Public Hearing:	**TUESDAY, APRIL 09, 2013**
To:	Planning & Zoning Commission
From:	Rene'e V. Carraway, Community Development Department

AGENDA ITEM IV-6

Request: Request for a Special Use Permit to allow an auto rental business in conjunction with an existing multi-tenant office building on property located at 1286 Addison Avenue East c/o Spencer Wood on behalf of Hertz Local Edition (app. 2562)

Time Estimate:

The applicant's presentation may take up to fifteen (15) minutes. Staff presentation will be approximately five (5) minutes.

Background:

Applicant:	**Status:** Applicant holds a Lease Agreement for the tenant space	**Size:** 0.542 (+/-) acre lot with existing 4,600 (+/-) sf Commercial Building
Hertz Local Edition 2016 N Main Logan, UT 435-563-2773	**Current Zoning:** C-1	**Requested Zoning:** SUP
	Comprehensive Plan: Commercial-Retail	**Lot Count:** 2 lot
	Existing Land Use: Office/Retail	**Proposed Land Use:** Rental Car Business in conjunction with other permitted retail uses in multi-tenant bldg
Representative:	**Zoning Designations & Surrounding Land Use(s)**	
Spencer Wood Location Manager Logan, UT 435-701-0015	**North:** Addison Ave E; C-1 Commercial	**East:** Elm St; C-1 Commercial
	South: R-4; Residence	**West:** C-1; Commercial
	Applicable Regulations: 10-1-4, 10-1-5, 10-4-8, 10-10-1 through 3, 10-11-1 through 9, 10-13-2.2	

Approval Process:

As per TF City Code: 10-13-2.2 (F), (G) & (J)

(F) Public Hearing: Prior to granting a special use permit, at least one public hearing before the Commission in which interested persons shall have the opportunity to be heard shall be held. **(G)** Within thirty (30) days after the public hearing, the Commission shall approve, conditionally approve or disapprove the application as presented. If the application is approved or approved with modifications, the Commission shall direct the Administrator to issue a special use permit listing the specific conditions specified by the Commission for approval. **(J)** Appeal To The Council: Upon receipt of an appeal from the action of the commission, the council shall set a hearing date, under the same provisions as the commission hearing, to consider all information, testimony and the commission's minutes of the public hearing to reach a decision to uphold, conditionally uphold or overrule the decision of the commission. (Ord. 2124, 10-15-1984)

Budget Impact:

Approval of this request will have negligible impact on the City budget.

Regulatory Impact:

Approval of this request will allow the applicant to operate a business renting cars from this commercial property. A special use permit is for zoning purposes only. Other permits such as sign, building, electrical or plumbing permits, etc. may be required. All facilities must comply with all Building and Fire Code Regulations.

History:

The property has been zoned C-1 since at least 1996, perhaps as far back as the 1970's. Our records show no other zoning actions taking place on the property. The building was constructed in 1975. Since then, the building has housed various offices and retail businesses including accountants, chiropractors, photo studios, and realtors. The latest tenant on record for this space was Magic Valley Realty.

Analysis:

This property is located in the C-1, Commercial Highway District. The applicant would like to operate a business renting cars from this location. A Special Use Permit is required for car rentals in the C-1 Zone.

Hertz Local Edition has supplied a narrative with their application. According to their narrative, they will rent vehicles for business and personal use. The operating hours are proposed to be Mondays through Fridays from 7:30 am to 6:00 pm, Saturday hours will be 9:00 am to noon, closed Sundays. They have not given an estimated customer volume per day. They will have 3 employees on site.

The required improvements reviewed when requesting a special use permit include parking, landscaping, utilities, street access, and site drainage. Hertz will be one of 4 tenants in the building. The combined square footage of the building is 4600 sq ft. The minimum required parking spaces for the entire building is 16. The portion of the building being leased to Hertz is 1762 sq ft, the minimum parking spaces required for this space is 6. The land owner has developed and made available a total of 30 spaces on the two adjoining properties. Therefore the parking requirements outlined in City Code 10-10 have been satisfied.

Landscaping, utilities, and street access were developed to code and are still in compliance.

In addition to the improvement requirements, special uses also have standards indicting that the Commission must find that the special use will "be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area." [§10-13-2.2(D) 2 & 3] The applicant is bringing a business onto a developed site located on a commercial corridor and there should be minimal adverse impact to the surrounding properties.

Conclusion:

Should the Commission grant the special use permit request, as presented, staff recommends the following conditions be placed on the permit:

1. Subject to site plan amendments as required by Building, Engineering, Fire, and Zoning officials to ensure compliance with all applicable City Code requirements and Standards.

