

AGENDA ITEM REPORT

DATE OF MEETING: October 24, 2016

ITEM: Ordinance Approving a Planned Development District P-BP3 Planned Business Park District (Laura Buick-GMC Temporary Overflow Storage/Parking Lot)

STRATEGIC PLAN GOAL: *Goal #1 – Preferred Place to Live*
Goal #4 – Strong and Diverse Economy

BACKGROUND:

In 2015, the City Council approved an ordinance rezoning acreage near the intersection of Horseshoe Lake Road and North Bluff for the purposes of allowing Laura Buick-GMC to utilize the ground for temporary storage of vehicle inventory. Due to the continued unprecedented vehicle sales volume, the dealership is in need of expanding again. To this end they have purchased an additional 18.8 acres, of which approximately 6 acres will be utilized for this purpose. Laura Buck-GMC is seeking the use on a temporary basis under the same conditions granted on the other lot authorized by Council. By the end of the temporary period, the applicant feels they will have a better handle on the market, and will be able to determine if they need to develop the lot fully as a part of the dealership, or will cease its use, and returning the ground to its previous state.

The ordinance contains the following noteworthy provisions:

1. Laura Buick shall be the sole allowable operator; the allowance is not transferable to another dealership or user or for another use.
2. The lot shall be used for the storage of new vehicle inventory only.
3. The current gravel surface shall be allowed for the term of the ordinance and shall be removed at the expiration of site use by Laura Buick-GMC.
4. The allowance shall be for a term not exceeding 3 years with 1 extension of another year available upon request and demonstration of performance.
5. During the period of use by Laura Buick-GMC and after expiration of the lease, the property may be developed under the original BP-3 zoning with all related uses should a potential development become available and consistent with the development regulations and code requirements of the City of Collinsville.

The Planning Commission held a public hearing on October 18th, and recommended approval of the ordinance by unanimous vote. There is no site plan required as there are no improvements proposed or required.

RECOMMENDATION: Planning Commission recommends approval of the Ordinance Approving a Planned Development District P-BP3 Planned Business Park District (Laura Buick-GMC Temporary Overflow Storage/Parking Lot)

ITEM SUBMITTED BY:

David Bookless, Community Development Director

ATTACHMENTS:

Ordinance
Staff Report