

Ponderay - City Planning

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Special Use Permit Application

PLANNING OFFICE
CITY OF PONDERAY

Site/Project Information	
Brief Project Description:	Operations approval for Blackstone Auto Care LLC + installation of new signage.
Project Representative:	Andrew + Andrea Blackstone
E-mail:	blackstone.76@gmail.com
Phone #'s:	(986) 205-8806
Location:	55 Emerald Industrial Park Road, Unit A Ponderay
Legal Description:	RPP00000114517A

Applicant/Owner Information
Name: Blackstone Auto Care LLC Andrew + Andrea Blackstone
Legal Owner: D + P Development LLC
Signature:
Mailing Address: 2306 Shady Oak Ln. Sandpoint, ID 83864
E-Mail: blackstone.76@gmail.com
Phone #'s: (986) 205-8806

Ponderay Planning Department	
File Number:	UP24-102
Fees:	\$700 - paid
Zoning:	Commercial
Received By:	JRA
Date:	2/23/24
Comments:	RPP00000114517A

a. How the proposed use will, in fact, constitute a variance or a special use.

The front half of the industrial building located at 55 Emerald Industrial Park Road, Ponderay, Idaho 83864 (RPP00000114517A) - referred to as Unit A in this document - is comprised of 3000 square feet of shop space with one large overhead door, 1000 square feet of office space, and 1000 square feet of storage/inventory space in the mezzanine. Andy and Andrea Blackstone propose to use Unit A to operate their business, Blackstone Auto Care LLC. Blackstone Auto Care partners with many automotive parts and accessory suppliers, and we propose to sell and install quality auto parts for our customers, including brakes, tires, wheel bearings, timing kits, filters, fluids, accessories, etc. Our Idaho State Tax Commission Seller's Permit number is 006147012. According to Bonner County GIS and the City of Ponderay Land Use Maps, the land use for Unit A is Commercial. Under the Bonner County Code operations of the proposed use are permitted. As a retail operation (a business dealing in the sale of tangible personal property and collecting sales tax) according to the City of Ponderay's Ordinance 150: Local Option Sales Tax and the Retailer's Guide, Blackstone Auto Care's operations should be permitted and should not necessitate a variance.

b. Why the proposed variance or special use is necessary or desired.

Andy and Andrea Blackstone propose to use Unit A to operate Blackstone Auto Care LLC which intends to engage in the sale and installation of quality auto parts. We have six years of experience managing a successful operation and Andy has over 15 years of experience in the industry. We are excited to use our skills and expertise to contribute to the community of Ponderay and Bonner County.

c. Whether the proposed variance or special use will be harmonious with and in accordance with the general objectives, or with any specific objective, of the comprehensive plan and/or this title.

After addressing the Comprehensive Plan Worksheet, we (Andy and Andrea Blackstone) owners of Blackstone Auto Care LLC, feel that a family-owned, local auto care facility would contribute to a number of the objectives listed in Ponderay's Comprehensive Plan. The City of Ponderay is characterized by hard working locals with a strong sense of community and a unifying love for the surrounding natural beauty of our area. Our local, family-owned small business can help meet the automotive maintenance needs of residents while keeping local dollars in Ponderay and contributing to the City's small town identity. Services provided by Blackstone Auto Care would promote healthy social and economic conditions for residents. From research, networking,

and conversations with locals over the past six months, we gathered that many shops are booked out nearly a month, leaving citizens in need of timely, critical repairs stranded. Also, some locals mentioned that they feel the need to travel to and spend local dollars in other cities such as Coeur D'Alene and Spokane to obtain reliable and timely auto maintenance and repair services. Small business owners with fleets are in need of faster turnaround times on repairs to keep their workers on the road. Blackstone Auto Care can help meet these needs and contribute to the quality of care and service provided by local businesses in the City of Ponderay.

d. Whether the proposed variance or special use will be designed, constructed, operated and maintained to be harmonious and appropriate with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

Upon reviewing Bonner County GIS and the City of Ponderay Land Use Maps, the proposed use is harmonious and appropriate with the existing character of Emerald Industrial Park Road. The land uses of the structure we have leased and neighboring lots include commercial and industrial uses. Emerald Industrial Park Road consists primarily of industrial businesses in similar metal buildings. In addition, the lot does not occupy any frontage on Highway 200.

e. The effect of the proposed variance or special use on adjacent property and whether it will be hazardous or disturbing to existing neighboring uses.

