

SUP#2013-0084

1318 King Street

- SUP request for continued operation of existing nonconforming automobile sales business
- 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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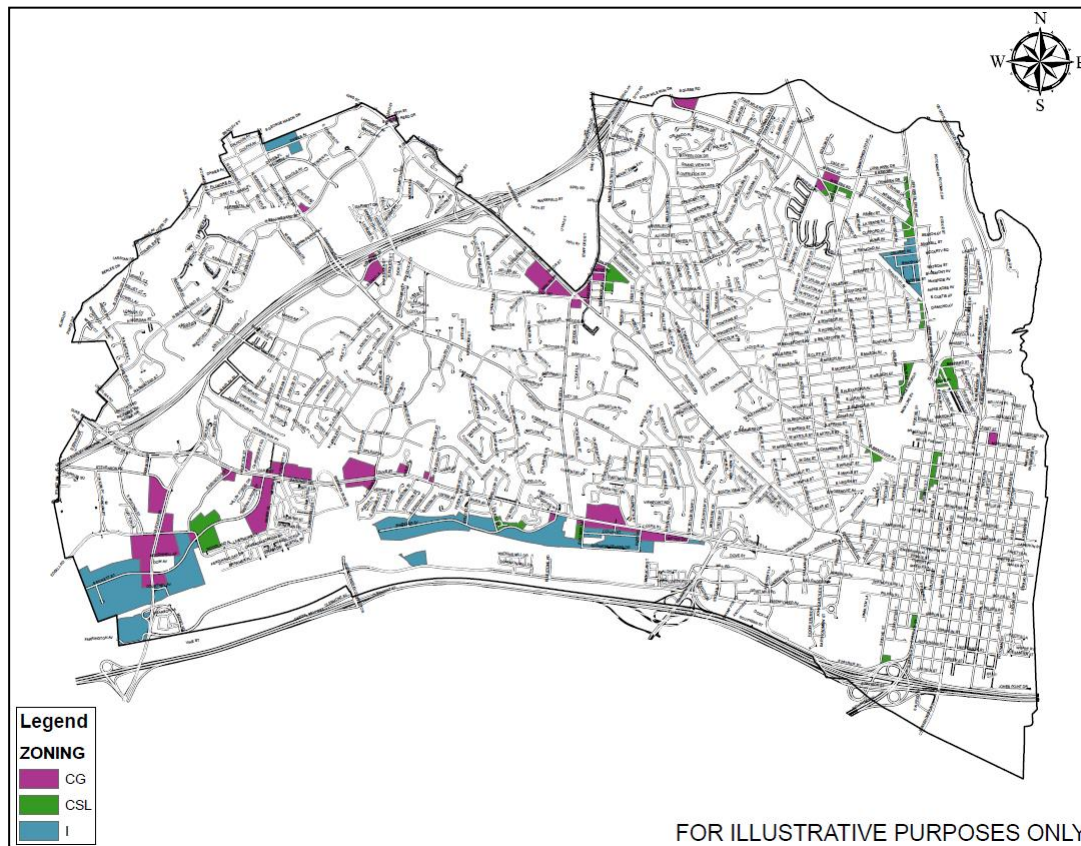
1318 King Street

- Findings
 - 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



Alternative Locations

- CSL, CG, I zones
- South Pickett & South Van Dorn
- Wheeler Avenue
- Colvin Street
- Duke Street
- Oakville Triangle



Recommendation

- To support King Street Retail Strategy, staff recommends DENIAL

