

21-DDP-0050/21-WAIVER-0074

Dixie Auto Sales and Repair

7770 and 7800 Dixie Hwy



Planning Commission

Jay Lockett, AICP, Planner I

August 5, 2021

Requests

- **Waiver** of Land Development Code section 10.2.10 to allow existing and proposed parking areas to encroach into the required 15' Vehicle Use Area Landscape Buffer Area up to 5 feet as shown on the development plan.
- **Revised Detailed District Development Plan** with revisions to Binding Elements

Project Summary

- The applicant is proposing to expand an existing auto sales facility with additional parking, vehicle display areas and a repair facility.
- Subject site is zoned C-2 in the Suburban Workplace form district. A similar waiver was previously approved during the 2012 rezoning, as well as a variance for sign height.

Project Summary

- This case was presented at the 6-30 Development Review Committee and the 7-1 Planning Commission hearing, where commissioners expressed concerns with the degree of encroachment proposed into the buffer area. The applicant has submitted a new plan that reduces the encroachment from a maximum of 12 feet down to a maximum of 5 feet.

Site Aerial



21-DDP-0050

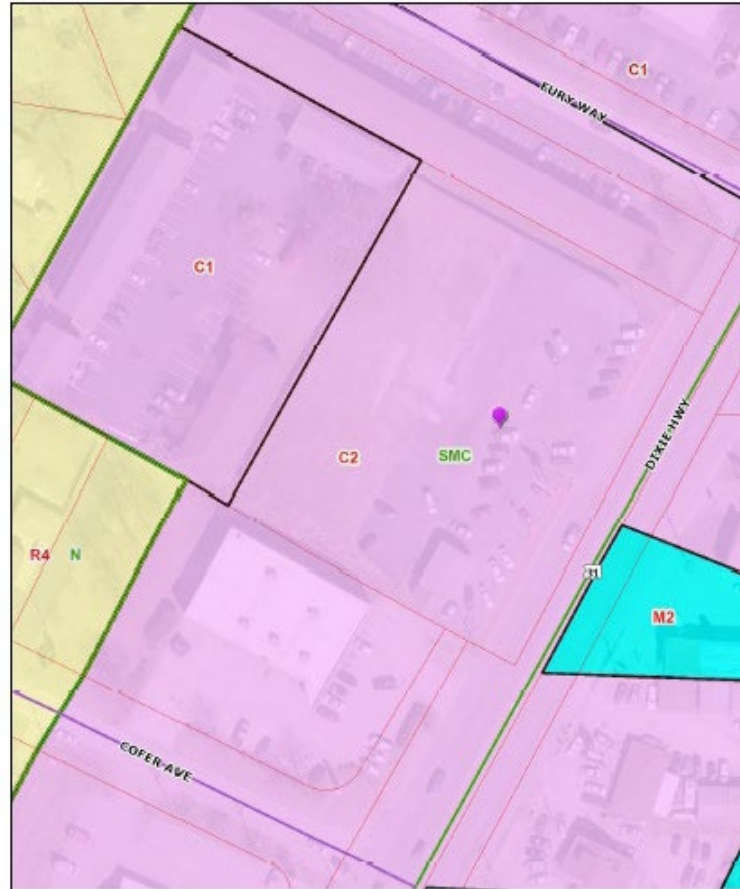
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Site Zoning



