

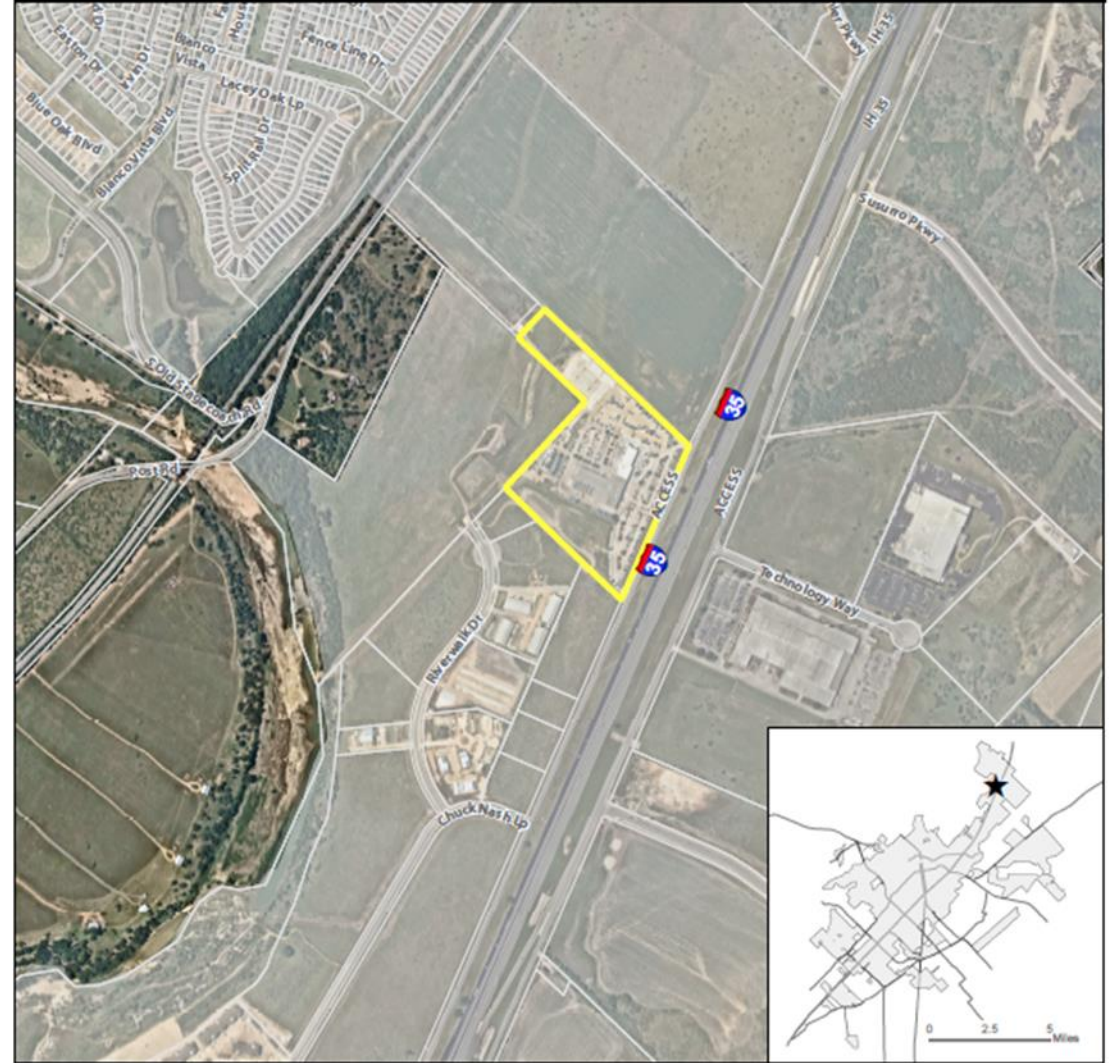
# **CUP-20-18 (Chuck Nash Auto Body Shop)**

CUP-20-18 (Chuck Nash) Hold a public hearing and consider a request by Matthew Opuszenski on behalf of Charles D. Nash for Conditional Use Permit for an automotive body shop within a General Commercial zoning district located at 3209 North IH-35. (W. Parrish)

## Location:

- The Chuck Nash dealership is located at 3209 N IH-35. The proposed Auto Body Repair Shop is anticipated to be located on the southwest side of the property.
- Located within the an Employment Area on the Preferred Scenario Map

