

By Word of Mouth Automotive

TMP 061W0-01-OC-00100

446 Westfield Road

Special Use Permit Request

Project Narrative

October 20, 2017

Project Proposal:

This Special Use Permit request is to allow used car sales as accessory to an automobile repair business. The proposal is to allow the display of no more than 3 vehicles for sale of at a time at this location. All of the neighboring parcels along this section of Westfield Road are zoned C-1 Commercial. The majority of these parcels have been developed and have commercial businesses established on them. The proposed special use will not be a detriment to adjacent lots because there will be no visible change made to this parcel by allowing the new use. The character of the zoning district (C-1 Commercial) shall not be changed by the proposed special use because the new use is also commercial in nature and will not create a substantial intensification of use on this parcel. The special use will be in harmony with the purpose and intent of the Zoning Ordinance (Chapter 18, Section 1.1.4 (c)(g) by helping to create a convenient, harmonious community and by creating an economic development activity that helps to enlarge the tax base. The proposed use of accessory car sales in conjunction with the approved automobile repair business on this parcel is in harmony with the permitted by right uses of the C-1 Commercial zoning district. The existing business is in compliance with Section 5 Supplementary Regulations, 5.1.31 and the approved site plan. The accessory car sales shall also be in compliance with the regulations set forth in Section 5. Public health, safety and welfare shall not be impacted by the approval of the special use. It should also be noted that the Board has recently approved 2 nearly identical special use permits in the past 2 years, one of which is also located on the parcel immediately next door to this parcel at 450 Westfield Road.

Consistency With Comprehensive Plan

The proposed use is consistent with the comprehensive plan. The Comp. Plan designation for this area is Urban Mix Use in Neighborhood Center which allows commercial, retail and employment uses.

Impacts On Public Facilities and Public Infrastructure

The proposed special use shall have no impact on any public facilities or public infrastructure.

Impacts On Environmental Features

This proposed special use shall have no impact on any environmental features.k