

The Daily Rider
Plan Proposal for
1300 North Ave

RECEIVED
SEP 14 2015

DEPARTMENT OF
PLANNING & ZONING

This application is for the continuation of a pre-existing non-conforming use zoning permit at 1300 North Ave. Currently, the property has an owner occupied dwelling and a separate building with a repair shop, being used for Alarie's TV Sales and Repairs. My goal is to purchase this property and take over the dwelling as a home for my family of 3. The TV sales and repair shop would be used to accommodate The Daily Rider.

Currently, The Daily Rider is a small scooter and motorcycle sales and repair shop. We are moving away from motorcycle sales and turning our focus toward scooters. We are a dealer for The Genuine Scooter Company and typically keep 4 new scooters in stock. If we moved to 1300 North Ave our plan is to drop the sales of new Royal Enfield motorcycles and used motorcycles. Scooters have been gaining popularity and now represent the majority of our sales. Our customer base is our local community, Burlington.

In order for The Daily Rider to move into 1300 North Ave we would need to run water to the building from the existing plumbing and add a sink and toilet. We would like to add a service door around the back of the building. The interior of the building needs some minor renovation, such as new floors, removal of one wall, and a new sign out front.

Hours of operation will be Monday through Friday 9-5.

The Daily Rider has one year-round employee. During the summer months business picks up and 1-2 additional seasonal employees will be needed.

Traffic generated by The Daily Rider will be minimal. Currently, during the off season we see about 4 customers a week. During the riding season we see about 8 customers per day, averaging approximately 1 per hour. As we discontinue selling motorcycles I expect a 30% drop in foot traffic as well. With the business being seasonal, the impact of a scooter shop on North Ave over the course of the year will be small. An estimated 85% of our customers show up on scooters or motorcycles, which helps our parking situation. It takes 6 scooters to take up the space of a passenger car.

Scooters are an economical, green-type transportation. They get 100 miles per gallon, reduce congestion in cities and are kind to the environment. The more scooters Burlington has as a city the better. The majority of our customers live in the city of Burlington, specifically the North End, and they will find the new location of The Daily Rider at 1300 North Ave to be beneficial.

An estimated schedule for this project would be to purchase the 1300 North Ave property by the end of 2015. We would use the majority of 2016 to prepare the new building and move in during the fall or winter of 2016.