### CUP-20-18 Aerial View Chuck Nash Auto Body Shop — 3209 N IH-35



- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 495 990 1,980 Feet

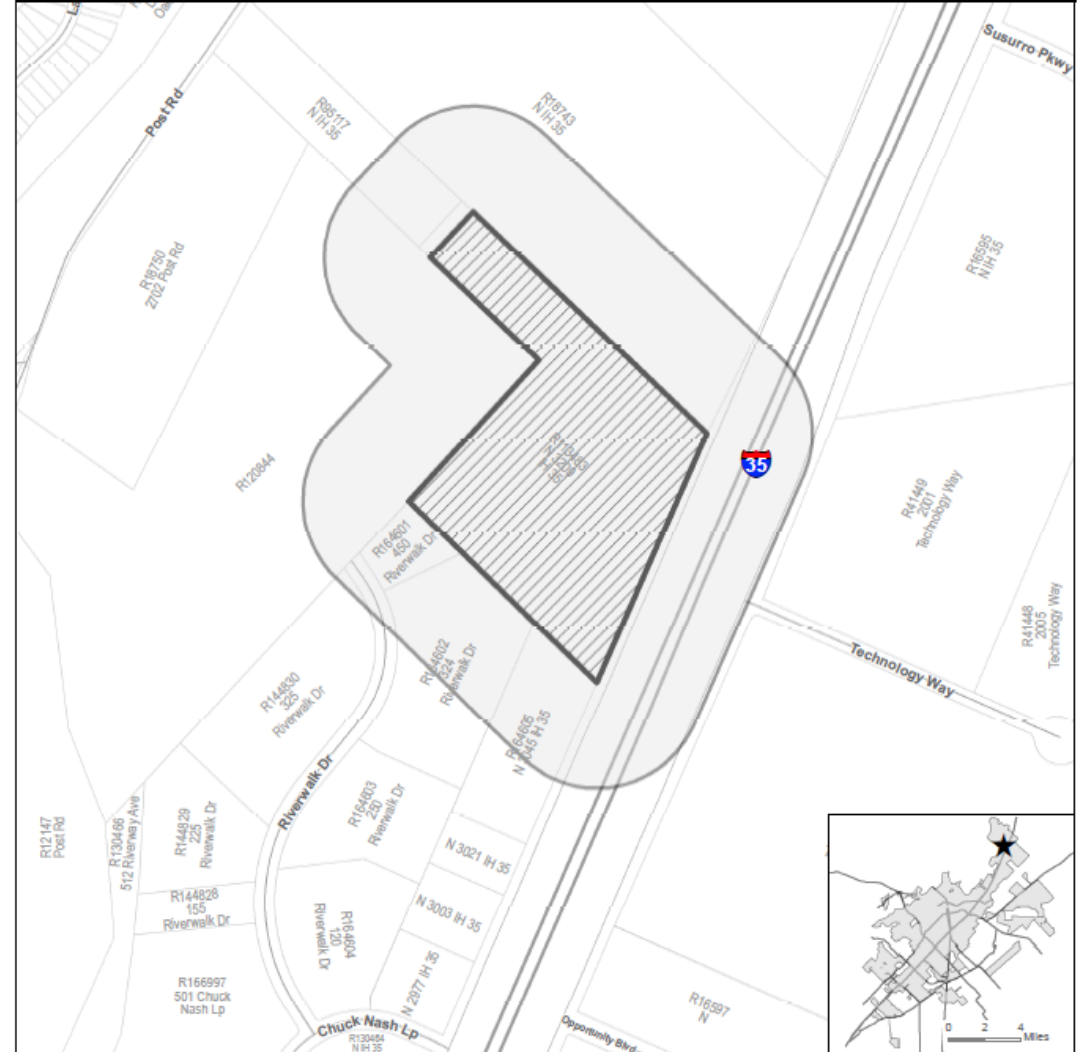
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Map Date: 9/29/2020

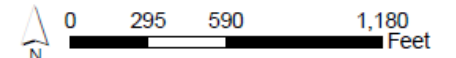
## Context & History

- Chuck Nash Chevrolet Dealership is wanting to add an Auto Body Repair Shop to the existing dealership on Interstate 35.
- Property is zoned General Commercial (GC)
- Auto Body Repair Shop requires a Conditional Use Permit in the General Commercial Zoning district.
- Nearest property is warehouse / office development
- Hours of operation:
  - Monday-Saturday: 7:30 a.m. to 6 p.m.
  - Sunday: Closed