21-DDP-0050

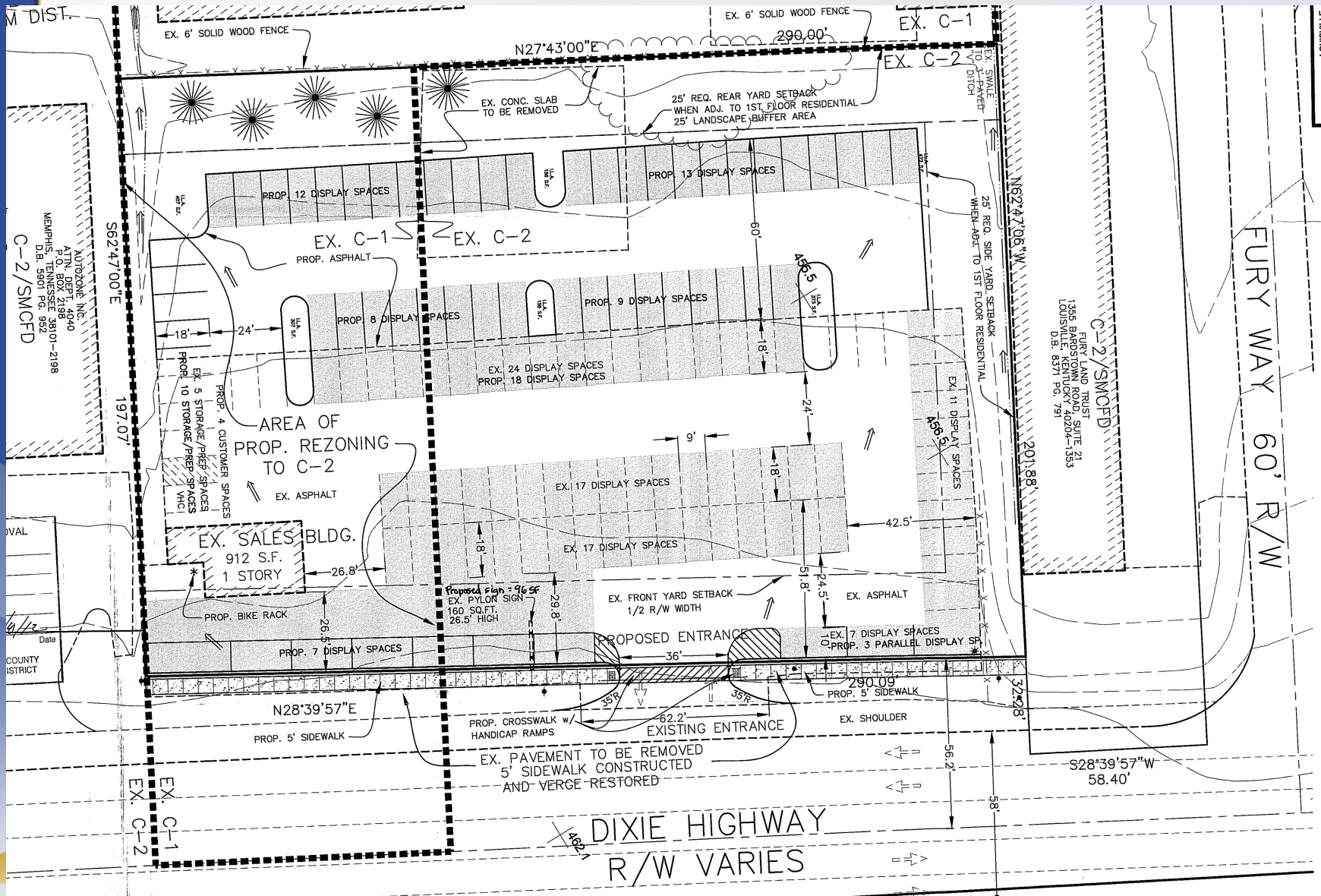
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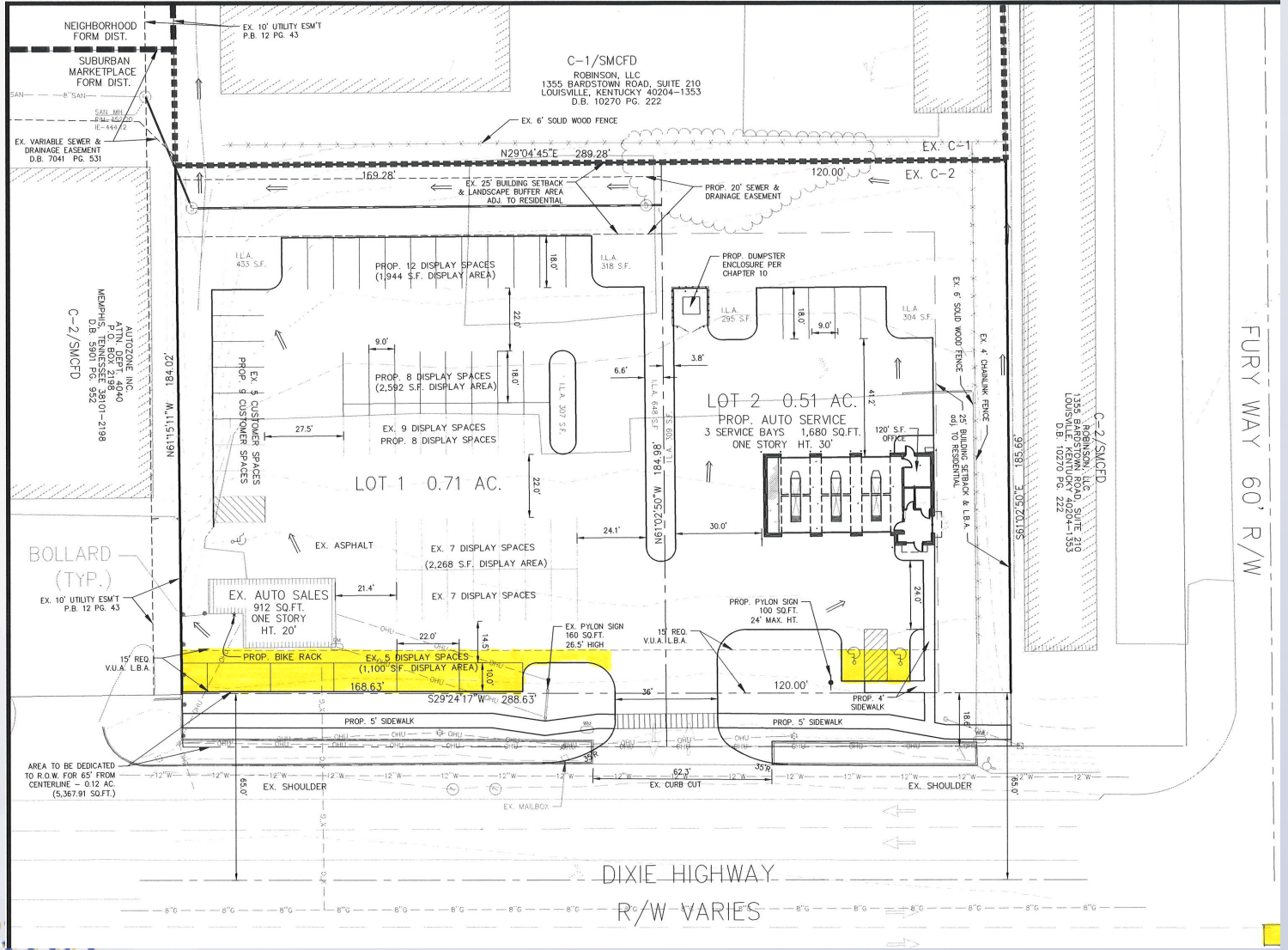
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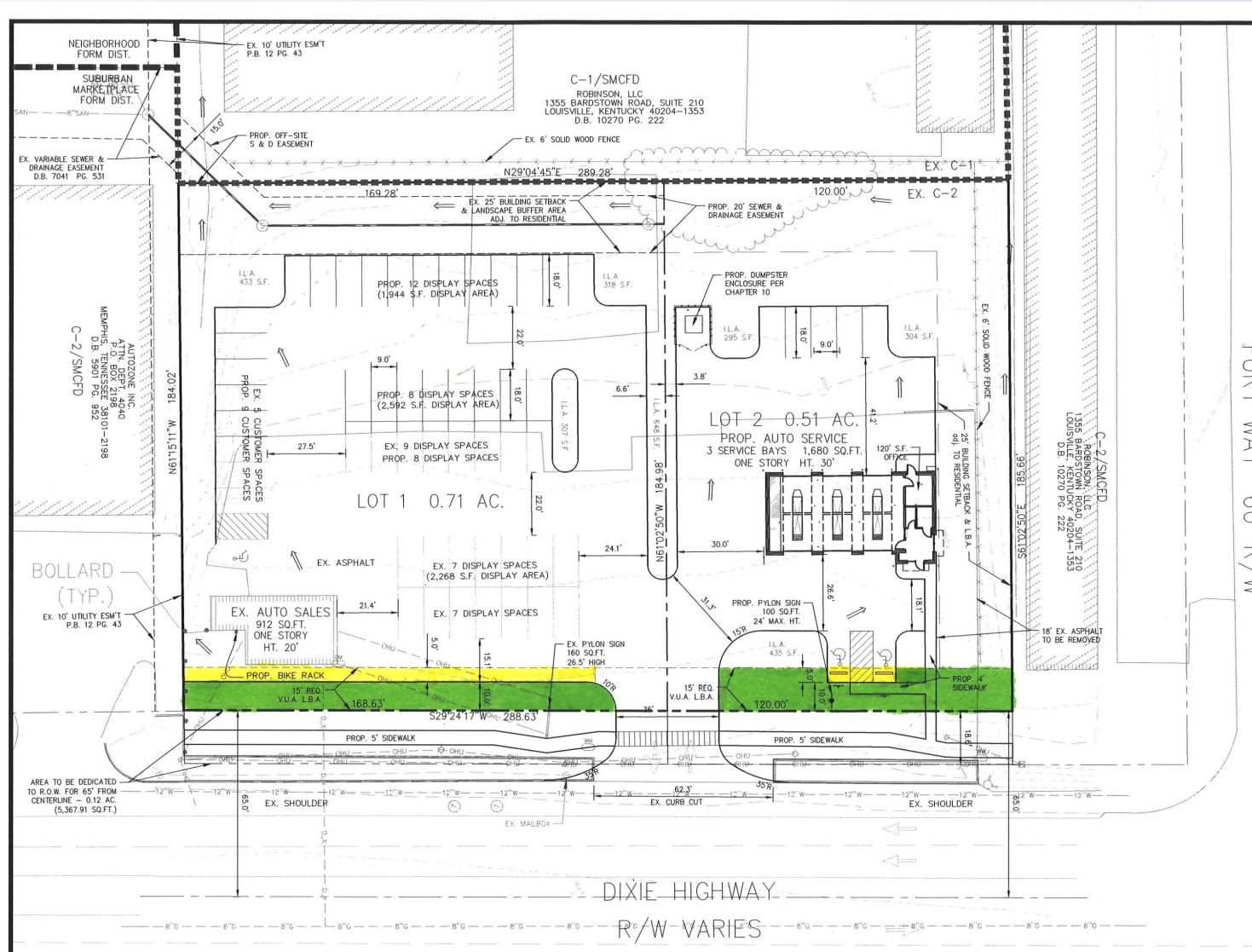
2012 Rezoning and RDDDP



7-1 PC Hearing Plan



New Proposed Plan



Staff Findings

- **The Detailed District Development Plan is in conformance with the Land Development Code, The Comprehensive Plan, and the Dixie Highway Corridor Master Plan.**
- **The waiver request is adequately justified and meets the standard of review.**

Required Actions

APPROVE or DENY the Waiver

APPROVE or DENY the Revised Detailed District Development Plan with revisions to binding elements.