Lawn / green space

1300 North Ave
as of
8/29/15

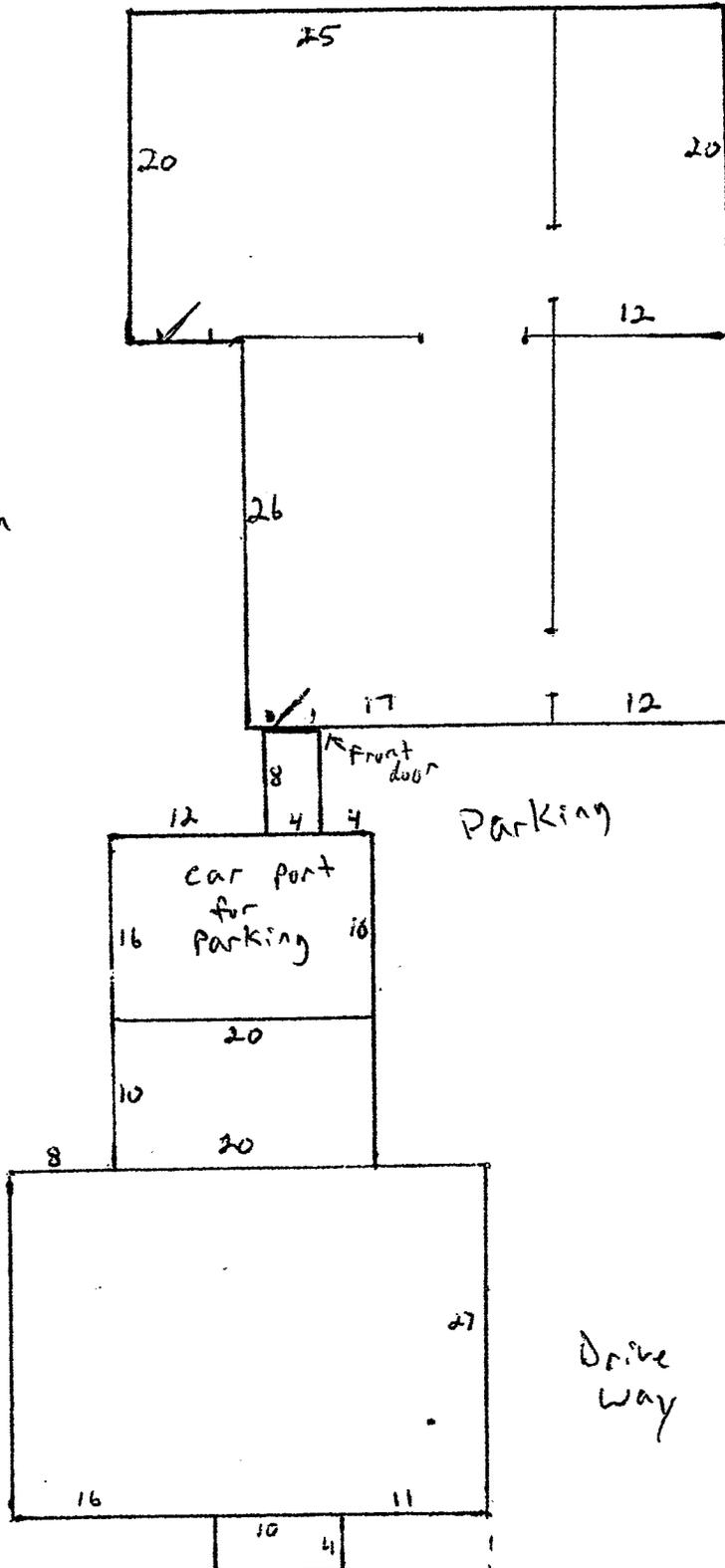
Green Space

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Lawn



Parking

Drive way

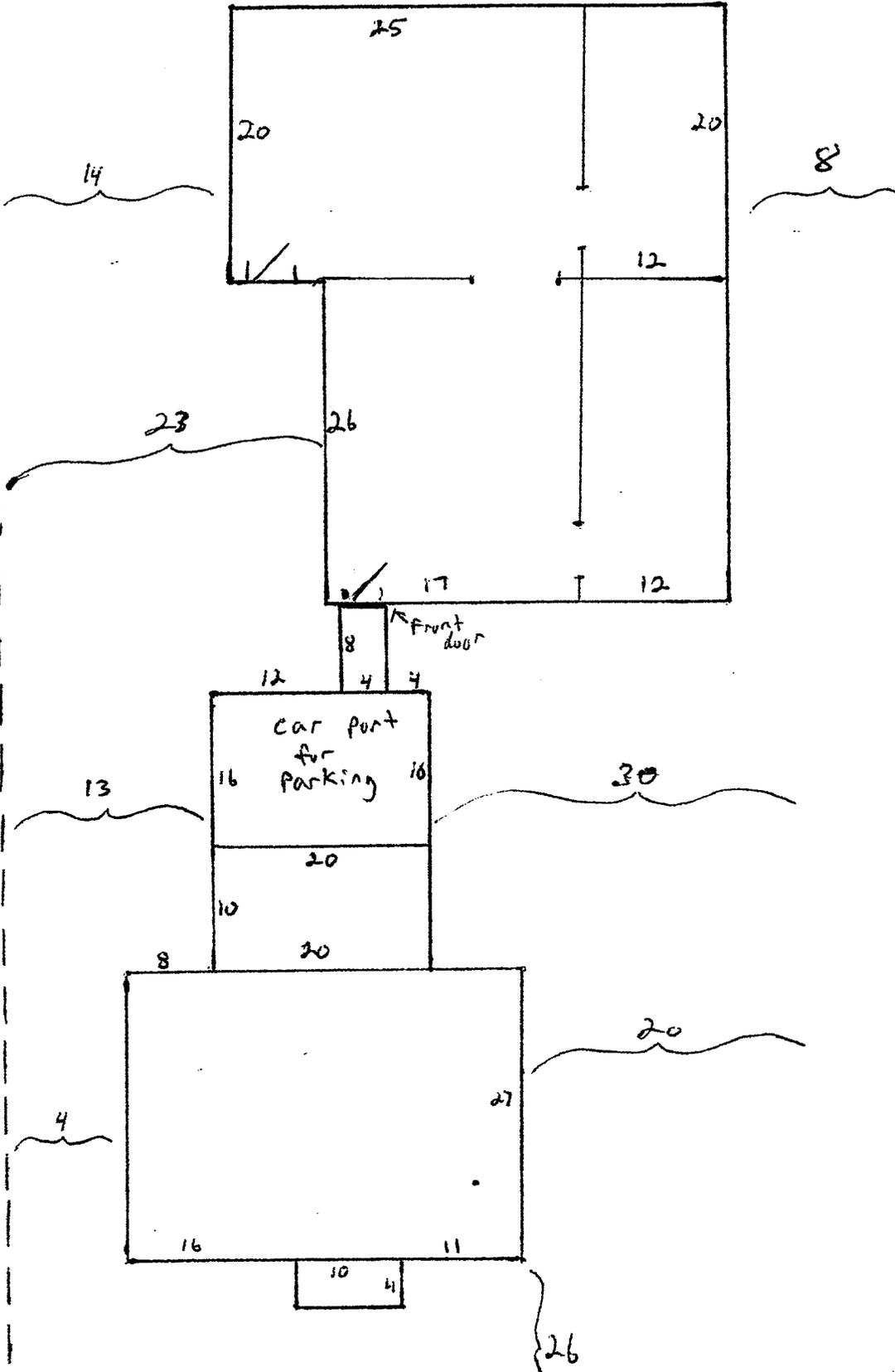
