



CITY COUNCIL COMMUNICATION

October 11, 2011

SUBJECT: Hold Public Hearing for Specific Use Permit Case No. 11-13-SUP and Consider First and Final Reading of Ordinance No. 1929

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

REFERENCE NO: 11-13-SUP

ACTION REQUESTED:

Receive public input regarding the request for a Specific Use Permit on International/Regional Industrial Complex, Block A, Lot 2 for Motor Vehicle Dealer (Internet Auto Sales) in Heavy Industrial District (I-2) zoning at 1401 Royal Parkway, Suite D and motion to approve Ordinance No. 1929, concurring with the Planning and Zoning Commission's 5-0 recommendation on September 20, 2011.

ALTERNATIVES:

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

SUMMARY OF SUBJECT:

Applicant: The applicant is Mr. Michael Cornell representing MDSN Motors, LLC

Location/Zoning: 1401 Royal Parkway, Suite D, Heavy Industrial (I-2) Zoning District.

Project Description: The Unified Development Code requires a motor vehicle dealership located in 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 SUP. The Planning and Zoning Commission originally recommended approval of this SUP on August 24, 2010. The City Council approved the SUP on September 14, 2010.

Mr. Cornell is requesting the renewal of an SUP for internet sales of vehicles to occupy approximately 2,500 sq. ft. of space, of which 500 square feet is used as an office and the remainder as storage for the vehicles. MSDN Motors intends to continue to sell the vehicles

online and only utilize the interior leased space as storage for the vehicle inventory. No vehicles are stored outside of the leased space. The business maintains an on-site average of 1 to 3 vehicles. No major mechanical work is performed on the premises. The owner/operator offers that the business is run between the hours of 9:30am to 2:30pm.

The Planning and Zoning Commission held a public hearing on October 4, 2011 and recommended approval by a vote of 5-0 with the following conditions:

- Tied to the owner, Mr. Michael Cornell
- Tied to the business name: MDSN Motors, LLC.
- No outdoor advertising display other than a permitted sign indicating the name of the business
- No outdoor storage or display of vehicles
- No on-site major mechanical or auto body work to be performed on vehicles
- 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.

SUPPORTING DOCUMENTS:

- Ordinance No. 1929
- Draft Minutes - P & Z
- Application
- Exhibits
- Map 1, Map 2, and Map 3

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office