

# Vehicle Display Lots

Council Workshop

July 27, 2009

# June 2, 2008 Discussion

- Amend Traffic Code to allow ticketing for Site Plan violations.  
Completed.
- Amend Zoning Ordinance to reduce the period for discontinuance of a non-conforming use from 1 year to 6 months. Completed.
- Review existing site plan standards for vehicle display lots.  
Completed—no changes proposed.

# June 2, 2008 Discussion

- Amend landscape standards to require compliance with landscape standards when expansion of a legal site exceeds 50% of lot existing lot area.

Incomplete. Standards only specify 50% of assessed value of structure or 50 % of square footage of structure.

- Legal non-conforming sites cannot expand in land area, building area or display area without bringing site into full compliance with all standards.

Lacks legal precedence.

# June 2, 2008 Discussion

- Amend site plan ordinance to specify that all vehicle display lots must comply with site plan and landscape standards to the “maximum extent physically possible” within two years.

Under review by Legal Department.

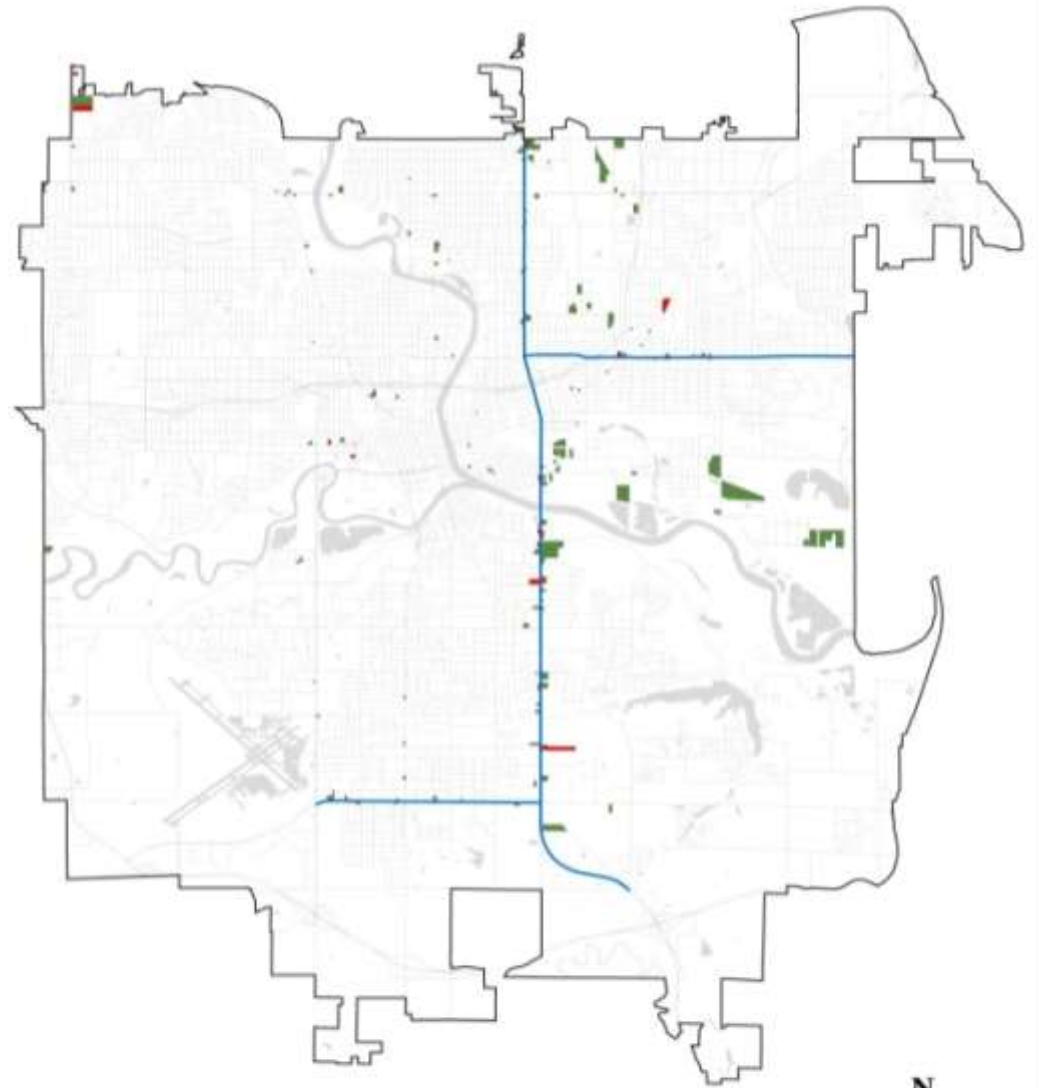
- **Create a Vehicle Display Lot Prohibition Overlay District**

Currently Proposed.

