

ITEM 2 CASE #10-12-SUP – HOLD PUBLIC HEARING REGARDING A SPECIFIC USE PERMIT AND CONSIDER A RECOMMENDATION FOR AN ORDINANCE

Receive public input regarding a request for a Specific Use Permit on J W Lewellyn Addition, Block 1, Lot 2 for a Motor Vehicle Dealership in I-1 (Light Industrial District) zoning and consider a recommendation regarding an Ordinance. This property is located at 2811 W. Eules Boulevard.

Vice Chairman Mennis opened the public hearing.

Stephen Cook, Senior Planner, gave a brief description of the case. The applicant, RD Auto Group, represented by the company's owner Mr. Damir Guilmanov, is requesting approval of a Specific Use Permit for an appointment based motor vehicle dealership to be located at 2811 W Eules Boulevard within a leased space. The subject property is currently zoned "I-1" Industrial District. The Unified Development Code requires a motor vehicle dealership located in I-1 zoning district to have a Specific Use Permit and that the minimum area devoted to the sale of new or used vehicles is not less than five (5) acres. An exception to this minimum standard may be recommended by the P&Z and approved by the City Council through the SUP. Mr. Guilmanov is proposing to occupy approximately 5,000 sqft. of which 100 sqft would be used as an office and the remainder as storage for the vehicles. RD Auto Group would intend to sell the vehicles online and only utilize the interior leased space as storage for the vehicle inventory. No vehicles would be stored outside of the leased space. They would intend to store between 5 to 10 cars within the facility. Interested buyers would make an appointment to view the vehicle in person that they had researched. No major mechanical work would be performed on the premises. They would maintain a diagnostic computer machine to perform diagnostic checks on the vehicles.

Stephen Cook stated the applicant, Damir Guilmanov, was not currently present for any questions. (*Damir Guilmanov later arrived after the case was presented and voted upon*)

Vice Chairman Mennis asked for any proponents/opponents to come forward for any comments. Seeing none the public hearing was closed.

There were no questions among the Commission.

Commissioner Brown made a motion to approve case #10-12-SUP with the following conditions: 1) Tied to the owner, Mr. Damir Guilmanov; 2) Tied to the business name: RD Auto Group.; 3) Permitted for the period of one year to be renewed through the Specific Use Permit process; 4) No outdoor advertising display other than a permitted sign indicating the name of the business; 5) No outdoor storage or display of vehicles; 6) No on-site major mechanical or auto body work to be performed on vehicles (this condition does not include computer diagnostic of vehicles which may be performed); and 7) No more than five gallons of fuel stored per vehicle (including fuel in the vehicle

gas tank) and no more than thirty (30) cumulated gallons stored within this facility. Commissioner Portugal seconded the motion. The vote was as follows:

Ayes: Vice Chairman Mennis, Commissioners Zahn, Huffman, Portugal, and Brown

Nays: None

Abstention: None

The motion carried (5-0-0)