



# PLANNING STAFF REPORT

**MEMO DATE:** June 5, 2020

**MTG. DATE:** JUNE 10, 2020

**TO:** Village of Cottage Grove Plan Commission

**CC:** Village of Cottage Grove Board of Trustees  
Matt Giese – Village Administrator  
Lisa Kalata – Village Clerk  
Larry Konopacki – Village Attorney  
Kevin Lord – Village Engineer

**FROM:** [Erin Ruth, AICP – Village Planning Director](#)

**RE:** Farris Auto Site Plan Amendment

## BACKGROUND

Property Owner: Farris Auto

Location: 212 W. Cottage Grove Road

Area: 1.4 acres

Agent: Jon and Gerard Farris

Existing Zoning: PB, Planned Business

Proposed Zoning: PB, Planned Business

## OVERVIEW

Farris Auto received approval on a revised conditional use permit in February 2020. The conditional use permit was based on a conceptual site plan with the understanding that a site plan amendment would need approval when more details are available.

Now Farris Auto is seeking approval of that site plan amendment. The proposed site plan is generally similar to the concept plan, with the exception that the new sales building has been rotated 90 degrees from the concept, so the long axis is now north to south.



## **ZONING ORDINANCE CONSISTENCY**

The subject property is zoned PB, Planned Business. Per 325-40(B)(1)(a), “this district is intended to permit large and small scale commercial development that is compatible with the desired overall community character in the area in general.”

325-40(B)(1)(a) also states that “in order to ensure a minimum of disruption to residential development, no development within this district shall take direct access to a local residential street or a residential collector street.” The Ollie Street entrance to this property is across from another commercial use and may be maintained.

325-40(B)(2)(b) states that ‘vehicle repair and maintenance’ and ‘outdoor display’ are permitted as conditional uses in the PB district. As stated above Farris Auto received an amended conditional use permit in February.

The ‘outdoor display’ land use is regulated by 325-49(D)(4). The ordinance specifically lists vehicle sales as an example of this land use. Regulations of particular applicability to this proposal include (a)(3) “in no event shall the display of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of 325-75”; and (a)(7) “inoperative vehicles or equipment, or other items typically stored or displayed in a junkyard or salvage yard, shall not be displayed for this land use.” The space used for parking any vehicles for sale shall not be included in the space allocated for required parking. Inoperable vehicles and vehicles used for salvage shall not be stored on site.

The ‘vehicle repair and maintenance service’ land use is regulated by 325-49(D)(17). Regulations include (a)(1) “storage of abandoned vehicles is prohibited”; (a)(2) “facility shall provide a bufferyard with a minimum opacity of 0.6 along all property boundaries abutting residentially zoned property”; and (b) “parking requirements one space per 300 sq. ft. of gross floor area.” The southern boundary of the subject property is adjacent to a residentially zoned property, and the existing landscape buffer meets the requirement. In addition, the applicants are planning a privacy fence in phase 1 of the proposed project that will block all views of the new rear lot from adjacent properties.

## **COMPREHENSIVE PLAN CONSISTENCY**

The Land Use Chapter of the Comprehensive Plan states, “some areas of existing businesses within the Village are expected to be appropriate for façade improvements, redevelopment, or rehabilitation to comply more closely with the Planned Business category over time... This type of revitalization typically involves a reinvestment in the building façade as well as landscaping and signage.”

The proposed project is intended to improve the aesthetics of the site and functionality of the business while also better integrating it into the neighborhood through the type of incremental improvements mentioned above.



## **STAFF RECOMMENDATION**

Staff recommends the amended Site Plan Amendment be **APPROVED WITH CONDITIONS**, with the following conditions:

1. Obtain a sign permit for any new or revised signage prior to installation if applicable.
2. New fence shall be 6' privacy fence matching examples provided during GDP approval. Confirm materials and gate locations with staff and obtain a fence permit from the Village Building Inspector prior to installation.
3. The fence shall completely enclose all sides of the new parking area where enclosure is not provided by buildings.
4. Site shall conform with the requirements of the Village Landscaping Ordinance. Confirm landscaping layout with staff prior to installation.
5. Additional details will be required to verify the adequacy of the pond design for stormwater management purposes. The Village Engineer shall sign off on erosion control, grading, and stormwater management features prior to issuance of a building permit.
6. Building elevation materials shall conform to the materials list provided by the applicant via April 20, 2020 email, with the exception that the brick base shall be provided on the north and east sides of the building (facing the street and the parking lot). Trim shall be provided around all windows and doors.
7. The building location varies from the concept provided during approval of the conditional use permit, therefore the parking layout requires adjustment. Prior to issuance of a building permit the applicant shall provide a revised parking layout showing parking lot striping to reflect the revised building location. Parking lot shall be striped prior to issuance of an occupancy permit.