

STAFF RECOMMENDATION:

THAT A REQUEST FROM ROBERT BROOKS SEEKING A CONDITIONAL USE PERMIT TO OPERATE AN ESTABLISHMENT CONDUCTING REPAIR, SALES AND SERVICE OF APPLIANCES AND REPAIR OF UPHOLSTERY AT 1535 DOUGLAS AVENUE BE APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans received October 8, 2008 and presented to the Access Corridor Development Review Committee on October 23, 2008 and the Plan Commission on October 29, 2008, be approved subject to the conditions contained herein.
- b. That all applicable permits be obtained from the Building Inspection Department.
- c. That the outside repair of vehicles and storage of vehicle parts, materials, appliances and equipment be prohibited.
- d. That all aspects of the operation of this business be conducted indoors including vending machines, product displays or sales.
- e. That the sale of vehicles, and the performance of body work and painting of vehicles be prohibited at this location, limited to the installation of seats being installed.
- f. That only employee vehicles, and customer vehicles awaiting repair shall be permitted to be parked or stored on site, and for no longer than 5 days. Outdoor storage of vehicles for more than 5 days is prohibited.
- g. That vehicles be confined to spaces that are striped, and that vehicles be positioned in a manner that does not constrict traffic circulation on the property.
- h. That the maximum hours of operation for the facility be from 7:00 a.m. to 8:00 p.m. Monday through Saturday, and no hours on Sunday.
- i. That all trash and recyclables be stored in closed containers and screened from view.
- j. That all signs building upgrades be professionally undertaken, comply with the zoning ordinance and design guideline requirements and be submitted to the Access Corridor Development Review Committee for review and approval. Plans for building upgrades are to be submitted by November 15, 2008. All upgrades are to be implemented by May 1, 2009.
- k. That all codes and ordinances be complied with and required permits acquired.
- l. That no minor changes be made from the conditions of this permit without the approval of the Plan Commission and no major changes be made from the conditions of this permit without the approval of the Common Council.
- m. That the two front windows be replaced within one year.
- n. That a landscape plan be submitted to the Director of City Development for review and approval.