



**CITY OF ATLANTIC BEACH
COMMUNITY DEVELOPMENT BOARD
STAFF REPORT**

AGENDA ITEM	4.B.
CASE NO	UBEX-13-00100059 <i>Request for use-by-exception to allow for the sale of electric vehicles in a new building within the Commercial General (CG) Zoning District.</i>
LOCATION	58 10TH STREET WEST
APPLICANT	TED JACKREL
DATE	JUNE 18, 2013
STAFF	JEREMY HUBSCH, REDEVELOPMENT AND ZONING COORDINATOR

STAFF COMMENTS

This Use-by-Exception is requested to allow for the sale of electric vehicles at a vacant site on 10th Street West, one block west of Mayport Road. The applicant currently operates an electric vehicle sales business called Moto Electric Vehicles at 2426 Mayport Road in Jacksonville, and would like to move to a location in Atlantic Beach. The applicant is proposing a new metal building for the site, and has presented two development scenarios. The first is a 7,731 square foot building with parking fronting 10th Street West. The second is a 7,416 square foot building with parking on the west side of the building. If this Use-by Exception is approved, staff is of the opinion that option 2 is more desirable. This option visually screens the parking areas from Mayport Road, makes the site more pedestrian friendly, and also provides better opportunities to landscape the front of the property.

The applicant stated in the application package that the activities on site will be contained to the inside of the building and that a large majority of sales come from online business. This differs from the majority of automotive sales in the area which typically have inventory on display outside. Additionally, the products that the applicant sells appear to be of a higher quality and cost than the typical used car business along Mayport Road. Therefore, this proposed use does not appear to be comparable or similar to other automotive sales businesses along the Mayport Road corridor.

If this proposed use was more similar to the existing used car dealers along Mayport Road, staff would emphatically recommend denial. However, given the uniqueness of the proposed business and the fact that there will be no outdoor sales; staff believes the proposed use is worth consideration.

Comprehensive Plan

Policy A.1.10.5 of the Comprehensive Plan states, "Along the Mayport Road corridor, the continuation and proliferation of light industrial uses, automotive sales and repair businesses and other more intensive commercial business activities shall be discouraged in favor of those businesses and uses that provide neighborhood serving retail products and services that generate daily activity and interaction between residents of the surrounding neighborhoods". The proposed business sells products that can be highly desirable to residents of Atlantic Beach. In a relatively densely populated area, with a wide geographic range of community assets such as Beaches Town Center, the marsh, and the beach; an electric golf cart or low speed electric vehicle may be preferable to biking or the automobile. Staff believes this is particularly likely for the elderly residents of Fleet Landing, the golf club residents of Selva Marina, or residents of the many beachside or marshside communities throughout Atlantic Beach.

Policy A.1.14.1 of the Comprehensive Plan states, "The city shall maintain an energy efficient land use pattern and shall continue to promote the use of transit and alternative methods of transportation that decrease reliance on the automobile". Electric vehicles are energy efficient and better for the environment than those that use gas. Low speed electric vehicles and electric golf carts are also commonly used as alternative forms of transportation in an array of communities across the nation. One noteworthy example is The Villages in central Florida, where golf carts are the preferred method of transportation throughout the community and its commercial centers.

Policy A.1.10.4 of the Comprehensive Plan states that, "retail and service uses that sustain neighborhoods, and encourage a more aesthetically pleasing and pedestrian friendly environment shall be encouraged". As previously stated, the proposed use promotes a more pedestrian friendly environment that is less reliant on the automobile. Additionally, the applicants are proposing a pedestrian friendly building design that locates the building close to the street, has perimeter landscaping, and visually screens the parking area from Mayport Road.