## CUP-20-18 400' Notification Buffer Chuck Nash Auto Body Shopl — 3209 N IH-35



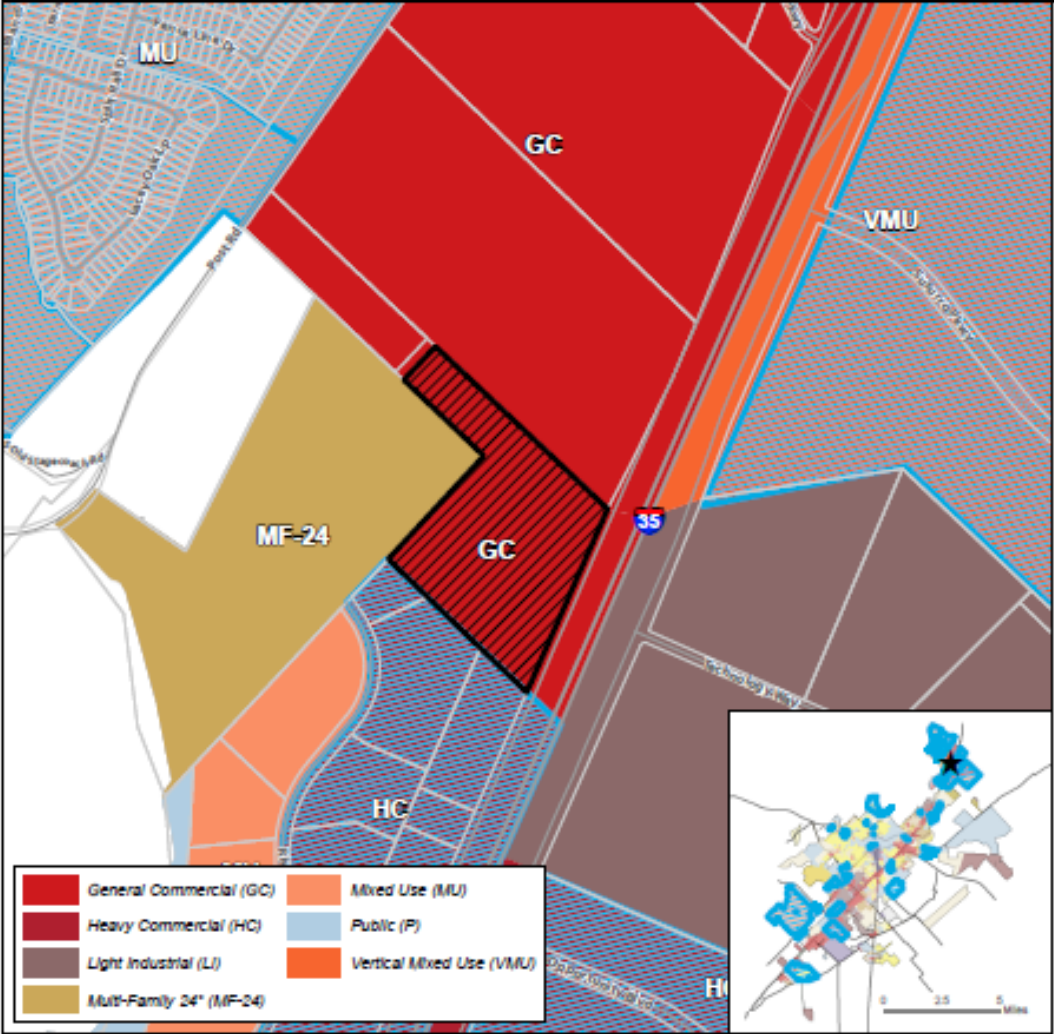
- ★ Site Location
- ▨ Subject Property
- 400' Buffer
- Parcel
- City Limit



