



**PLANNING AND ZONING COMMISSION COMMUNICATION**  
March 19, 2013

**SUBJECT:** Hold Public Hearing for Specific Use Permit Case No. 13-02-SUP,  
and Consider Recommendation for an Ordinance

**SUBMITTED BY:** Stephen Cook, AICP – Senior Planner

**REFERENCE NO:** 13-02-SUP

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**ACTION REQUESTED:**

Receive public input regarding the request for a Specific Use Permit in Airport Business Park, Block 1, Lot 2R, 1118 S. Airport Circle, Suite 150 for Internet Auto Sales in Heavy Industrial District (I-2) and consider recommendation for an Ordinance.

**ALTERNATIVES:**

1. Open the Public Hearing and continue it to the next meeting.
2. Open, conduct, and close the Public Hearing.
3. Recommend approval of the request – *simple majority*.
4. Recommend approval of the request with modifications – *simple majority*.
5. Recommend denial of the request – *simple majority*.

**SUMMARY OF SUBJECT:**

**Applicant:** Jonathan Nauck representing JAMMCPARTNERS LTD, dba JAM Motorcars

**Location/Zoning:** 118 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 the Specific Use Permit. Mr. Nauck is requesting 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

only utilize the interior leased space as storage for the vehicle inventory. No vehicles will be stored exterior to the leased space. 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.

The Development Services Group has reviewed and certified the application for a Specific Use Permit. Staff recommends approval with the following conditions:

1. Tied to the business owner, Mr. Jonathan Nauck; and,
2. Tied to the business name: JAMMC Partners, LTD, dba JAM Motorcars; and,
3. No outdoor advertising display other than a permitted sign indicating the name of the business; and,
4. No outdoor storage or display of vehicles; and,
5. No on-site major mechanical or auto body work to be performed on vehicles; and,
6. 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,
7. 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,
8. 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:**

- Draft Ordinance No. 1991
- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director of Planning and Economic Development

**Stephen Cook**

Senior Planner