Attachments:

1. Letter of Request
2. Site Plan
3. Zoning Vicinity Map
4. Aerial of the Project Site
5. Site Photos (4)

HERTZ LOCAL EDITION
The Hertz Corporation
2016 N. Main St.
Logan, Utah 84341

February 21, 2013

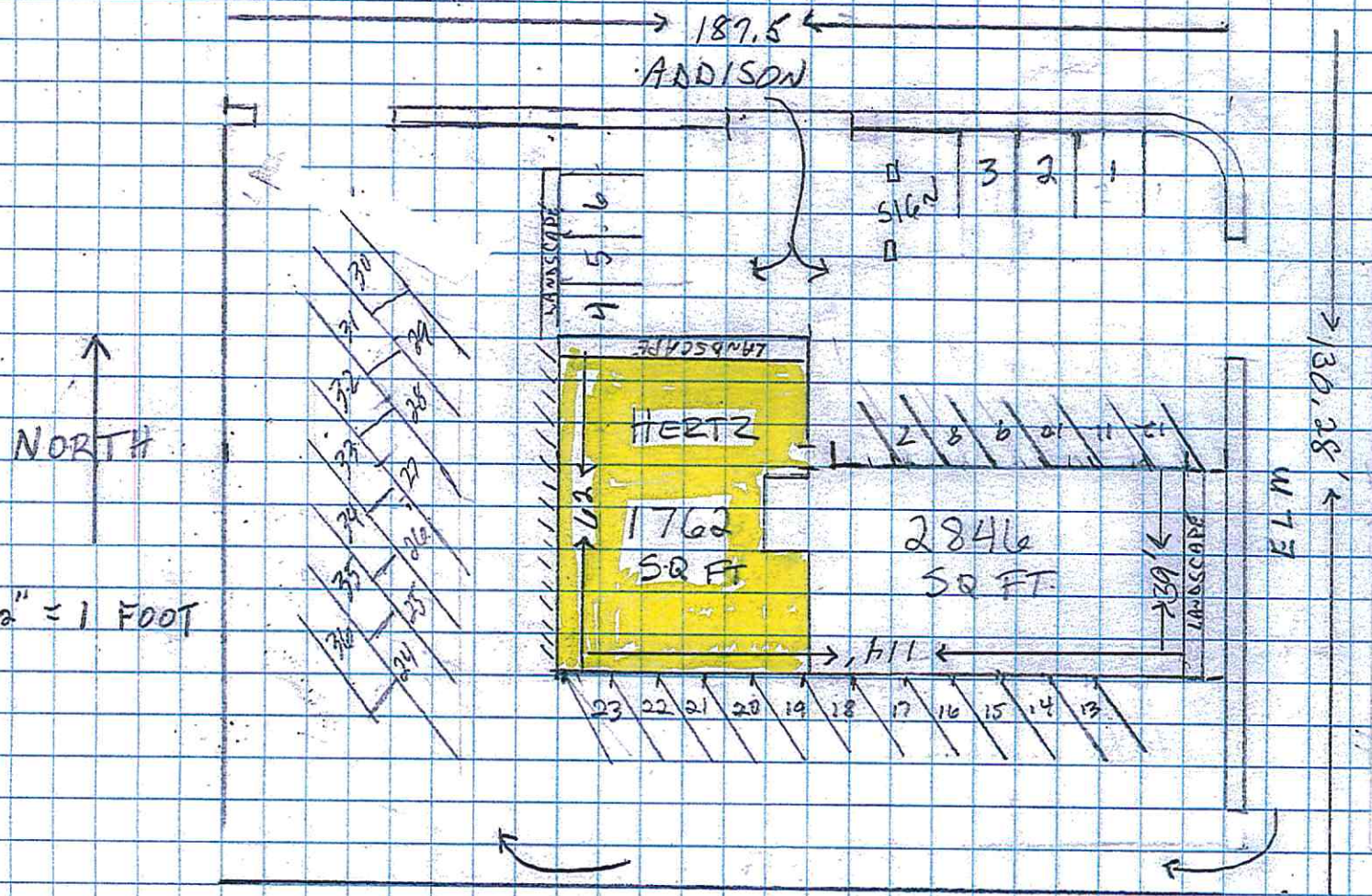
To whom it may concern,

Hertz Local Edition is submitting the request for a special use permit in order to open a new location in Twin Falls, Idaho. The new location with operate Monday thru Friday 7:30am until 6:00pm, it will also operate Saturday's 9am until Noon. The traffic anticipated for this location in minimal and will not disturb traffic on main roadway or other businesses. Anticipated number of employees for this location will be 3.

There should be no to minimal effects to adjoining property from the effects of Noise, Glare, Odor, Fumes, and vibrations.