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Map Date: 9/24/2020

CUP-20-18  
Existing Zoning  
Chuck Nash Auto Body Shop — 3209 N IH-35

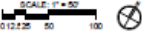




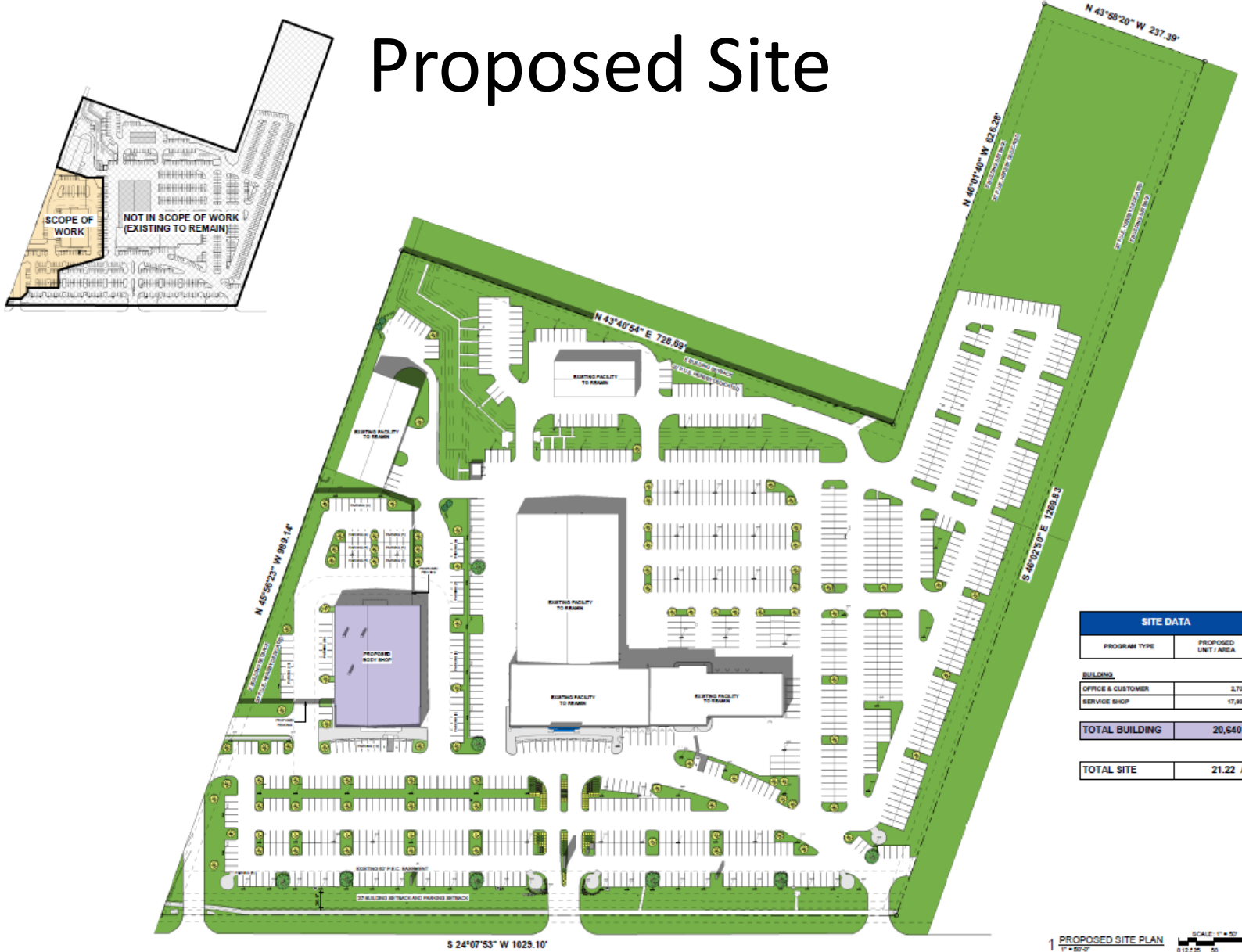
# Existing Site



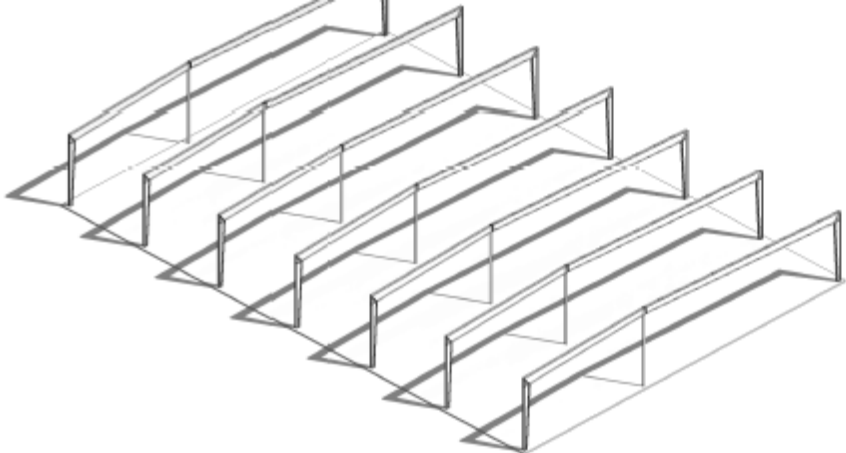
1 EXISTING SITE PLAN  
1" = 50'-0"



# Proposed Site



SITE DATA	
PROGRAM TYPE	PROPOSED UNIT / AREA
BUILDING	
OFFICE & CUSTOMER	3,798 SF
SERVICE SHOP	17,836 SF
TOTAL BUILDING	20,640 SF
TOTAL SITE	21.22 AC.



