



Legislation Text

File #: 0944-18, **Version:** A

Subject: (Direct Referral) A request from Samantha Bardales seeking a major amendment to an existing conditional use permit to add used automobile sales in conjunction with an existing automobile service operation at 2042 Lathrop Avenue. (PC-18) (Res. 0298-18)

Recommendation of the City Plan Commission 9-12-18: That based on the findings of fact, the request from Samantha Bardales seeking a major amendment to a conditional use permit to add used automobile sales in conjunction with an existing automobile service operation 2042 Lathrop Avenue be approved, subject to the following conditions:

- a. That the plans presented to the Plan Commission on September 12, 2018 be approved subject to the conditions contained herein.
- b. That all of the following development standards be complied with prior to occupancy:
 1. Fencing on site be complaint with Sec. 114-761; and
 2. Privacy screening, which is not chain link with slats, as required by Sec. 114-450 (b) be installed; and
 3. Transitional yard as required by Sec. 114-450 (b) be installed; and
 4. Site be landscaped and maintained as required by Sec. 114-743; and
 5. Parking areas meet all requirements of Sec. 114-Article XI; and
 6. Landscaping strip and plantings around existing pole sign on the property be installed as required in previous conditional use file # 05-1138.
- c. That if, prior to the issuance of an Occupancy Permit, required development standards listed in “b” above have not been or cannot be completed, a financial surety shall be provided to the City. The surety shall be in a format as approved by the City Attorney’s office, and subject to all stipulations as identified for financial sureties in the City of Racine. The dollar amount shall be determined at the time of application based upon estimates provided by the applicants for any incomplete work, and shall be valid for no less than one (1) year from the date of issuance. The surety format and content is subject to review and approval by the City Attorney.
- d. That vehicles for sale be limited to five (5) and shall be parked at the rear of the property at all times, as to not block required parking for the businesses on the lot.
- e. That sales of vehicles be limited to passenger vehicles and shall not include commercial trucks, buses, vans or any vehicle with more than two axles.
- f. That the use of streamers, balloons, feather signage, inflatable signage and other temporary banners advertising the sale of passenger vehicles is prohibited.
- g. That the parking lot will be adequately striped and arrowed to indicate traffic flow and signage indicating dedicated /exclusive parking spaces for each business.
- h. That all codes and ordinances are complied with and required permits acquired.
- i. That no minor changes be made from the conditions of this permit without approval of the Plan Commission, and no major changes be made from the conditions of this permit without the approval of the Common council.
- j. That this conditional use permit is subject to Plan Commission review for compliance with the listed conditions.

Fiscal Note: N/A