

SUP#2014-0115

1318 King Street

- SUP request for continued operation of existing nonconforming automobile sales business
- Requesting operation until construction commences or February 2018
- Continued operation while new property owner pursues redevelopment plans
- Previous request ultimately approved in March 2014 to operate until October 2014



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- Business is currently closed
- 216 square foot office
- 3,800 square-foot property
- Up to nine used vehicles at one time



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- Nonconforming since 2005
- King Street Retail Strategy
 - Encourages “continuous retail uses along the street to support optimum market conditions and the pedestrian experience” (Page 5-2)
 - Use specifically recommended for redevelopment (Page 5-4)
 - Use specifically made non-conforming within KR zone regulations (Section 6-702(D)(2))



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- 2014 SUP findings remain true:
 - Use remains inconsistent with Strategy
 - Use not neighborhood-serving or compatible with other nearby uses
 - Applicant has been given opportunity to realize return on investment and to pursue redevelopment
 - Unique compared to other existing businesses seeking continued operation



Recommendation

- To support King Street Retail Strategy, staff and Planning Commission recommend DENIAL