Development Standards

If the use-by exception is approved, the proposed site plan will undergo an additional review from staff in regards to compliance with the Atlantic Beach Land Development Regulations. The proposed site is located more than 100 feet from the right-of-way of Mayport Road, therefore the site is not required to meet the commercial corridor development standards outlined in LDR section 24-171. Below are development standards that will need to be met by the applicants:

- Maximum building height of 35'
- Impervious Surface Ratio (ISR) of 70%
- Front setback of 20' or 10' if parking is on the side or rear of building
- Rear setback of 10'
- Side yard setback of 10' where adjacent to residential. Otherwise a combined 15 total feet with five feet minimum on either side.
- Per 24-161.b.4, no sales or business activity can occur within parking areas.
- Per 24-161.k.2, all new development requires bicycle parking.
- Per 24.177.e, there shall be a 10' buffer strip between the project and residential zoning along the western property line. The buffer shall be a solid masonry wall, wood fence, shrubbery or landscaping...Such buffer shall be a minimum of 5 feet in height, except within required front yards it shall be 4 feet".
- A sign permit will be required. The site is allowed 1 square foot of display area for each linear foot of frontage, provided no such sign shall exceed 96 square feet or 8 feet in height, and 12 feet in width. 1 free standing sign for every 100' of frontage, up to 3 total signs.
- A landscape plan is required. 10% of vehicular use area shall be landscaped; if storing vehicles for sale, at least 5% must be landscaped; a landscape area of not less than 10 square feet for each linear foot of street frontage, 50% of which shall be at least a five foot wide strip abutting the street right of way (except driveways), the remaining area shall be within 25' of the right of way; a durable opaque landscape screen along at least 75% of the street frontage, excluding driveways, must be 3' high for shrubs.

Subject Site and Surrounding Properties

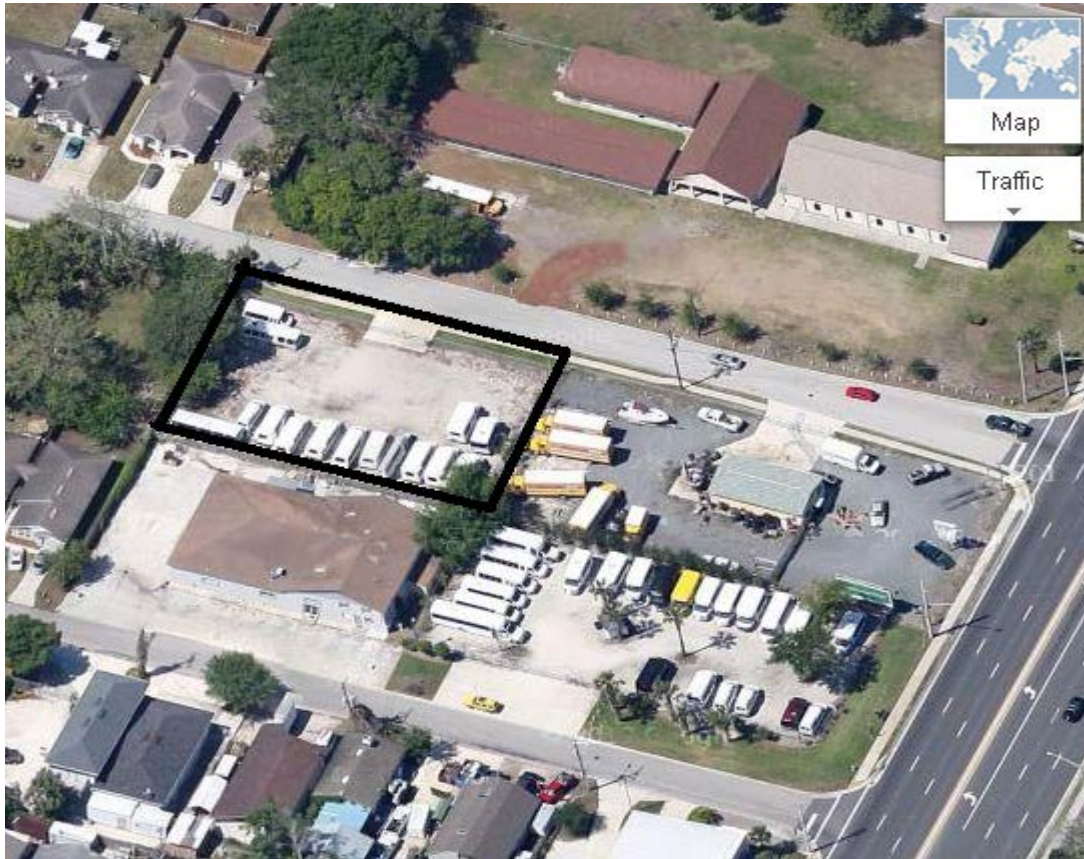


Figure 1. 58 10th Street West and surrounding properties (Google Maps)



