



Conditional Use Permit Case No. CU24-05

3393 Silverton Road NE

Before the Hearings Officer
Jamie Donaldson, Planner III
August 14, 2024

Request

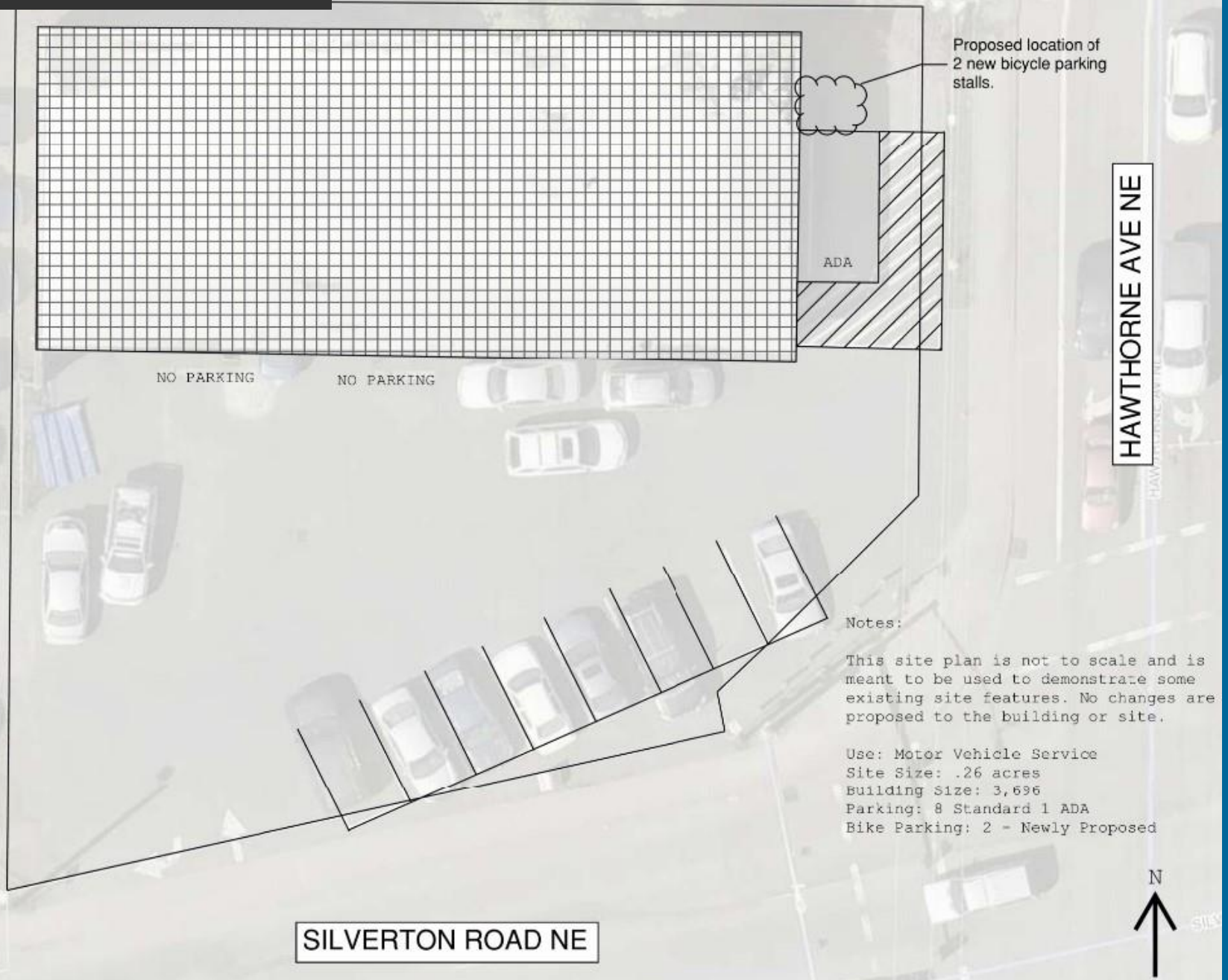
- Conditional Use Permit to allow an auto repair shop, Adan's Automotive, in an existing building.
- The Conditional Use Permit is required for a *motor vehicle services* use in the MU-III zone.
- Application History:
 - May 30, 2024 – Deemed Complete
 - July 25, 2024 – Notice Mailed
 - July 31, 2024 – Notice Posted
 - December 26, 2024 – 120-Day Deadline

[illegible]

Zoning Map

The map displays a residential area with various zoning districts. The **Subject Property** is highlighted in red and is located within the **MU-III** (Medium Density Residential) zoning district. The property is situated at the intersection of **Silverton Road NE** and **Hawthorne Avenue NE**. Surrounding streets include **Hadley St NE**, **Beacon St NE**, **Fairhaven Ave NE**, **Silverton Rd NE**, **Hawthorne Ave NE**, **SB Interstate 5 FW**, and **NB Interstate 5 FW**. Other zoning districts visible include **RM2** (Residential Medium Density) and **MU-II** (Medium Density Residential). The map also shows several lot numbers and street names.

Site Plan



Aerial Photo



Site Photos





Conditions of Approval

- Vehicles parked in approved spaces
- Wheel stops
- ADA improvements
- Repairs conducted indoors
- Limit business hours
- Pedestrian connection to intersection
- Repair landscaping

Testimony

- Citizens & Neighborhood Association
 - Northgate Neighborhood Association
 - Adjacent to North Lancaster Neighborhood Association
 - Public Comments
 - Public Agency Comments
- No public comments received
- Applicant's written testimony received today

Recommendation

- Request to hold open the written record to allow staff time to respond to new testimony
- Approve Conditional Use Permit for the new *motor vehicle services* use, subject to the recommended conditions of approval