The proposed use requires no changes to the current structure, site features, or circulation of vehicular and pedestrian traffic. The business face and operations of Blackstone Auto Care LLC would not change the identity or character of Emerald Industrial Park Road or detract from the operations of existing neighboring uses, as all Blackstone operations are executed in the ample 4000 square foot building.

f. The identity of the owner or purchaser of the lot which is subject to the proposed variance or special use.

Unit A was leased to Blackstone Auto Care by P & D Development LLC, owned by Mr. Scott Dempsey. He is aware of our intent to use the space as a provider of automotive parts and services.

g. Whether the property will be served adequately by essential public services and utilities such as highways, streets, police and fire protection, drainage systems, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the proposed variance or special use shall be able to provide adequately any such service or utility.

Upon reviewing the Site Plan of Record, the proposed use would require no changes to roads, curb cuts, circulation patterns, parking, easements, drainage, stormwater management, erosion control measures, etc. As no new structure is required, existing utilities and public services will adequately service the proposed use and no changes will be required. We have discussed snow removal with the adjacent tenant and the building's owner and have come to a mutual agreement.

h. Whether the proposed variance or special use will create excessive additional requirements at public cost for public services and utilities or will be detrimental to the economic welfare of the community.

Blackstone Auto Care's operations will be adequately serviced by the existing utilities systems and public services as no new development or changes to existing development are required. The company is in communication with utility providers including Kootenai-Ponderay Sewer District, Avista, Ziply, and our landlord and will comply with all provided guidelines.

i. Whether the proposed variance or special use will lead to uses, activities, processes, materials, equipment and conditions of operation detrimental to any persons, property or the general welfare by reason of traffic, noise, smoke, fumes, glare or odor.

The business face and operations of Blackstone Auto Care LLC would not change the identity or character of Emerald Industrial Park Road or detract from the operations of existing neighboring uses, as all Blackstone operations are executed in the ample 4000 square foot building. We are proactive about appropriate management and disposal of all fluids involved in our line of work. We have an accidental spill prevention plan and Andy holds a 609 refrigerant certification license. Also, the building floor drains are equipped with a grease trap which can be pumped to protect the sewer system.

j. Whether the property under the proposed variance or special use will have vehicular approaches which shall be so designed as not to create an interference with traffic on surrounding public roads.

Upon evaluating the Site Plan of Record and existing traffic patterns, the proposed use will not interfere. See the attached Parking and Circulation plan.

k. Whether the proposed variance or special use will result in the destruction, loss or damage of the natural, scenic or historic features of major importance.

As no new development will be required in the proposed operations of Blackstone Auto Care at 55 Emerald Industrial Park Road, no destruction, loss or damage will occur.

l. A description of the previous use of the property and the intended use, including hours of operation or use, number of employees or occupants, the system for delivery of materials, and the general nature of the business or occupancy.

Unit A at 55 Emerald Industrial Park Drive was home to Laughing Dog Brewery previously and served for personal use by the owner. Blackstone Auto Care would primarily provide quality parts and parts installation for our customers in the course of service and repair of their light duty vehicles. Operation hours are Monday through Friday from 8:00am to to 5:00pm. A Parking and Circulation plan is attached to show how our business would make use of the provided parking and egress. Anticipated traffic includes the following: customers dropping and picking up vehicles for parts installation, deliveries from parts suppliers, and eventually a handful of employees eventually. In the past, we successfully managed allotted parking and customer traffic with efficient scheduling.