

STEMPIEN ASSOC. ARCHITECTS

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Date: 02/19/2016

**To: Planning and Economic Development
City Council**

Re: Proposed Auto Rite - Vehicle Display

City file #13-005.2, parcel no. 15-25-482-025

Request

Approval to display up to 18 used vehicles on site versus 12 as proposed by the planning commission.

Background

In an initial submittal to the planning commission, vehicles for display were defined on our Site Plan with blocked out areas. This would provide the owner with options to display vehicles at an angle, north-south, east-west, etc. The Planning Commission requested something more specific. A revised plan complying with this request was submitted to the Planning Department for approval prior to re-submittal to the second meeting of the Planning Commission. The layout was approved for re-submittal but there was no comment or objection about the number of cars indicated. That is why it was misconstrued by the owner that the Planning Department recommended approval specifically for the number of cars indicated (18).

At the Planning Commission meeting Jan 19, 2016, board member Mr. Kaltsounis strongly objected to the number of display vehicles stating that only 5 cars were allowed on the site before. To clarify this previous approval there were no improvements proposed on the site, the existing building was to remain, parking area was to remain gravel and no landscaping was required. It was recommended by the Planning Department if more vehicles were to be displayed the site had to be fully developed with hard surfaced parking areas, storm water detention, landscaping, revised Auburn road pathway, and the addition of a walkway along Hessel. With all these improvements, circulation on the site is now more defined and in compliance with parking and driveway circulation requirements. The only issue is with the areas for vehicle display.

The plan submitted indicates 12 display car parking. With the concern to show how cars could be displayed, alternate not additional car locations are proposed.