Figure 2. 58 10th Street West looking east

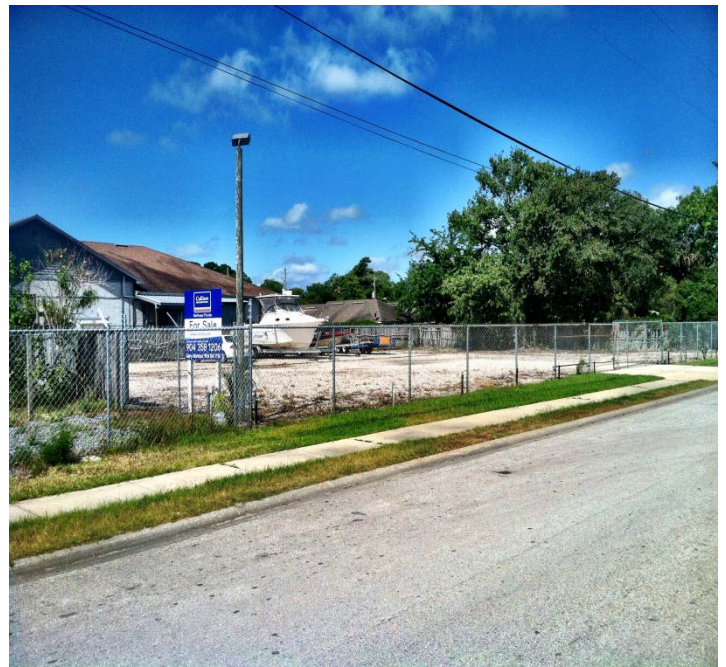


Figure 3. 58 10th Street West looking west

SUGGESTED ACTION TO RECOMMEND APPROVAL

The Community Development Board may consider a motion to recommend approval to the City Commission of a requested Use-by-Exception (File No. UBEX 13-00100059) to allow for the sale of electric vehicles for property within the Commercial General (CG) Zoning District and located at 58 10th Street West provided:

1. Approval of this Use-by-Exception is consistent with the intent of the Comprehensive Plan.
2. Approval of this Use-by-Exception is in compliance with the requirements of Section 24-63, Zoning, Subdivision and Land Development Regulations.
3. The requested use is consistent with Section 24-111(c) in that the proposed use is found to be consistent with the uses permitted in the CG zoning districts with respect to intensity of use, traffic impacts and compatibility with existing commercial uses and any nearby residential uses.
4. The requested use is consistent with the intended redevelopment of the Mayport Road corridor.

If the Community Development Board does agree to recommend approval, staff suggests that the following conditions be placed on the approval:

1. No outside sales or outside placement of merchandise shall be allowed.
2. The applicants shall construct a building similar to what is presented in “option 2”, with parking on the west side of the building and landscaping between the front of the building and West 10th Street.
3. All of the development standards listed in this staff report and in the Land Development Regulations shall be incorporated into the design at construction plan approval.

SUGGESTED ACTION TO RECOMMEND DENIAL

The Community Development Board may consider a motion to recommend denial to the City Commission of a requested Use-by-Exception to allow for the sale of electric vehicles for property within the Commercial General (CG) Zoning District and located at 58 West 10th Street provided:

1. Approval of this Use-by-Exception is not consistent with the intent of the Comprehensive Plan.
2. Approval of this Use-by-Exception is not in compliance with the requirements of Section 24-63, Zoning, Subdivision and Land Development Regulations.
3. The requested use is not consistent with Section 24-111(c) in that the proposed use is found to be inconsistent with the uses permitted in the CG zoning districts with respect to intensity of use, traffic impacts and compatibility with existing commercial uses and any nearby residential uses.
4. The requested use is inconsistent with the intended redevelopment of the Mayport Road corridor.