



Planning and Economic Development
Ed Anzek, AICP, Director

From: Jim Breuckman
To: Planning Commission
Date: 3/15/2013
Re: Used Car Sales at 1927 Auburn

Staff has received numerous inquiries from parties interested in establishing a used car lot at 1927 Auburn Road, in the CI district. We have received no inquiries about establishing any other kind of use. The questions we receive are predictable, usually consisting of "can I use the site for a used car lot?" and "what improvements would I be required to make?"

Used car sales lots are a conditional land use in the CI district, and so it is difficult for us to provide clear answers to the typical questions. Conditional uses are discretionary and may or may not be approved by the City Council based on your recommendation. Given the number of inquiries for a used car lot at the site, **Staff would like to request your guidance on 1) whether you feel that a used car lot would be appropriate at this site, and 2) what kind of improvements you would expect to see to the site.**

Section 4.429 of the Zoning Ordinance contains a few specific standards for used car lots. Those include:

- a. All lighting shall be shielded from adjacent residential districts.
- b. Ingress and egress to the outdoor sales area shall be at least 60 feet from the intersection of any two streets.
- c. An obscuring wall or fence four feet six inches in height much be provided when abutting or adjacent districts are zoned for residential use.
- d. No major repair or major refinishing shall be done on the lot.

In addition to the above specific standards, the Planning Commission and City Council have the authority to add other conditions of approval. One notable question would be surfacing material. The site currently has an area that is covered by recycled asphalt. Many interested parties would like to retain the current surfacing, as increasing the impervious surface area on the site would trigger compliance with our stormwater management standards, which would add significant cost. The Planning Commission does have the ability to allow pervious surfacing at the site, if you are so inclined. The potential downside is the risk of soil contamination from fluids leaking from cars.

The property owner and a prospective user of the site will likely be in attendance at the meeting to hear your guidance. We look forward to discussing this with you.