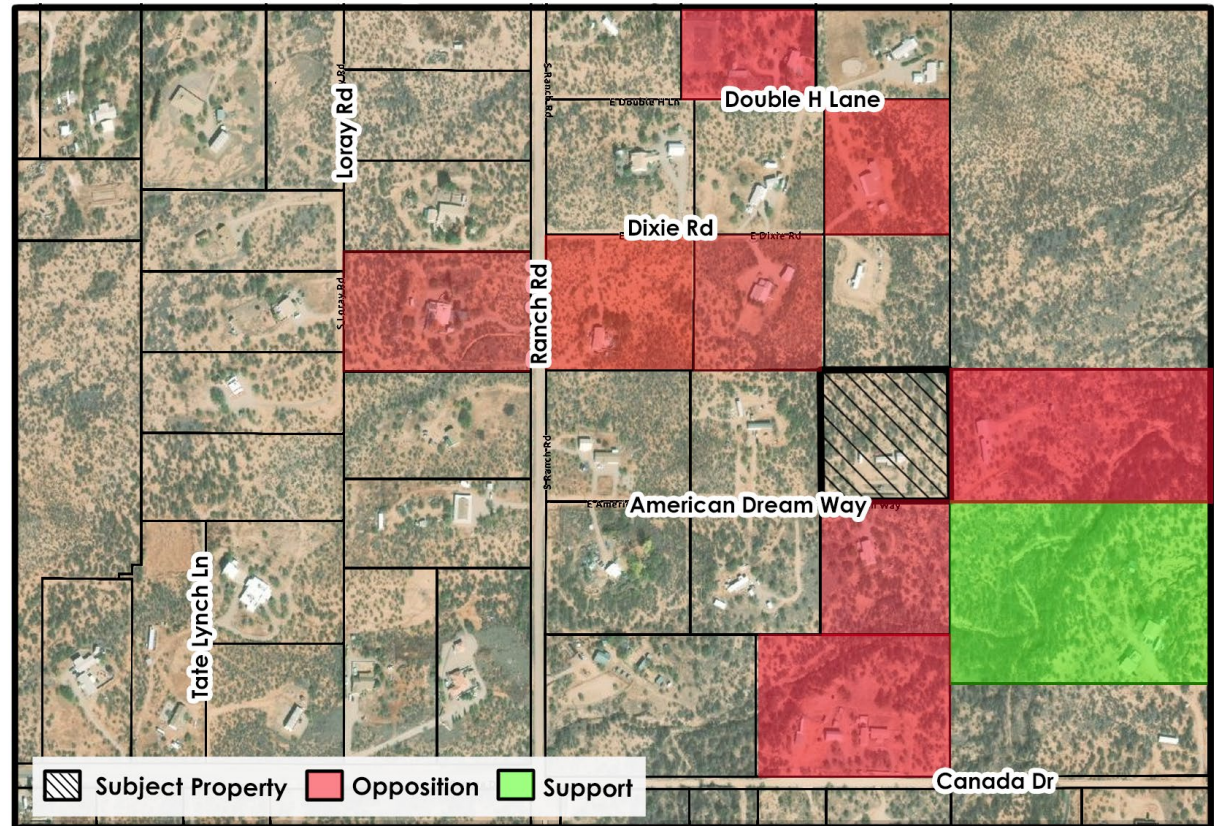
- Development Along Major Streets



## Public Comment

### Concerns Noted

- Noise
- Increased Traffic
- Decreased Property Values
- Environmental Impacts
- Commercial use/  
Compatibility with residential



Public Input  
SU 22-24 War Performance

N.T.S.



## Factors in Favor of Request

1. The project is consistent with goals and policies of the Comprehensive Plan and the purpose of the Zoning District;
2. The project complies or partially complies with five of the criteria used to evaluate special use requests;
3. Visually, the building is not out of scale or character for the area; and
4. The project is a small, locally owned business that would provide a service to area residents.



## Factors Against Approving the Request

1. Conditions are recommended to mitigate off-site impact concerns of neighbors/eight letters of opposition received;
2. Conditions are recommended to mitigate four factors used to evaluate special use requests (Project Traffic Circulation, Adequate Services and Infrastructure, Hazardous Materials, Offsite Impacts); and
3. Although the area is zoned rural, which permits some non-residential uses by right, the surroundings have developed primarily as a residential area.



## Applicant Presentation/Discussion



## Staff Recommendation

Docket SU-22-24, Staff recommends **Conditional Approval**

If the Commission wishes to grant approval, staff recommends the following conditions:



## Recommended Conditions\*

1. The applicant will be required to enter into a Private Maintenance Agreement to participate in the maintenance of the non-maintained roadway, American Dream Way, from the driveway of the subject parcel to the intersection of American Dream Way and Ranch Road per Zoning Regulation 1807.02, at the Commercial Permit phase;
2. Any fuels or other flammable materials related to the repair shop shall be stored in containers meeting National Fire Protection Standards;
3. All waste fuels, oils, or other potentially hazardous materials shall be disposed of per manufacturer's guidelines or industry standards. No oils or solvents shall be discharged into the onsite septic system;
4. All activity associated with the special use shall only occur during the times stated on the application (Monday-Friday 9am-5pm); and
5. All small engine repair shall occur inside the designated metal building.

\* Standard conditions related to acceptance of conditions, permitting timeframes, and modifications apply, and have not been modified by this request



## Sample Motion

*Mr. Chairman, I move to approve Docket SU 22-24, War Performance, with the Conditions of Approval recommended by staff; the Factors of Approval constituting Findings of Fact.*