# Vehicle Display Lot Statistics

- 155 Total Vehicle Display Lots City-wide
- 22 Lots Comply with Current Standards
  - 3 along University Avenue Corridor
  - 1 along Army Post Road Corridor
  - 10 along E 14<sup>th</sup> Street Corridor

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**Legend**

- Proposed Corridors
- Lots that Comply with Current Standards
- Other Vehicle Display Lots



# Complying Site



- 2527 SE 14<sup>th</sup> Street



# Complying Site



- 2102 SE 14<sup>th</sup> Street



# Non-complying Site



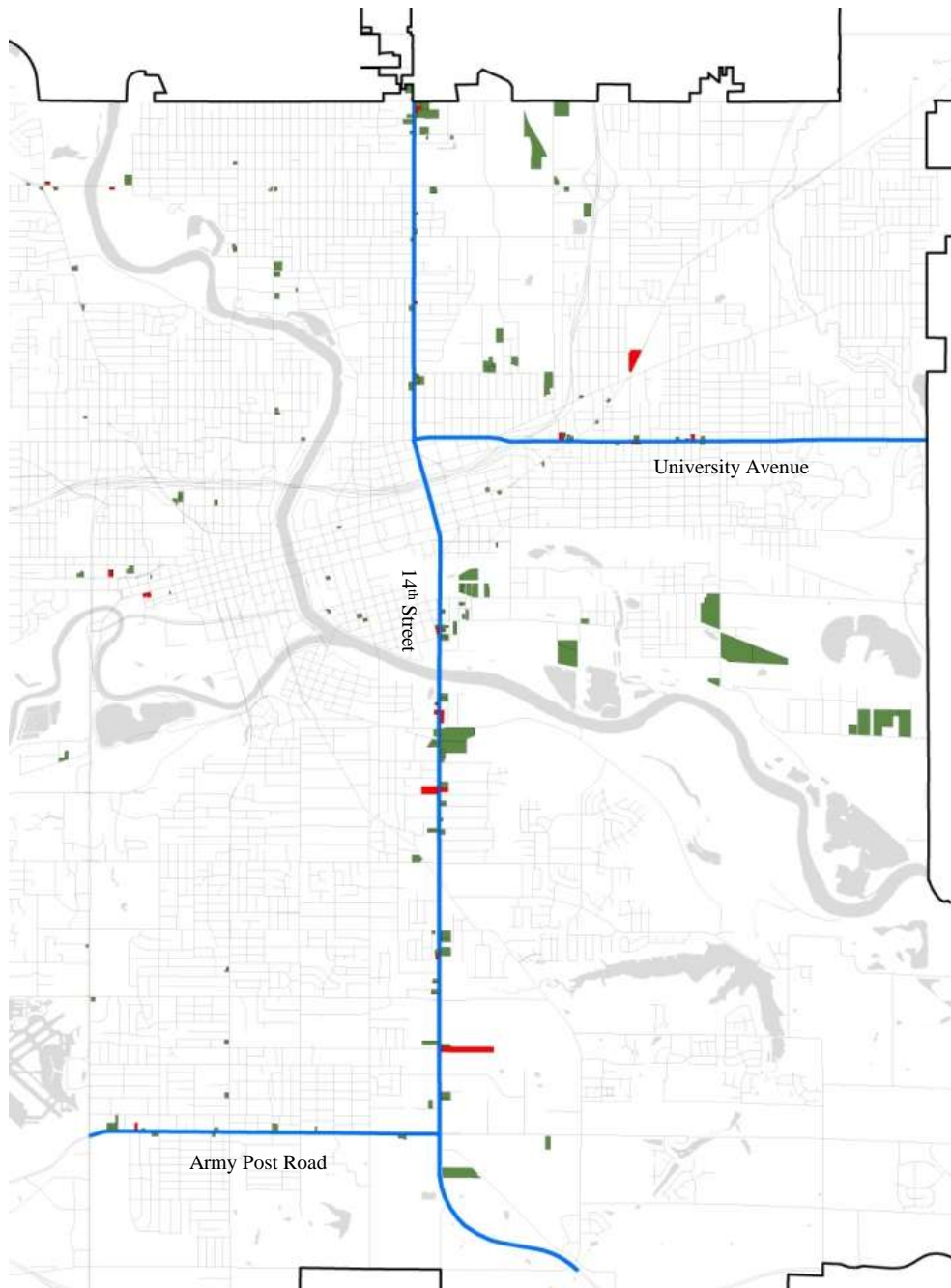
- 1902 SE 14<sup>th</sup> Street



# Code Enforcement

- 155 vehicle dealers inspected
- 100 cases have been closed 55 cases remain open
- 604 inspections/re-inspections
- 157 code cases
- 52 notices issued of violation of municipal code
- 13 legal notices issued
- 52 tickets issued

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**Legend**

- Proposed Corridors
- Lots that Comply with Current Standards
- Other Vehicle Display Lots

# University Avenue Statistics

- Parcels
  - 228 Total Parcels
  - 12 Parcels Occupied by Vehicle Display Lots ---5.3%
- Frontage
  - North
    - 19,347 Total Lineal Feet of Frontage
    - 1,070 Lineal Feet Occupied by Vehicle Display Lots ---5.5%
  - South
    - 19,347 Total Lineal Feet of Frontage
    - 607 Lineal Feet Occupied by Vehicle Display Lots ---3.1%

# Army Post Road Statistics

- Parcels
  - 168 Total Parcels
  - 13 Parcels Occupied by Vehicle Display Lots ---7.7%
- Frontage
  - North
    - 13,199 Total Lineal Feet of Frontage
    - 1,007 Lineal Feet Occupied by Vehicle Display Lots ---7.6%
  - South
    - 13,199 Total Lineal Feet of Frontage
    - 642 Lineal Feet Occupied by Vehicle Display Lots ---4.9%

# E 14<sup>th</sup> Street Statistics

- Parcels
  - 589 Total Parcels
  - 65 Parcels Occupied by Vehicle Display Lots ---11%
- Frontage
  - West
    - 48,921 Total Lineal Feet of Frontage