Sincerely,

Spencer S. Wood
Location Manager
Ph. 435-701-0015



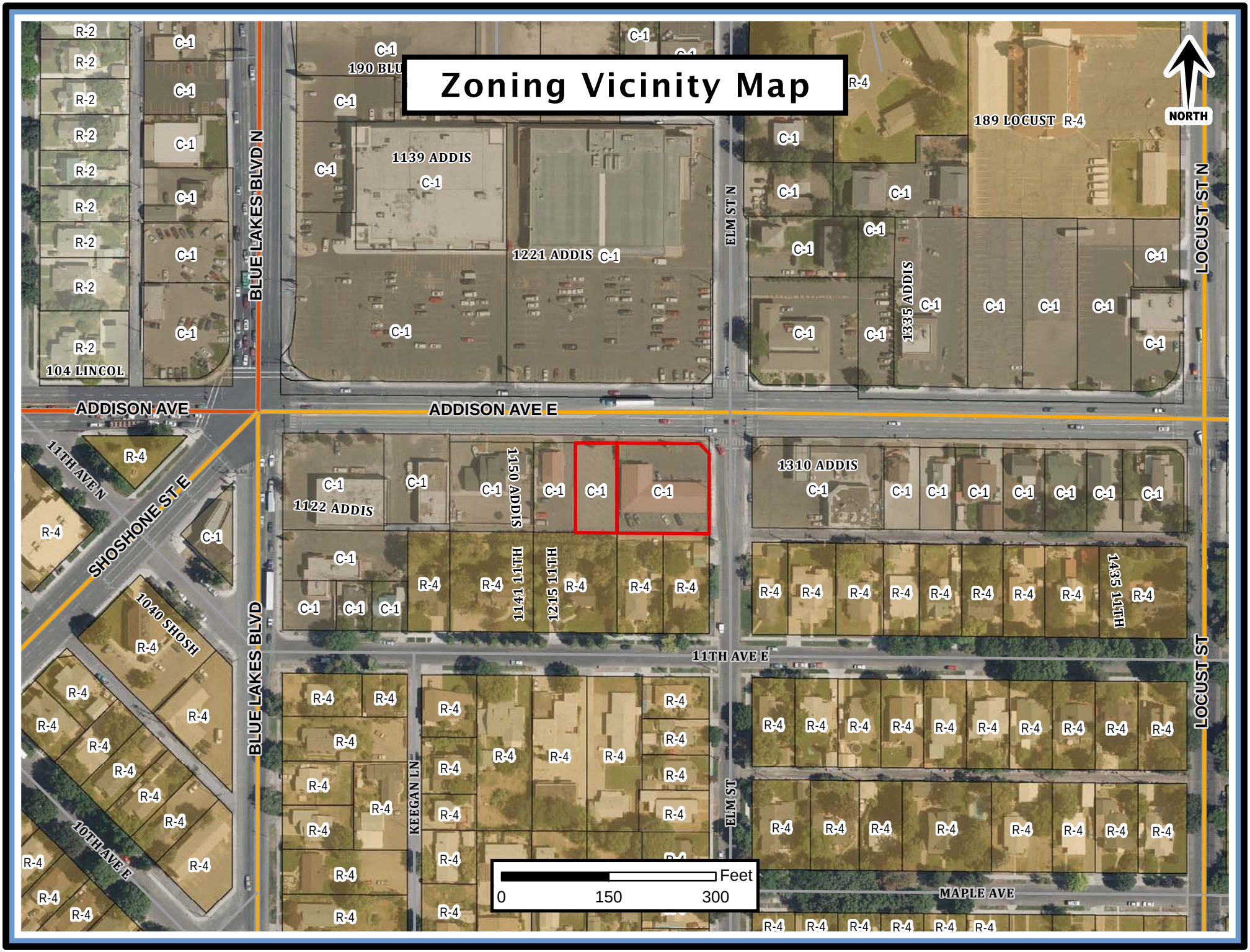
TWIN FALLS JONES ADDN
LOT 4, EXC N 10.25' &
NE TRI BLOCK 1 (15-10-17 NW)

