

Rezoning Narrative  
Auto Dealers Southwest LLC  
NEC of 19<sup>th</sup> Avenue and Pima St

The request to rezone certain parcels located within the parameters of an existing business which are contiguous to each other. The majority of the parcels are already zoned A-2. There are two parcels that are zoned R-4 and three that are zoned C-3. The whole site that is common ownership is 16.25 acres of which 5.9 (gross) acres is made up of the 5 parcels.

Auto Dealers Southwest has been at this location for almost 20 years. They provide automobiles to the licensed dealers only, they are not open to the public for resale. A large majority of the site is parking, these cars do not sit, they rotate and their purpose for being there is to be ready to auction off and weekly the auction is held, the cars are moved, serviced and made ready then auctioned off and transported off premise upon completion of the auction transaction. The current zoning of R-4 and C-3 do not allow parking by right in their ordinance.

The business provides both permanent and temporary employment, on auction days, the labor increases. Permanent employed positions holds steady around 80.

The auto shop on the north end does provide services to the auto auction as well as by appointment only to others. There is a 3<sup>rd</sup> party licensing business as well on the north end that is open to the public and services the auction as well.

The purpose for rezoning is to basically remove all mixed zoning, allow for the existing use to maintain using their properties in accordance to their business functions and to allow for any future possible growth. The replat is underway to consolidate all parcels into one parcel, this will eliminate many nonconforming issues as well with the existing buildings that cross property lines, and the abandonment of the alley located through the site is approved and with that will remove any accountability from the City once that is complete, as there are no utilities to retain an easement for any maintenance issues, etc.

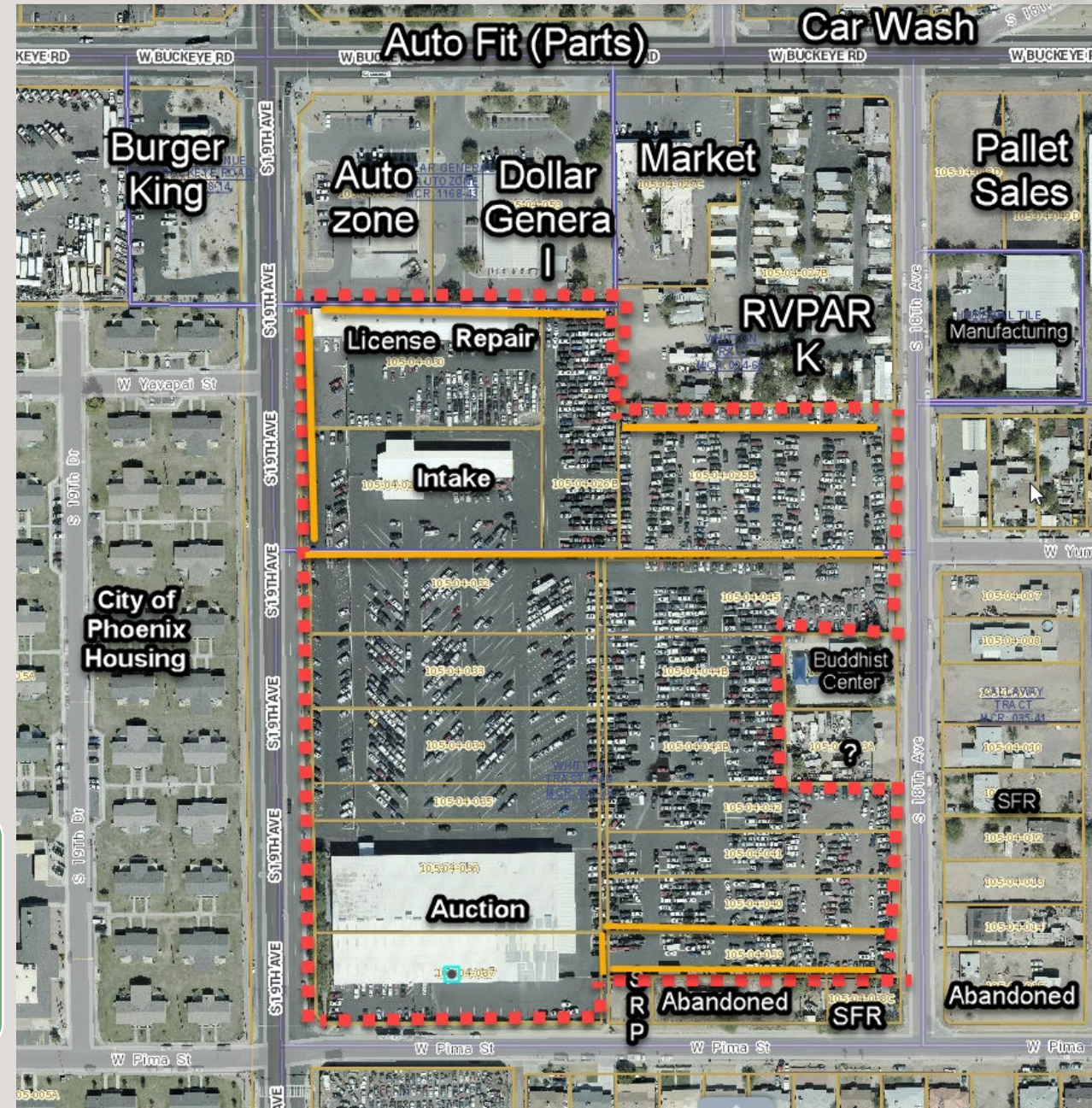
The attached exhibit provides an overall look of the business and the parcels it uses to function. It is outlined in red. The green and red parcels are the ones to be rezoned with this request.

# Rezoning Certain Parcels to A2

Request to rezone certain parcels within an existing business development, there are multiple small parcels that are either R-4 or C-3 within the operating A-2 business.

The business itself has been operating at this location for 19 years so this is NOT a new business. The entire area of the business is being combined into ONE parcel to clean up property issues.

There is no proposed redevelopment at this time, the replat of the lot with all parcels combined within the lot is to be one zoning classification.



# Benefits of Approved Zoning

The property will be ONE zoning classification and existing buildings will be on ONE zoning rather than Mixed.

This will make legal the non conforming issues of parking in mixed zoned areas.

The REPLAT of all the parcels into ONE large parcel and the consistent zoning throughout would allow improvements in the future. It will resolve building code issues with the existing buildings crossing property lines.

The approval of the rezoning would not have any adverse affect on the neighborhood

The business has been operating for 19 years and this rezone would not increase what's already in use for the business.

The proposed rezoning parcels are within the existing business' perimeter walls.