Location
10718 Monroe Road (Tax Parcel 213-01-228)

Ownership/Applicant
Dynamic LED Supply, Inc.

Zoning
Existing: I-1(CD)       Proposed: I-1(CD)

Use
Existing: The building houses an upholstery store (which is not currently an allowed use).
Proposed: The applicant is proposing to add uses (including upholstery).

Request Summary
The applicant is proposing that additional uses be allowed on the property to make it more economically viable. There are no site plan changes proposed as a part of this application.
PROJECT AREA
SITE INFORMATION AND BACKGROUND

Site Summary

The 0.64-acre site is currently developed and being used as an upholstery store.

Previous Zoning Actions

The original zoning change was approved in 1995. The site purpose of that application was “to enable petitioner to sell and repair personal water craft and motorcycles in addition to power and lawn equipment.”

The specific approved uses were limited to:

- Boats, retail sales and repair
- Contractor’s offices, excluding accessory storage
- Motorcycle, retail sales and repair
- Offices
- Repair and service of any article, the sale of which is permitted
- Retail sales, businesses, and professional, financial, personal and recreation services limited to approved uses
- Studios for artists, designers, photographers, musicians, sculptors, gymnasts
- Greenhouses and nurseries involving retail and wholesale sales
In order for the current business to stay and to make the property economically viable for future tenants, the applicant would like to add the following uses:

- Upholstering in a workroom setting not to exceed 1,500 square feet of gross floor area
- Retail sales, general merchandise
- Manufacturing, processing, assembling of components into completed craft or custom made items in facilities not exceeding 3,000 square feet.
- Copy, printing and photo processing
- Building material storage and wholesale and retail sales without outside storage
- Bakery, retail, including manufacturing of goods for sale on the premises only.
- Sign manufacturer
- Professional, financial, personal and recreational service not otherwise listed

The Monroe Road Small Area Plan (adopted as an appendix to the Land Use Plan) calls for Commercial Mixed-Use for this portion of the corridor.

This expansion of commercial uses in an existing structure is generally in keeping with intent of the land use plan.
Planning Staff believes that it is reasonable to expand the allowed uses from the limited uses approved in the 1995 rezoning.

It should be noted, however, that no site plan changes or modifications are allowed without a future change of conditions.