AND

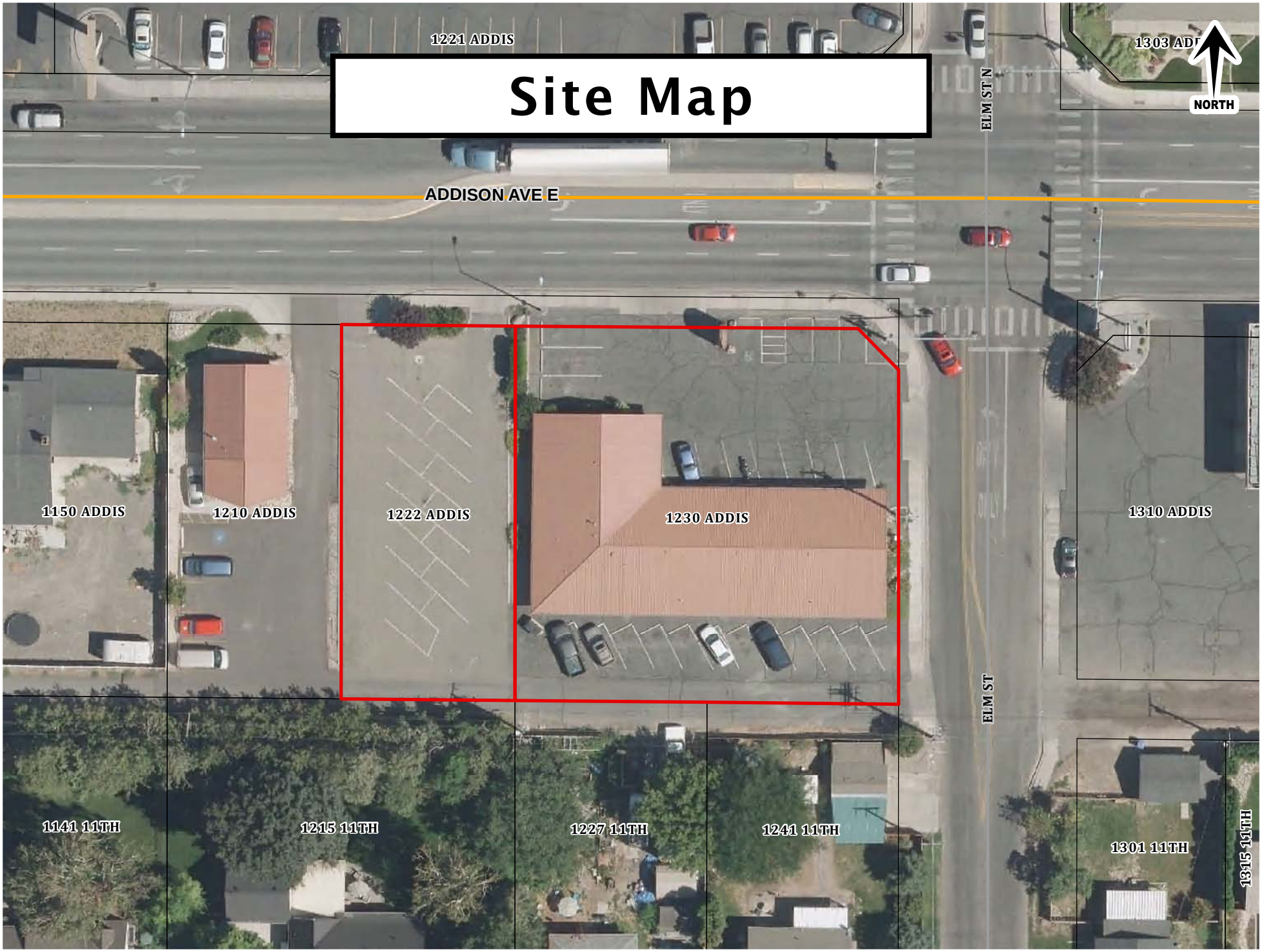
TWIN FALLS JONES ADDN
E ½ LOT 3, EXC 10.25'
BLOCK 1 (15-10-17 NW)

STEVE & GAIL KOHNTOPP
LIVING TRUST
2186 E 4200 N
FILER, ID 83328
208 358-1991

RECEIVED
MAR 15 2013
CITY OF TWIN FALLS
PLANNING & ZONING


Zoning Vicinity Map
NORTH
ADDISON AVE
ADDISON AVE E
BLUE LAKES BLVD N
BLUE LAKES BLVD
ELM ST N
ELM ST
LOCUST ST N
LOCUST ST
SHOSHONE ST E
11TH AVE N
11TH AVE E
10TH AVE E
KEEGAN LN
MAPLE AVE
104 LINCOL
190 BLU
1139 ADDIS
1221 ADDIS
189 LOCUST
1335 ADDIS
1122 ADDIS
1150 ADDIS
1141 11TH
1215 11TH
1310 ADDIS
1435 11TH
1040 SHOSH
Feet
0
150
300

Site Map


1221 ADDIS
1303 ADDIS
NORTH
ELM ST N
ADDISON AVE E
1150 ADDIS
1210 ADDIS
1222 ADDIS
1230 ADDIS
1310 ADDIS
ELM ST
1141 11TH
1215 11TH
1227 11TH
1241 11TH
1301 11TH
1315 11TH

Potential Hertz Office space

Front Parking Lot & remainder of occupied building

Rear of Building – more parking

Parking lot on west side of building