Sign

North Ave

1300 North Ave
as of
8/29/15

← 60 →

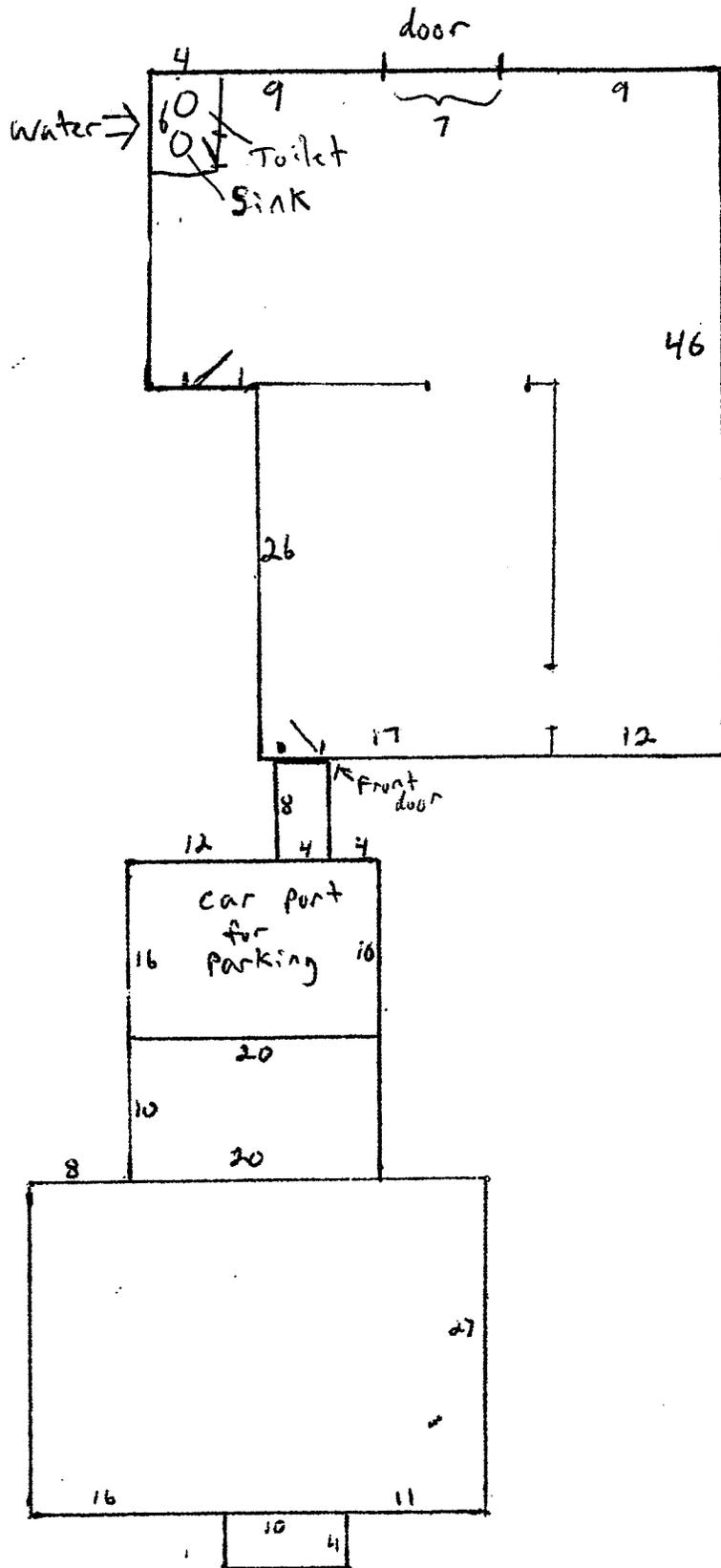
55



Sign

North Ave

Proposed
changes



Sign

North Ave

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