



Planning and Economic Development

Ed Anzek, AICP, Director

From: Sara Roediger, AICP
Date: 3/31/2016
Re: **Autorite (City File #15-005.2)**
Planning Commission Conditions Review #2

At its January 19, 2016 meeting, the Planning Commission recommended that the City Council approve a conditional use permit for the above referenced project subject to a number of findings and conditions (see below). Staff has reviewed the submitted plans for consistency with the approvals and finds that all of the conditions are met.

Conditional Use Conditions

1. That the construction of the new facility and all site improvements be completed by October 31, 2016. If the completion date is not met the applicant can request an extension to be granted by the Planning Commission. If no extension is requested the City will initiate action to revoke the conditional use permit. *In compliance, the applicant agrees to this timeframe.*
2. A total of 12 vehicles shall be allowed for display and two in the bays at one time, prior to City Council consideration of the plans. *In compliance, the applicant has provided revised plans that show 12 display spaces and 2 in the bay.*
3. The use of surrounding, local neighborhood streets by Auto Rite customers shall be strictly prohibited. *In compliance, a note has been added on the plans.*
4. If two or more violations, as determined by the local district court or violations of the conditions occur in one year on the west or east lot, the Conditional Use Permit shall be considered revoked, and staff shall be directed to initiate legal revocation proceedings of the Conditional Use Permit. *In compliance, the applicant agrees to this condition.*
5. Add a note to the plans that no cars will be allowed to be displayed or stored on the west property, prior to City Council consideration of the plans. *In compliance, a note has been added on the plans.*

Site Plan Conditions

1. City Council approval of the conditional use. *In progress.*
2. Provide a landscape bond for replacement trees and landscaping in the amount of \$5,935, plus inspection fees, prior to issuance of a Land Improvement Permit for this development. *Must be provided before LIP.*
3. Provide an irrigation plan and cost estimate, prior to issuance of a Land Improvement Permit. *Must be provided before LIP.*
4. Payment of \$2,600 into the City's Tree Fund, prior to final approval by staff. *Due to landscaping requirement that could not be met due to utilities and spacing requirements, must be provided before LIP.*
5. Reduce access approach on the eastern property line to 24 feet in width if access is ever provided off of Hessel. *In compliance, a note has been added on the plans.*
6. Address all applicable comments from other City departments and outside agency review letters, prior to final approval by staff. *In compliance.*
7. The gate on Hessel shall be shown as removed and replaced with a solid fence, prior to City Council consideration of the plans. *In compliance, the plans have been revised that indicate the gate will be removed and replaced with a permanent fence.*
8. The color blue on the façade shall be replaced with an earth tone color, as approved by staff, prior to City Council consideration of the plans. *In compliance, the blue façade has been replaced with a grey façade.*

9. The CMU on the second floor east elevation shall be a natural finish split face block to match the rest of the building, as approved by staff, prior to City Council consideration of the plans. *In compliance, the second floor east elevation depicts brick to match the building.*
10. The western most property can be used for construction material during construction of the property to the east. *In compliance, a note has been added on the plans stating no storage or display of vehicles will be allowed on the west property.*
11. The second floor area is not allowed to be used for residential purposes. *In compliance, a note has been added on the plans.*
12. No string lights or outside storage shall be allowed on the property. *In compliance, a note has been added on the plans.*
13. The plans shall be amended regarding the corner clearance issue prior to City Council consideration of the plans. *In compliance, the plans have been revised and have received approval from the Engineering Dept., see attached March 31, 2016 review letter.*