    - 3,780 Lineal Feet Occupied by Vehicle Display Lots ---7.7%
  - East
    - 48,921 Total Lineal Feet of Frontage
    - 6,716 Lineal Feet Occupied by Vehicle Display Lots ---13.7%

# Staff Findings

- Highest concentration of vehicle display lots exists on E 14<sup>th</sup>
- Vehicle display within the front yard setback is more detrimental to the appearance of the corridor than parking lots for other commercial uses.
- “Grandfathered” rights limit the City’s ability to require conformance with current standards.

# VDL Overlay District

- Creation or expansion of vehicle display lots is generally prohibited.
- Concentration of vehicle display lots will decline through attrition and conversion to other uses over time.
- Detrimental impact of the remaining vehicle display lots will decline as vehicle display lots are upgraded over time to the current landscaping and setback standards.

# Implementation

- City Council determines:
  - (1) Over-concentration of vehicle display lots exists; or
  - (2) Vehicle display would detrimentally impact the character and property values along the corridor.

# Implementation

- City Council applies “overlay” designation to a corridor via legislative rezoning process.
- Designation can be removed if:
  - (1) Council finds overconcentration no longer exists; or
  - (2) The applicant demonstrates provision of exceptional setbacks, landscaping and other site amenities.
- Property must be re-zoned to remove the “overlay”

# Exception to the Overlay

- A legal non-conforming vehicle display lot within the corridor may be redeveloped or expanded provided that:
  - (1) Entire property was under same ownership when overlay was applied; and,
  - (2) The entire vehicle display lot conforms with current codes.
- P&Z Site Plan review required.

# Timeline

- Information meeting with property owners (August 2009)
- P&Z hearing September 3, 2009
- City Council Set Hearing September 14, 2009
- City Council Hearing September 28, 2009