

## Legislation Text

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**File #:** 2022-4884, **Version:** 1

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Public Hearing: Application #PL2022-066 - Preliminary Development Plan and Application #2022-067 - Special Use Permit for major automotive repair; Gerber Collision, 575 NW Blue Parkway; Burman Companies, applicant.

### Issue/Request:

The applicant proposes a preliminary development plan (PDP) and special use permit (SUP) to construct and operate a new 14,200 sq. ft. collision repair center on the subject property for a period of twenty (20) years. As part of the proposed plan, the existing single driveway connection from the private street (NW Park Ln) will be removed and replaced with four separate connections serving the proposed building and parking lot. No cross-access is proposed between the existing and proposed building sites. No other changes to the existing building and parking lot are proposed.

The applicant has also submitted a minor plat (#PL2022-068) to split the property into two lots. The minor plat application has been reviewed by staff and is administratively approvable pending final disposition of the pending PDP & SUP.

The applicant has requested approval of a modification to the minimum parking lot set back requirements.

C. Shannon McGuire, Planner  
Michelle Anglin, Applicant's Representative

With the conditions of approval as outline in the staff letter and below, the application meets the requirements of the UDO and Design and Construction Manual (DCM).

1. A modification shall be granted to the required minimum six (6) foot parking lot setback from an internal lot line to allow for a three (3) foot setback from the existing parking lot and a four (4) foot setback from the proposed drive lane as depicted on sheet C103 of the preliminary development plan dated March 21, 2022.
2. Development shall be in accordance with the preliminary development plan dated March 21, 2022 and shall include a 6' vinyl fence as depicted on the site plan dated March 21, 2022, revised May 13, 2022.
3. The special use permit shall be granted for a period of 20 years.

Commissioner Kitchens made a motion to recommend approval of Application PL2022-066, Preliminary Development Plan and Application PL2022-067, Special Use Permit for major automotive repair; Gerber Collision, 575 NW Blue Parkway; Berman Companies, applicant. Commissioner Trafton seconded.

Commissioner Benbrook made a motion to amend the motion. The motion amended condition # 2 to state a 6ft. vinyl fence will enclose the SE portion of the parking lot. Commissioner Kitchens seconded. The Planning Commission members voted unanimously by roll call vote to recommend APPROVAL of the amendment.

On a motion of Commissioner Kitchens, seconded by Commissioner Trafton, the Planning Commission members voted unanimously by roll call vote to recommend APPROVAL of Application PL 2022-066, Preliminary Development Plan and Application 2022-067, Special Use Permit: major automotive repair, Gerber Collision, 575 NW Blue Pkwy; Burman Companies, applicant.