

Project Narrative - Conditional Use

The subject property is a 0.98 +/- acre parcel within the Venice Crossing commercial center located north of Laurel Road and west of Twin Laurel Boulevard. The property is located within the Laurel Road Neighborhood of the Comprehensive Plan, and it has a Future Land Use designation of Mixed-Use Corridor (MUC). The property is zoned Commercial General (CG).

Pursuant to Section 1.8, the applicant proposes Conditional Use approval for the automotive service station use. The proposed automotive service station use is located within the Venice Crossing commercial center. Access to the automotive service station will be internal to Venice Crossing commercial center via Holstein Street. The automotive service station includes eight (8) service bays within a 7,000 +/- square foot building, with ample parking spaces. The automotive service station will meet all requirements of the Land Development Regulations (LDR's) including but not limited to setbacks, building height, landscape buffering, etc., to be confirmed at the time of application for Site & Development Plan approval.

The proposed Conditional Use for the automotive service station is consistent with the Comprehensive Plan and the LDR's and therefore, approval hereby requested.