

## STAFF RECOMMENDATIONS

THAT A CONDITIONAL USE PERMIT BE GRANTED LISA HUTCHINS TO OPERATE AN AUTO REPAIR AT 1801 QUINCY AVENUE, SUBJECT TO THE FOLLOWING CONDITIONS:

- a. That the plans presented to the Plan Commission on May 13, 2009 be approved subject to the conditions contained herein.
- b. That all applicable building and occupancy permits be obtained from the Building Inspection Department.
- c. That the hours the establishment is open to the general public be from 8:00 a.m. to 6:00 p.m. Monday through Saturday, with no hours on Sunday.
- d. No deliveries or car test driving shall occur outside of normal business hours.
- e. That all aspects of the operation of the auto repair must be contained indoors, including the storage of parts and equipment.
- f. Body work and painting is not permitted at this location.
- g. Vehicles for repair are limited to private passenger automobiles and personal trucks or vans. No commercial vehicle repair is allowed except for that performed on light duty single axel trucks having a gross weight of less than 6,000 lbs.
- h. One towing truck is permitted to bring vehicles to the site, and the truck may be parked or stored at this location in the screened areas at all times, except when being used.
- i. All doors to the building must remained closed while vehicle work is being done to lessen the impact of noise on the surrounding neighborhoods.
- j. Working on vehicles after or before the approved hours of operation, or working on Sundays, is prohibited.
- k. No vehicle sales shall be conducted at this location.
- l. There shall be no outdoor display or sales of products or vehicles at this site.
- m. No junked or inoperable vehicles may be stored at this location and no vehicle salvage be conducted.
- n. That vehicles awaiting service shall be permitted to be stored in the parking area for no longer then 20 days.
- o. Parking of any vehicles associated with the business on adjacent streets for any reason is strictly prohibited.
- p. That by June 1, 2009 the building must be maintained in a uniform, neutral color to be approved by the Director of City Development.

- q. All parking areas are to be paved and striped, and all vehicles are to be parked in designated parking spaces. The amount of paved area is to be determined by the Director of City Development in accordance with an approved site plan.
- r. The security plan proposed for the site shall be submitted to the Department of City Development prior to granting of occupancy.
- s. A landscape plan is to be submitted for the review and approval of the Director of City Development that provides an appropriate buffer with a solid wood fence and in all other aspects being substantially in conformance to staff recommendations. The site plan is to be modified to show these site requirements. This plan shall include the following:
  - 1. A 6-foot tall solid wood fence shall be installed. The fence shall be set back internally a minimum of 10' from the south and west property lines.
  - 2. A landscape plan shall be submitted with plantings to consist of mostly coniferous trees along the southern property line, outside the fence but within the property line. The coniferous trees must be a minimum of 8' in height when planted.
  - 3. Along the Quincy Avenue frontage, a mixture of coniferous, deciduous, and ground shrubs shall be proposed and to be planted in front of the fence but within the property line boundary. Coniferous trees are to be a minimum of 8' in height when planted, and deciduous trees must be a minimum of 2.5" caliper. A landscape and landscape maintenance plan shall be submitted and are subject to review and approval of the Department of City Development.
- t. If not installed prior to occupancy request, a landscaping letter of credit equal to 100% of the value of the landscaping and fencing shall be submitted for the review and approval of the Director of City Development. All landscaping and fencing shall be installed within six (6) months of occupancy.
- u. That all signs comply with zoning ordinance requirements and be professionally made.
- v. Amend the site plan to indicate how the dumpster area will be enclosed and screened from view.
- w. That all codes and ordinances be complied with and required permits acquired.
- x. 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.
- y. That this permit is subject to Plan Commission review for compliance with the listed conditions.