### PROPOSED EXTERIOR FINISHES

EP-1

S-PANEL WALL SYSTEM  
BERRIDGE PANEL HB-16



FINISH TO BE BERRIDGE PANEL  
SHASTA WHITE

EIFS-1

EXTERIOR  
INSULATION FINISH SYSTEM



TO BE FINISHED TO MATCH  
COLOR: BENJAMIN MOORE  
SILVER HALF DOLLAR 2121-40

EIFS-2

EXTERIOR  
INSULATION FINISH SYSTEM



TO BE FINISHED TO MATCH  
COLOR: BENJAMIN MOORE  
WHITE DIAMOND 00-61

GL-1

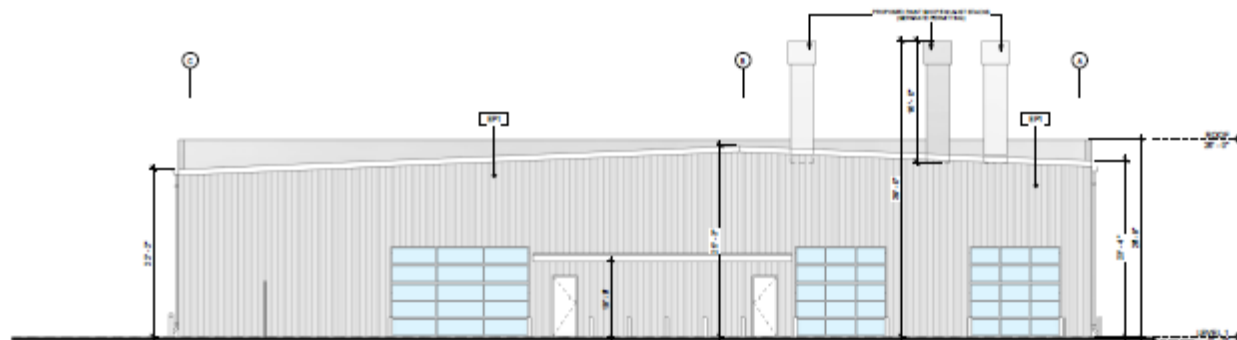
INSULATING GLASS SYSTEM  
1" INSULATED LOW E CLEAR GLASS



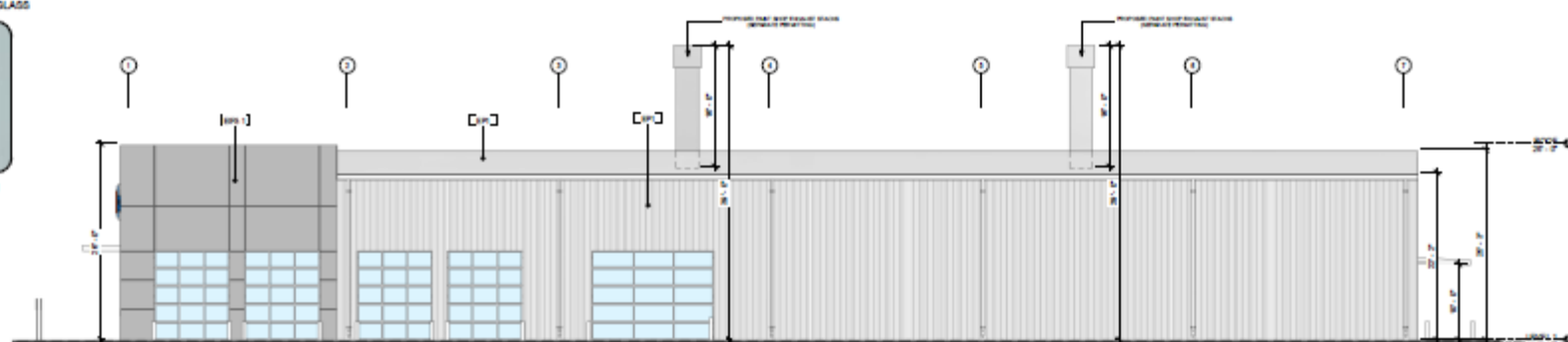
TO BE COMPLIANT WITH  
ENERGY CODE



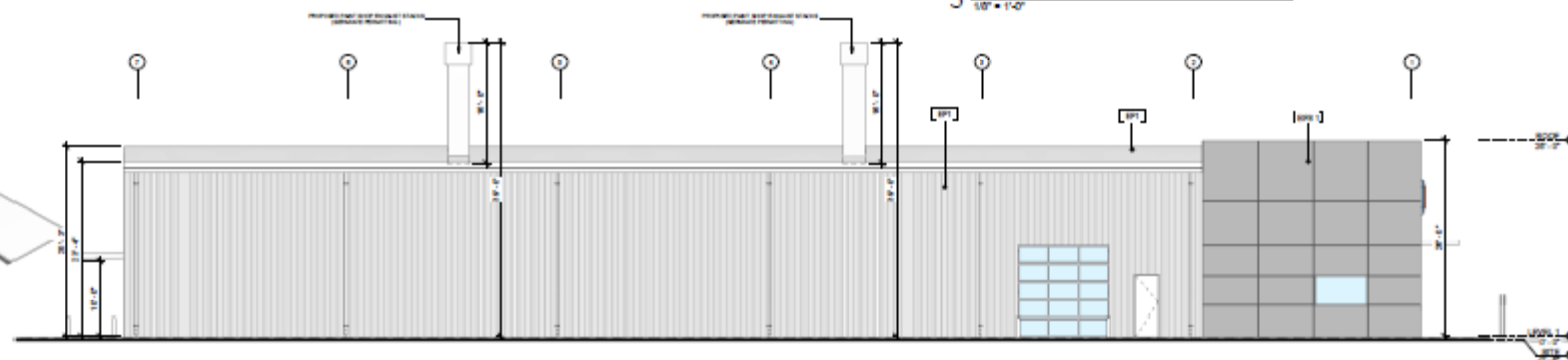
1 SOUTHEAST BUILDING ELEVATION - FRONT  
1/8" = 1'-0"



2 NORTHWEST BUILDING ELEVATION - BACK  
