



CITY COUNCIL COMMUNICATION

March 24, 2015

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 15-01-SUP and Consider First and Final Reading of Ordinance No. 2059

SUBMITTED BY: Mike Collins, Director of Planning and Economic Development

REFERENCE NO: 15-01-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on Airport Business Park, Block 1, Lot 2R, 1118 S. Airport Circle, Suite 150 for Internet Auto Sales in Heavy Industrial District (I-2) and approve Ordinance No. 2059.

ALTERNATIVES:

- Approve the request with modifications
- Table the request
- Deny the request

SUMMARY OF SUBJECT:

Applicant: Jonathan Nauck representing JAMMCPARTNERS LTD, dba JAM Motorcars

Location/Zoning: 1118 S. Airport Circle, Suite 150 zoned Heavy Industrial District (I-2).

Project Description: The Unified Development Code requires a motor vehicle dealership located in the I-2 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 a Specific Use Permit. Mr. Nauck is requesting renewal of a Specific Use Permit for internet auto sales of vehicles to occupy approximately 1,650 square feet of leased space for an office and interior storage of vehicles for sale. All sales of vehicles will be made online and the interior leased space will only be utilized to store a limited number of vehicles. None of these vehicles will be stored outside. The applicant has stated that no more than five vehicles will be stored at any one time. No major mechanical work will be performed on the vehicles. The owner / operator offers that the business would be run 9:00am to 5:00pm Monday through Friday. In addition to the internet auto sales, Mr. Nauck will be importing and distributing spices and vitamins from this location. This use is allowed by right within the I-1 zoning district.

The Planning and Zoning Commission held a public hearing on March 3, 2015 and by a vote of 6-0-0 recommended approval of the Specific Use Permit with the following conditions:

- a. Tied to the business owner, Mr. Jonathan Nauck; and,
- b. Tied to the business name: JAMMC Partners, LTD, dba JAM Motorcars; and,
- c. No outdoor advertising display other than a permitted sign indicating the name of the business; and,
- d. No outdoor storage or display of vehicles; and,
- e. No on-site major mechanical or auto body work to be performed on vehicles; and,
- f. No more than five gallons of fuel stored per vehicle (including fuel in the vehicle gas tank) and no more than thirty (30) gallons stored within the facility; and,
- g. The term of this Specific Use Permit shall be granted for a period of one year in order to gauge the further appropriateness of the use at the specific location; and,
- h. The Specific Use Permit may be revoked if one or more of the conditions imposed by this permit has not been met or has been violated.

SUPPORTING DOCUMENTS:

- Ordinance No. 2059
- Minutes – P & Z
- Application
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ LG

City Manager's Office

_____ KS

City Secretary's Office