



PLANNING AND ZONING COMMISSION COMMUNICATION
September 2, 2014

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 14-09-SUP,
and Consider Recommendation for an Ordinance

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-09-SUP

ACTION REQUESTED:

The applicant has withdrawn this case for consideration on September 2, 2014. The city mailed property owner notifications of the Public Hearing that contained an incorrect address and legal description. New property owner notifications will be sent out for consideration of this Specific Use Permit on September 16, 2014.

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: Randy Childers representing A.B.C. Auto Credit, Inc.

Location/Zoning: 1105 Pamela, zoned Light Industrial District (I-1).

Project Description: The Unified Development Code requires a motor vehicle dealership located in the 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 Specific Use Permit. Mr. Childers is requesting a Specific Use Permit for internet auto sales of vehicles to occupy approximately 7,000 square feet of leased space for office

space 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. No mechanical work will be performed on the vehicles. The owner / operator offers that the business would operate from 9:00am to 7:00pm Monday through Saturday.

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. Randy Childers; and,
2. Tied to the business name: A.B.C Auto Credit Inc.; 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 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:

APPROVED BY:

Mike Collins

Director of Planning and Economic Development

Stephen Cook

Senior Planner