1/8" = 1'-0"

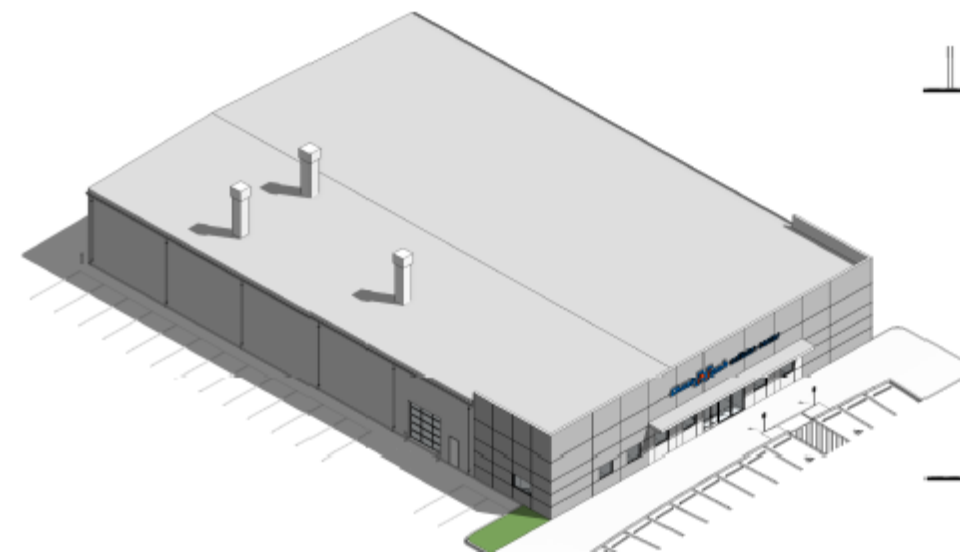


3 NORTHEAST BUILDING ELEVATION - SIDE  
1/8" = 1'-0"



4 SOUTHWEST BUILDING ELEVATION - SIDE  
1/8" = 1'-0"

SCALE: 1/8" = 1'-0"







## Recommendations:

Staff provides this request to the Commission for your consideration and recommends **approval** of the Conditional Use Permit with the following conditions:

1. **The site is developed in a manner substantially similar to the provided site plan, and;**
2. **The applicant provides a solid screen between the Auto Body Repair Shop parking area and the adjacent property; and**
3. **The site is developed according to all other codes and ordinances.**