



## Project Statement

The applicant, **Dent Wizard**, is requesting a Conditional Use Permit and a Parking Exception for property located at 1930 Fairway Drive.

Dent Wizard is the undisputed leader in the automotive reconditioning services market in North America.

- Nation's largest provider of automotive reconditioning services
- Over 1,600 technicians servicing over 4,000 customers
- Diverse customer channels, including Auction, Dealer, Rental, Finance & Insurance (F&I), Body Shops, Hail, and Retail
- Programs Include: Frontline Fast, Service Drive and Vehicle Protection Plans

The services conducted at the site will include:

- **Paintless dent repair:** Paintless Dent Repair (PDR) is an **environmentally friendly** method for removing a variety of dents, dings, body creases and [hail damage](#). The Dent Wizard [Paintless Dent Repair process](#) allows us to repair car dents as a better and more affordable alternative to traditional body shop methods, allowing technicians to safely remove dents without requiring any alterations to the vehicle's original factory paint finish. In addition to improving your vehicle's appearance, Dent Wizard's PDR solutions also help increase your vehicles overall value.
- **Wheel repair:** Our wheel repair services can fix a variety of wheel and rim damage – from peeling clear coats and damaged rims to bent and scratched wheels, our skilled technicians are able to return many types of wheels to their original condition.
- **Windshield chip repair:** Dent Wizard specializes in SMART (small to medium area repair techniques) repairs. We have continually innovated the process of small to medium vehicle repairs, making long-lasting repairs that are reliable and satisfaction guaranteed.
- **Chip & scratch repair:** Dent Wizard utilizes an advanced paint chip repair process to remove chips and scratches without sanding and repainting vehicles. This entire process is effective and non-intrusive. Often, professional paint chip repairs can be performed the same day a vehicle comes in for service.
- **Headlight Restoration:** Dent Wizard's headlight restoration services help return the headlights on used vehicles to their former condition and increase both the appearance and resale value of the vehicle.

Our technicians are trained to restore headlights to their former brightness, often in the span of just a few hours.

- **Key services:** Our capabilities for key replacement services include the replacement and programming of multiple types of keys, including Mechanical, Transponder, Laser and Smart, as well as Ignition Replacement and Motorcycle Key Replacement. We have a large network of OEM and after-market keys that allow us to either fulfill orders with exact match keys or save the dealer money by using after-market keys.
- **Detail services:** Dent Wizard offers a full line of auto detailing services for dealerships designed to protect every point in the life of your inventory. Our dealership detailing program focuses on four key areas: quality, reliability, fast turn-times, and value, helping dealerships maximize vehicle resale value, and sell more cars.
- **Bumper Repair:** Scrapes, scruffs, dents, scratches and gouges on your bumper take away from your vehicle's curb appeal and value. Dent Wizard's trained technicians provide bumper repairs as a part of our automotive SMART reconditioning services.
- **Front line fast for car Dealerships:** Dent Wizard's Frontline Fast program is your one-stop shop for automotive SMART reconditioning, providing both interior and exterior repair services for dealerships, body shops, fleet lease companies, rental agencies, auctions.

The rear portion of the lot will be used for staging and parking. However, some wheel/interior or Paintless dent repairs could be done in this area. All other repairs and services will be conducted within the building. Most vehicles will be transported 1 by 1 from the rental car location and car dealerships to our facility. We normally do a 1 for 1 swap of vehicles as they are completed.

Our waste will consist of Solvent, water, paper, filters. Waste documents will be provided with each pick up either one-time per month or every three months based on volume. **Safety Kleen** will be providing all waste services for this location. We will apply for an EPA number upon approval of permits and all hazardous waste will be stored in large yellow fireproof cabinets on site.

We also just want to stress that over 95% of all work completed will be wholesale work completed for Rental companies and Car Dealerships within the area. We do not perform mechanical repairs so we will not have any Oil, mechanical waste. As you see above we perform smaller repairs to improve the overall aesthetic of a vehicle and do not perform any large collision repairs.

Dent Wizard specializes in SMART (small to medium area repair techniques) repairs. This provides us the ability to complete large volume and a fast turn time of vehicles.

The number of people employed will range between 10-12 at the facility. The hours of operation will be Monday – Friday 7:00 AM to 5:00 PM.



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### **Parking Exception Justification**

**Reduced Demand.** Based on the square footage of the building, according to the Ordinance, a total of 41 spaces are required. Dent Wizard will have approximately 10 to 12 personnel located at the facility. There will no customers or public coming to the site. All vehicles will be delivered to the site.

**No Additional Parking Demand.** Dent Wizard is anticipating a long term occupancy of the site for the proposed repair facility. The existing structure, was developed with parking across the front of the site. The existing building is not being enlarged and the warehouse portion of the structure is not being developed with offices or other uses which would result in an increase in the need for additional parking.

**New Use.** The existing building is proposed to be used for vehicular repair services, within the area formerly used for warehousing.

**Shared Parking.** The site is not within a Mixed-Use zoning district.

**Difficulty or Undue Hardship.** The inclusion of additional parking based on the square footage of the building would result in a reduction of the area along the easterly portion of the site that is necessary for the storage of vehicles, which are delivered to the site for repair services.

**Reasonable Off-Street Parking Compliance.** The existing parking across the front of the site will not be reduced or eliminated. The number of the existing parking was established when the building was originally developed. The proposed parking reduction will be sufficient to meet the needs of Dent Wizard and their operation.

**Alternative Parking Measures.** No provision is proposed for additional parking measures, as the site is not located in a residential, commercial, or mixed-use development area.

**Affordable/Senior/Mixed Use Housing.** The proposed use is a service/vehicular repair use within an Industrial District.